**C I T Y O F B O U L D E R**
**PLANNING BOARD AGENDA ITEM**
**MEETING DATE: Sept. 1, 2016**

**AGENDA TITLE:** CONCEPT PLAN & REVIEW - Concept Plan Review and Comment for redevelopment of 1102 Pearl Street (currently the Old Chicago Restaurant) into a 15,380 square foot, three story retail office building of 38 feet. Reviewed under cas no. LUR2016-00058.

Applicant: Jim Bray
Developer**:** PMD Realty (Phil Day)

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

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

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|---|---|
| SUMMARY: | CONCEPT PLAN & REVIEW – Proposal for a new three story building with ground floor retail and office above. |
| Location: | 1102 Pearl Street |
| Size of Tract: | 7,282 square feet |
| Zoning: | Downtown - 4 (DT-4) |
| Comprehensive Plan: | Regional Business |
| Key Issues: | Staff has identified three key issues for consideration:<br>• Consistency with the BVCP (per Concept Plan Review Criteria);<br>• Concept Plan responsiveness to existing context |

## I. INTRODUCTION AND BACKGROUND

### PROCESS

Concept Plan is required based on comments made to the applicant by staff, given the prominence of the site in the historic district context, and given that the site is eligible for Concept Plan Review. The Concept Plan is an opportunity for the applicant to receive comments from the community about the proposed plan before moving forward. "Concept Plan Review and Comment" requires staff review and a public hearing before the Planning Board. Planning Board, staff and neighborhood comments made at public hearings are intended to be advisory comments for the applicant to consider prior to submitting any detailed plan documents. The Planning Department and Planning Board will review the applicant's Concept Review & Comment plans against the guidelines found in Section 9-2-13(f), B.R.C. 1981. Staff's analysis of the Key Issues identified above can be found in Section III and the Concept Plan criteria can be found in Section IV.

## BACKGROUND

The site is 7,282 square feet in size and located at the southeast corner of 11th Street and the western terminus of the Pearl Street Mall, refer to Figure 1. The site has been developed for approximately 105 years and is within the boundaries of the Downtown Historic District. As such, it is subject to the Downtown Urban Design Guidelines and requires a Landmarks Alteration Certificate consistent with the Land Use Code section 9-1, B.R.C. 1981.

**Figure 1: Site Location and Surrounding Context**

Since the 1970s the site has been home to the Old Chicago Restaurant, and prior to that, it had been a gasoline service station that was long known as the B.C. Garbarino Sunoco Garage building, refer to Figures 2 and 3. The building was constructed in the 1910s and was altered to the point that it has lost its historic integrity and is considered non-contributing to the historic district. However, assessing proposed demolition and new construction will be subject to review through the Landmark Alteration Certificate process. Additional information about the historic context of the site is provided under Key Issue 1.

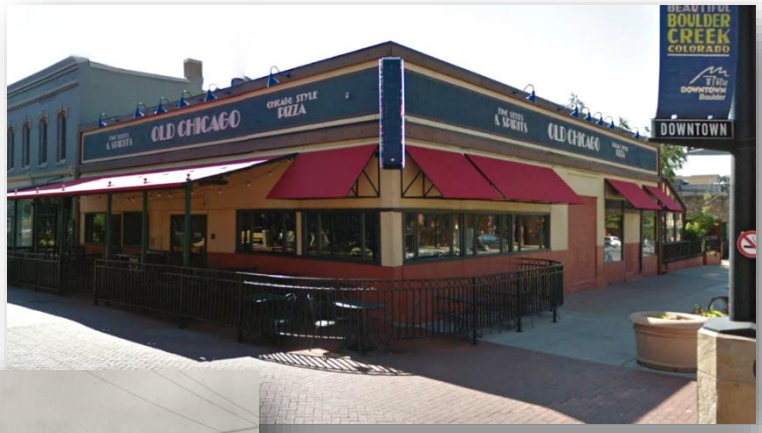



*Figure 2: Photo of Existing Site: Old Chicago Restaurant*

*Figure 3: Historic Photo of Site: B.C. Garbarino Sunoco Garage, c.1930*

**BVCP Land Use Designation**

As shown in the map below, the property is located toward the west side of the Regional Business land use designation of the Boulder Valley Comprehensive Plan (BVCP) land use map. The intent of the Regional Business designation as described on page 63 of the BVRC is as follows:

> *"Within these areas are located the major shopping facilities, offices, financial institutions, and government and cultural facilities serving the entire Boulder Valley and abutting communities. These areas will continue to be refurbished and upgraded and will remain the dominant focus for major business activities in the region."*

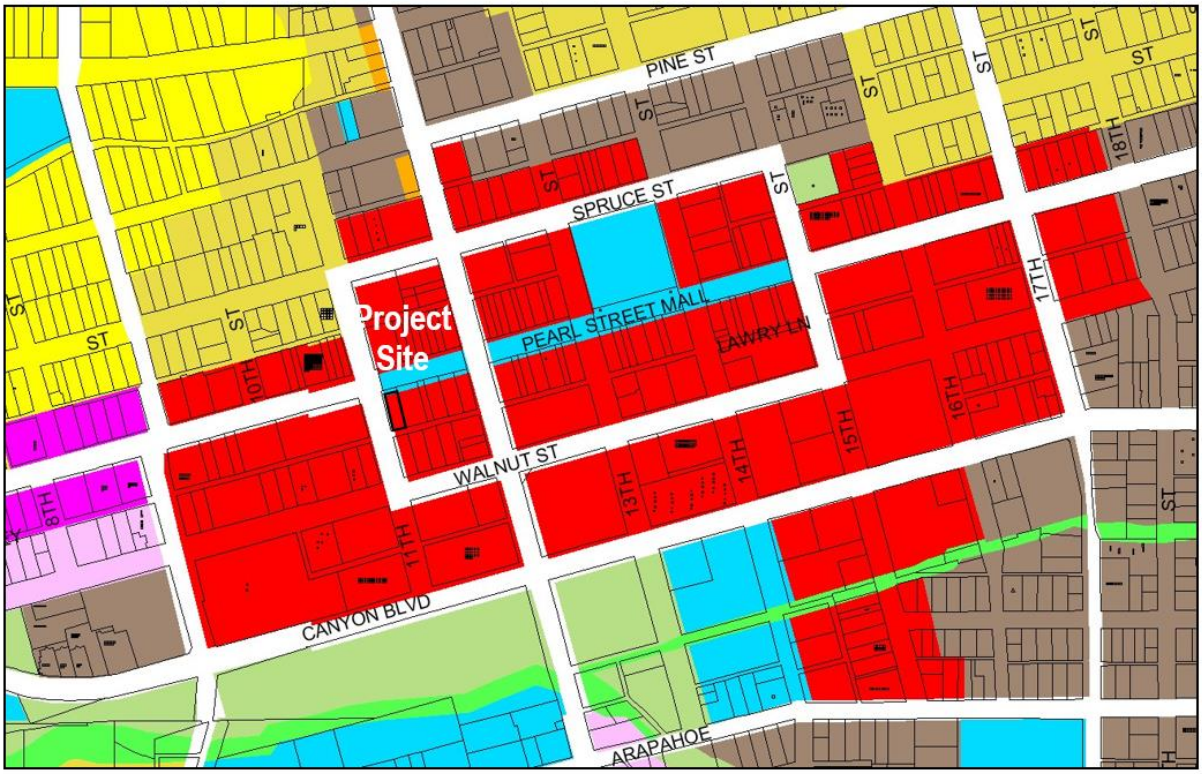
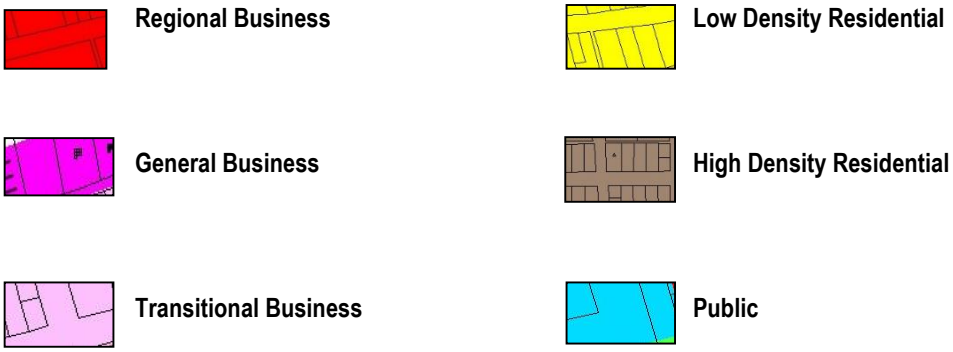



**Figure 4: Boulder Valley Comprehensive Plan Land Use Map**



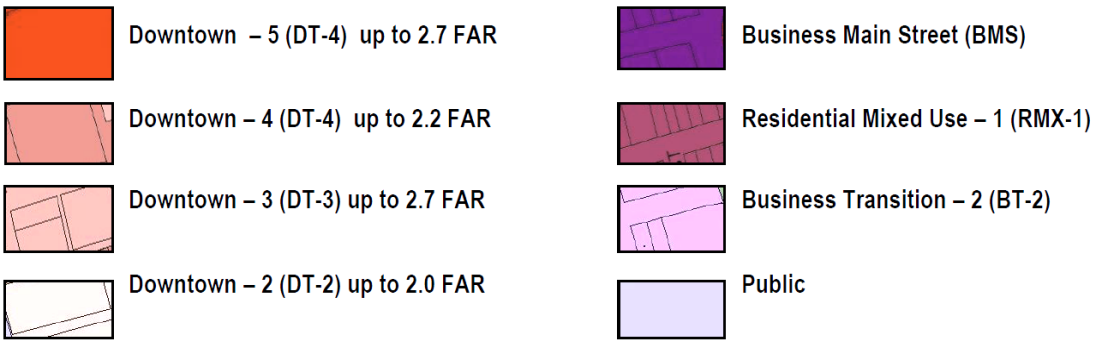
## Zoning

As shown in the map below, the property is located toward the west side of the Downtown – 4 (DT-4) zoning district, with. The intent of the Downtown – 5 zoning district is defined in the Land Use Code, section 9-5-2(c)(3)(B) B.R.C. 1981 as follows:

> *"The regional business area of the Boulder Valley known as the Central Business District which includes the downtown mall, where a wide range of retail, office, residential, and public uses are permitted and in which many structures may be renovated or rehabilitated. A balance of new development with the maintenance and renovation of existing buildings is anticipated, and where development and redevelopment consistent with the established historic and urban design character is encouraged.*

The DT-4 zoning district intent emphasizes that the established historic and urban design character is encouraged. While the intent statement for the DT-4 zoning district does acknowledge that development and redevelopment will occur in this zoning district, the emphasis is placed on established historic and urban design character for cues of new development.

**Figure 5: Zoning**



## II. PROJECT DESCRIPTION SUMMARY

For the Concept Plan, the applicant is proposing to demolish the existing building and construct a three story, 38-foot maximum height building of approximately 15,380 square feet with ground floor retail and upper story office uses. The applicant suggested an option of a two story, 11,885 square foot building with the same uses, however in the submittal materials it is not clear if the applicant desires a review of both two and three stories as options. It is important to note that the base floor area ratio (FAR) in the DT-4 zone is 1.7. The applicant is proposing a maximum 2.2 FAR; however, the maximum FAR can only be achieved in the DT-4 zoning district if a 0.5 residential component comprises a portion of the project. The applicant is illustrating the corner of the building to be a restaurant use that wraps the corner, and there are roof decks shown on the third story along both Pearl and 11th streets. Figure 3 illustrates a perspective sketch of the corner of 11th St. and the Pearl Street Mall.

**Figure 6: Concept Plan Perspective Sketch: Looking southeast**

## III. Analysis

**<u>Key Issue 1: Consistency Analysis with CONCEPT PLAN REVIEW Criteria per Section 9-2-13</u>**

**<u>Guidelines for Review and Comment</u>: The following guidelines will be used to guide the Planning Board's discussion regarding the site. It is anticipated that issues other than those listed in this section will be identified as part of the Concept Plan review and comment process. The Planning Board may consider the following guidelines when providing comments on a concept plan:**
**(1) Characteristics of the site and surrounding areas, including, without limitation, its location, surrounding neighborhoods, development and architecture, any known natural features of the site including, without limitation, mature trees, watercourses, hills, depressions, steep slopes and prominent views to and from the site;**

*The site has been developed for approximately 105 years and as within the boundaries of the Downtown Historic District, listed in 1980 in the National Register of Historic Places and in 1999 was designated a local historic district. As noted on page 11 of the Downtown Urban Design Guidelines,*

*"The district contains the City's greatest concentration of historic commercial buildings, especially along Pearl Street which forms its central spine. These buildings not only serve as a link with our cultural heritage, they also establish a mode for design quality… Development in the Downtown Historic District must be especially sensitive to issues of compatibility."*

*The site is at the western terminus of the Pearl Street Mall. The mall was built in the 1970s after community leaders joined with downtown property owners and merchants to turn four blocks of Pearl Street between 11th and 15th Streets into a pedestrian mall. The Pearl Street Mall is among the most successful such pedestrian ways in the United States as a community gathering space for locals and ranks among the top most visited attractions for visitors to the city within Boulder. As such, the site is considered a prominent location and views of the site are evident from the mall and from West Pearl as shown in Figure 4.*

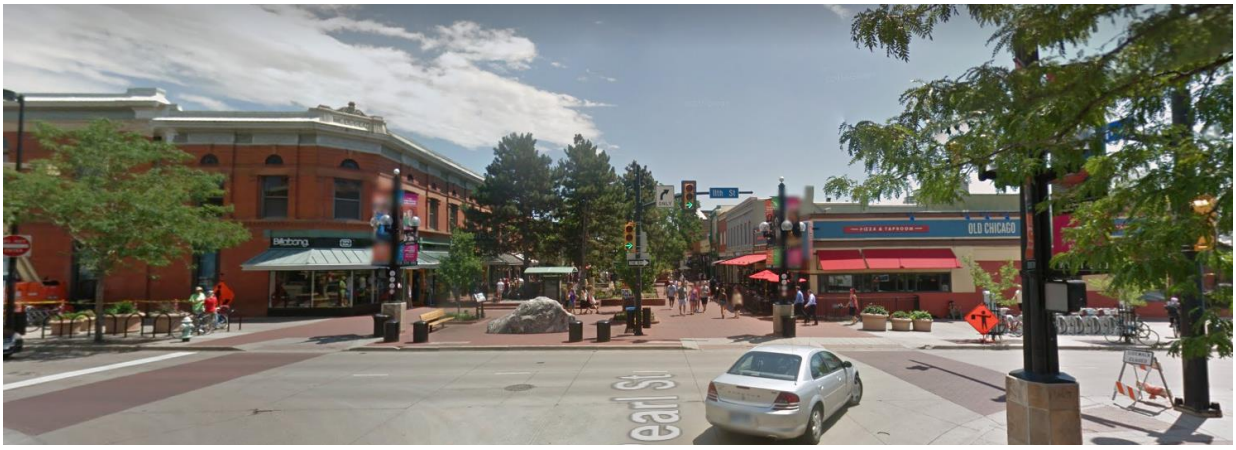



**Figure 7: Site at Terminus of Pearl Street Mall**

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

*The proposed project will be evaluated through a Site Review process for conformance with and the Regional Business land use designation of the BVCP and the DT-4 zoning along with policies of the BVCP; Site Review criteria of the Land Use Code, and the Downtown Urban Design Guidelines. Because of the location in the historic district, the application will also require concurrent application for Landmark Alteration Certificates evaluated through consistency with the Guidelines for New Construction in the Downtown Historic District, General Design Guidelines for new primary buildings in the Historic District.*

*The proposed use of the site for office and retail is consistent with the "Regional Business" definition of the BVCP, in that the area is intended for "major" retail and offices "serving the entire Boulder Valley. The definition also indicates the city's expectation that such areas will continue to be redeveloped and a dominant focus for major business activities in the region.*

*<u>Relevant BVCP Policies:</u>*

*The following policies have been identified by staff as relevant to the review of the proposed project when it moves into site review and other policies may be identified at the time of Site Review*

***1.03 Principles of Economic Sustainability.***
***2.01 Unique Community Identity.***
***2.04 Compact Land Use Pattern.***

***2.28 Role of the Central Area.***
***2.39 Sensitive Infill and Redevelopment.***
***2.40 Physical Design for People.***
***2.42 Enhanced Design for the Built Environment***

**a) The context**
**b) The public realm**
**c) Human scale**
**d) Permeability**
**e) On-site open spaces**
**f) Buildings**

***5.01 Economic Vitality.***
***5.02 Regional Job Center.***
***5.03 Support for Local Business.***
***5.07 Upgrade Existing Commercial and Industrial Areas.***

*Downtown Historic District and Urban Design Guidelines:*

The Downtown Historic District is the city's oldest commercial district, exhibiting a variety of architectural styles reflecting the city's evolution and growth. It was listed on the National Register in 1989 and designated as a local historic district in 1999. Exterior changes, including demolition and new construction, require review and approval through a Landmark Alteration Certificate

The Downtown Historic District that was designated in 1999 with a period of significance dating from 1858 to 1946, generally to conform to the boundaries of the Downtown Boulder National Register Historic District. As noted on page 11 of the Downtown Urban Design Guidelines,

> *"The district contains the City's greatest concentration of historic commercial buildings, especially along Pearl Street which forms its central spine. These buildings not only serve as a link with our cultural heritage, they also establish a mode for* design quality… Development in the Downtown Historic District must be especially sensitive to issues of compatibility."

The existing building located on the site is not considered a contributing building to the Downtown Historic District given the alterations that have occurred over time, as shown in the Downtown Historic District Properties map of Figure 8. The site is surrounded by contributing buildings to the historic district on four sides. Following the map, is a description of the 1100 block of Pearl with a Sanborn Map from 1910 (in Figure 9) depicting the uses on the block along with a description of several of the surrounding buildings.

Figure 8: Downtown Historic District Map

The 1100 block of Pearl Street (the south side of Pearl Street to the east of the site) was predominately developed between 1880 and 1910, as part of the city's commercial core. The 1910 Sanborn Fire Insurance Map below in Figure 8 shows a variety of shops that sold hardware, drugs, hay and feed, meat, jewelry, as well as a moving picture theater, barber and haberdasher. The block is comprised of one and two story masonry buildings. All of the buildings on the south side of the 1100 block of Pearl Street are two-story masonry. A one-story, frame commercial building is located in the middle of the block.

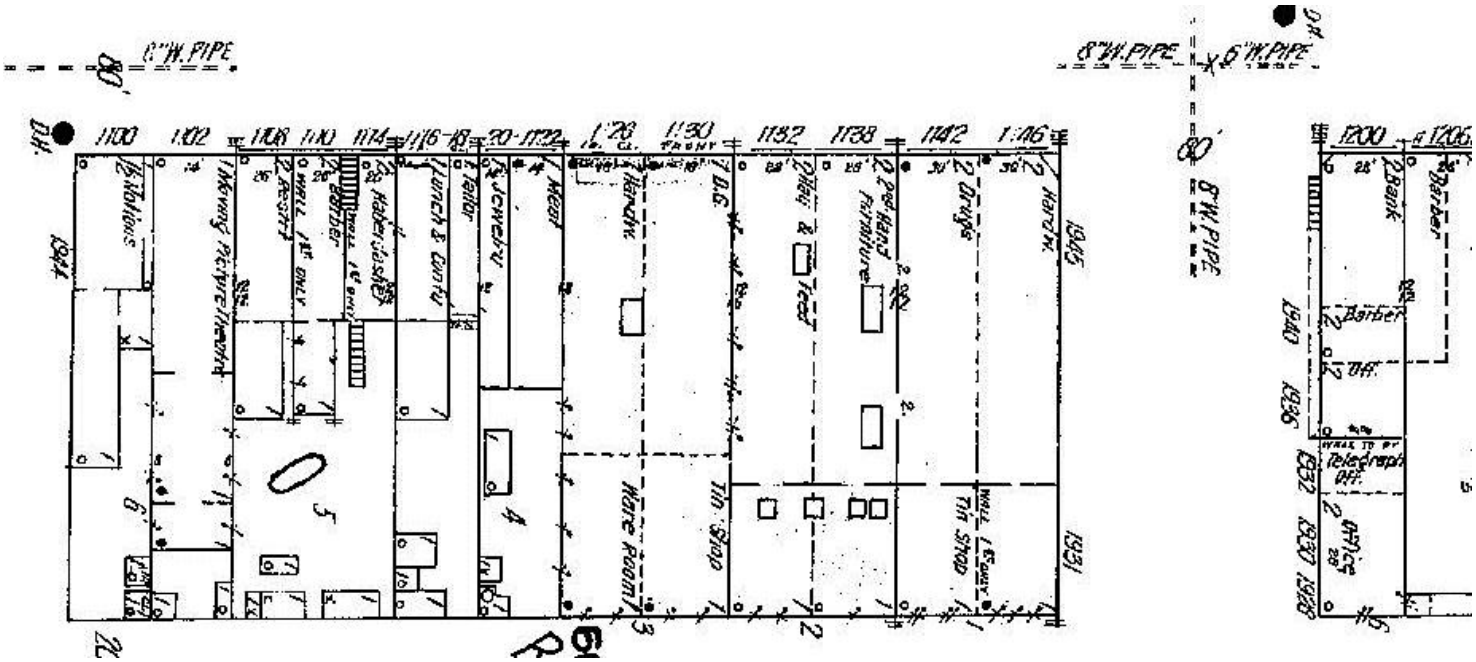



Figure 9: Sanborn Fire Insurance Map c.1910 of the south side of 1100 Block of Pearl St. east of the site

The building at 1108 Pearl St., directly east of the site, was constructed prior to 1883 and is representative of Boulder's early commercial buildings. The two-story masonry building features segmental arched windows with stone sills and cast lintels with keystones. A simple brick cornice adorns the top of the building. The first floor storefronts have been remodeled within the original openings.

The north side of the block is comprised of two-story masonry buildings, dating to the same period of development and include the Buckingham Block at 1001 Pearl St., is located on the northeast corner of 11th and Pearl streets. Constructed in 1898 by Charles Cheney, the president of the First National Bank, the building features red brick with sandstone trim and elegant Classical and Colonial detailing. Floral swags decorate the cornice, and the semi-circular windows with leaded glass add to the visual interest of the building. The first story features cast iron elements.

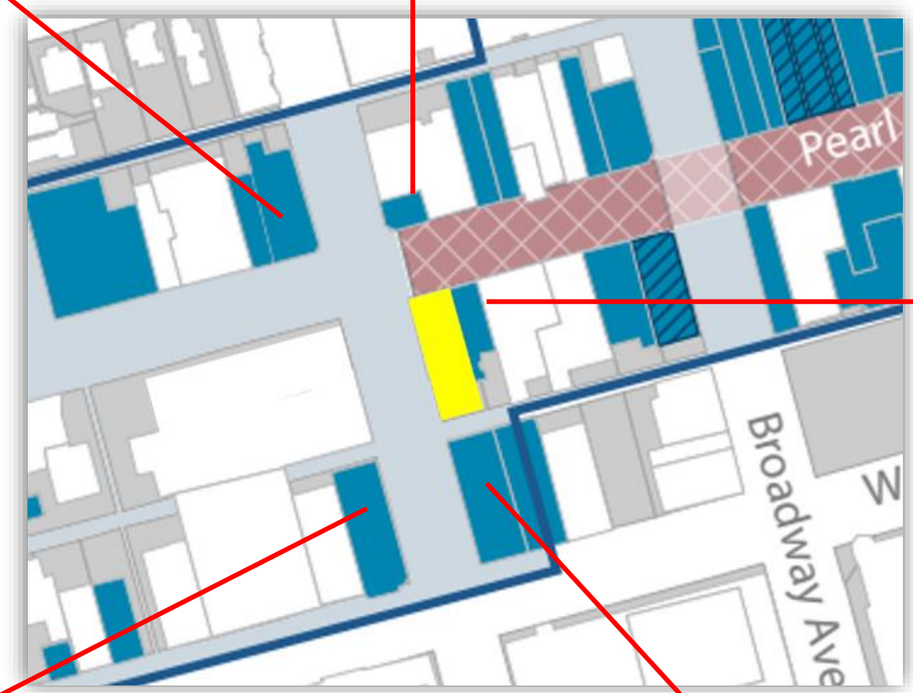
The building located to the northwest of the site, across the intersection of 11th and Pearl streets at 1047 Pearl Street is the Trezise/Tom's Tavern Building built in1880 and historically contributing to the district.

The building located to the southwest of the site, at 11th and Walnut streets was built in 1900 as the Stoddard Warehouse Building today housing the Walrus Bar and Nightclub.

To the south of the site is a former Service Station building at 1101 Walnut St., constructed in 1920 and currently housing the Rio Restaurant. These surrounding contributing buildings are shown in Figure 10.

Trezies/Tom's Tavern Building built in 1880

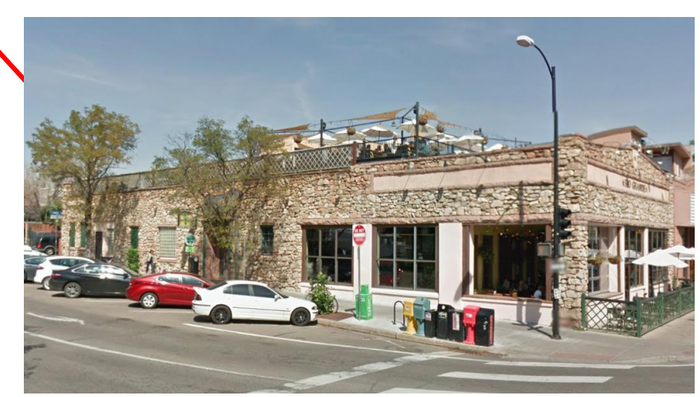
Buckingham
Block
built in 1898



Building east of the site c. 1883

Stoddard Building c. 1900

**Figure 10: Surrounding Historic Context**



Building south of the site c. 1920

**(3) Applicable criteria, review procedures, and submission requirements for a site review;**
*Note that a Site Review application will be required if the applicant is proposing additional FAR, setback modifications or an open spacer reduction. The Site Review criteria of section 9-2-14(h), B.R.C. 1981 would apply; along with consistency with the Downtown Urban Design Guidelines.*

*As currently proposed, the project would require a Site Review process for conformance with the DT-4 zoning and the Regional Business land use designation of the BVCP along with policies of the BVCP; Site Review criteria of the Land Use Code, and the Downtown Urban Design Guidelines. Because of the location in the historic district, the application will also require concurrent application for Landmark Alteration Certificates evaluated through consistency with the Guidelines for New Construction in the Downtown Historic District the General Design Guidelines for new primary buildings in the Historic District, and the Standards for Issuance of a Landmark Alteration Certificate, section 9-11-18, B.R.C. 1981.*

*If proposing, by-right one or two stories (no setback modifications or additional FAR or open space reduction), prior to submission for review of a Landmarks Alteration Certificate application by the Landmarks Board in a public hearing.*

Because of its key location on the mall, staff strongly recommends that after Planning Board's discussion of the Concept Plan, the applicant then meet with staff to discuss design development and refinements (height, mass, scale, etc.), prior to submittal for review by the Landmarks Board.

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

*A Landmarks Alteration Certificate application process will be required prior Site Review approval. Use Review may be required for certain types of restaurant uses, if proposed on the site. Technical Document Review will be required prior to Building Permit application.*

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

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

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

*Because the site is situated in an urban context and has been developed for over 130 years, there are no known wildlife corridors, wetlands, natural hazards, endangered, or protected species or other habitats within the subject property.*

**(7) Appropriate ranges of land uses; and (8) the appropriateness of or necessity for housing.**

*Under Land Use Code section 9-8-1, B.R.C. 1981, a base FAR of 1.7 is permitted by-right and an additional 0.5 FAR can be achieved only through provision of residential for an addition of 0.5 FAR. The provision to allow an FAR addition for residential floor area was created in 2000 to encourage construction of residential in the downtown. As currently proposed, the application is not clear on the additional 0.5 FAR being used for residential however, that is the only way to achieve the maximum 2.2 FAR in the DT-4 zoning district.*

**Key Issue 2: Preliminary Design Consistency with Downtown Design Guidelines.**

The Concept Plan Review Criteria of section 9-2-13(g)(2) of the Land Use Code, which requires, among other criteria, an evaluation of the community policy considerations including the Downtown Urban Design Guidelines to be used as a "basis for understanding, discussing and assessing the design quality." Therefore, at this concept level of detail, the guidelines are intended as an aid for appropriate design and not as a checklist of items for compliance. Staff's cursory review of the Concept Plan with the Downtown Urban Design Guidelines and Section 6.0 of the General Design Guidelines under the historic preservation ordinance is provided following in a matrix format. The following is a summary of several key design issues that were identified through the consistency analysis with the guidelines.

- Historically, the property has contained very simple low one or one and one-half story buildings reflective of the gritty, utilitarian character of west Pearl Street until the 1960s. Recognizing this, staff encourages the applicant to consider a simple, yet elegantly designed building that depends on scale, proportion and subdued materiality.

- A simple brick form, with transparency at the storefront level reflecting the Garbarino Garage may translate well to retail/restaurant uses in a building and referencing the history of the site. Per the *Downtown Historic District Design Guidelines* and *General Design* Guidelines, simplicity is key in designing a building that enhances the historic character of the streetscape and becomes an elegant background building rather than one that dominates. This does not mean that the property does not provide an exciting opportunity for creative contemporary design, but the design must respond to and be compatible with the historic character of the site and district depending on form and proportion rather than architectural detail.

- While the building that exists on the site itself was not found to be contributing to the historic district given the extent of the alterations to the building over time, there are design cues that should be taken from the original building. While staff notes the applicant has shown some similarities to the original building, including the graduated "stepping" of the parapet, the resulting parapet on the second story appears too tall at the highest point to be proportional to the rest of the building. Refer to Figures 11a and 11b. Staff notes that there may be other ways to pay homage to the building rather than utilize the tall parapet.

Figure 11a (original building)

Figure 11b (proposed concept)

As project plans progress, staff recommends the following, in keeping with the Downtown Urban Design Guidelines:

- Consider alternative means to accentuate the corner rather than the tall parapet. One consideration is to move the three story building mass to the corner and be honest about the third story in this prominent intersection location. While the code standard is a 15-foot setback, corners can hold the height within the downtown. The example precedents (while much taller) are the new PearlWest across 11th Street as well as the corners of Broadway and Pearl. In this location three stories would be compatible in the context to punctuate the terminus of the Pearl Street Mall, and at the corner rather than setback. This is a consideration that must take careful thought and discussion with staff. Refer to Attachment A and a preliminary consistency analysis with the design guidelines.

- The tall parapet at the corner does not appear proportional to the rest of the building and creates an appearance of a very tall second story.

- The retractable doors on the ground floor aren't historically consistent in this context and wouldn't meet guideline1.3.A (refer to the discussion in the following matrix).

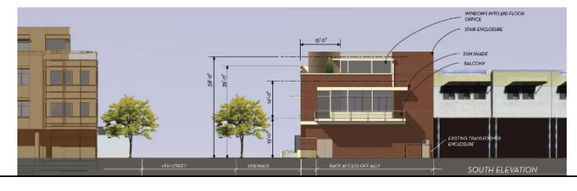
- Utilize a more consistent pattern of traditionally proportional and vertically oriented window openings; as currently shown, the window openings on Pearl Street are primarily square to horizontal, this would not meet guideline 1.3.A.

- Consider eliminating the consistent banding across the tops of the windows which creates a more horizontal appearance, using more traditional sills.

- The columns proposed appear to be too large and out of proportion inconsistent with guideline 1.3.A

The format of the matrix below is intended to provide a concise response to the questions of consistency with the guidelines. Where findings have been made that the current concept plans don't respond or "maybe" respond to the guidelines, an image is provided to emphasize the points made in the response. In some cases, staff is providing precedent images of built projects as examples, and in other cases, the images from the concept plan are illustrated to demonstrate the inconsistency. Note that additional review for consistency with section 6.0 of the *General Design Guidelines* for new primary buildings will be conducted at the time of application for a Landmarks Alteration Certificate.

**DOWNTOWN DESIGN GUIDELINES**

| 1.1 | General Guidelines for the Historic District | | | |
|---|---|---|---|---|
| | *Note: it is neither the intention of this guideline to recreate the past, nor to encourage theme design in the historic district, if the original building façade or original building materials do not exist. However, if documentary evidence exists, such as photographs, then an acceptable alternative is to reconstruct the facade.* | | | |
| | **GUIDELINE:** | **ANALYSIS:** | **CONFORMS** | **IMAGES** |
| **1.1 A.** | ***The use of traditional durable materials as the primary building material is encouraged to refelct the historic building constgruction and development pattern within the distric. Choose accent materials simiarl in texture and scale to others in the district*** | While the plans are conceptual in nature, the applicant appears to be proposing red brick with stone accents | preliminarily | |
| **1.1.B** | ***Awnings may be used to provide visual depth and shade.*** | Awnings are shown. | Preliminarily | |
| **1.1.C** | ***Select buidling colors appropriate to area's historic character*** | While Red Brick appears to be a dominant material in the 1100 block of Pearl Street, not all buildings are red brick.; some historic buildings are a blond brick and some have had the brick painted over, including the adjacent building to the east of the site. However, the applicant is illustrating a red brick in keeping with much of the historic character of downtown Boulder which was established by the particular red clay soils of the region. | Preliminarily | |
| **1.1.D** | ***Minimize the visibility of mechanical, structural, or electrical appurtenances*** | Not currently illustrated, applicant should consider low profile mechanical or embedding mechanical into building | unknown | ---------- |
| **1.1.E** | ***Improve rear or side alley elevations to enhance public access from parking lots and alleys*** | The conceptual sketch of the alley elevation does appear to address enhancements, however, the applicant should consider display windows and secondary customer alley access | partially |  |

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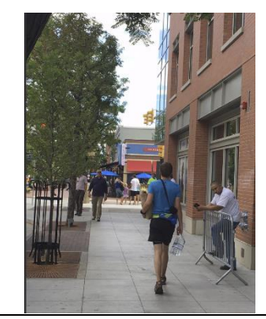
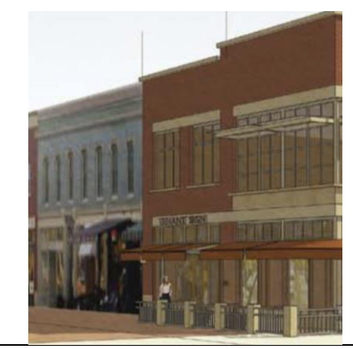
| | ***GUIDELINES:*** | **ANALYSIS:** | **CONFORMS** | |
| 1.1.F. | ***Exterior building lighting should be deisgned to enhancwe the overall architecture of the building.*** | This guideline should be considered at site review. | Unknown at this time | ---------- |
| 1.1.G | ***Reduce the visual impact of structured and surface parking*** | A planter is shown against a screen wall adjacent to 11th Street. The applicant may want to consider a more robust means of screening alley parking in this location. | partially | Parking Screening Proposed |
| 1.1.H | ***The law requires that universal access be located with the principal public entrance*** | Applicant appears to have addressed this. | yes | ---------- |

| 1.3 | ***Guidelines for new construction and remodeling non-contributing buildings I the Downtown Historic District*** | | | |
|---|---|---|---|---|
| | *The purpose of this section is to provide guidance for the design of new construction and the renovation of non-contributing buildings in order to retain the historic character of the overall district. While new building design is expected to reflect the character of its own time acknowledging the Downtown as a living district, it is important that it also respect the traditional qualities that makes the Downtown unique, such as massing, scale, use of storefront detailing, and choice of materials.* | | | |
| | ***GUIDELINES:*** | **ANALYSIS:** | **CONFORMS** | |
| 1.3.A | ***Incorporate traditional building elements in new design and construction. Please see Section 1.1 for a list of historic buiidling elements:***<br><br>***(1.2.A):***<br>1. Full-dimension bricks, or stone<br>2. Display window bulkheads<br>3. Large storefront display windows<br>4. Recessed and corner entrances<br>5. Secondary entrances and detailing<br>6. Storefront transom<br>7. Sign bands and storefront cornice<br>8. Parapet walls, caps, and/or roof cornices<br>9. Upper story vertically proportioned windows and/or fenestrations<br>10. Columns, pilasters, and piers<br>11. Decorative window sills, lintels, window hoods, and other window assembly elements<br>12. 25' Historic Bay | The proposed concept plan, while early in the design process does illustrate elements that appear to be consistent with the traditional elements listed.<br><br>One exception to this is that the corner of Pearl and 11th has retractable windows. This treatment wouldn't be considered consistent with the traditional elements of the downtown.<br><br>Similarly, the very tall "freeboard" and parapet walls are not traditionally scaled or proportional to the buildings. The tall parapet creates an appearance of a much taller building for the two story portion than would be proportional for a two story building.<br><br>The paired windows shown on the second story of 11th Street are more in keeping with the traditionally vertically proportioned windows. The window openings on Pearl are more square than vertical | partially | |
| | ***GUIDELINES:*** | **ANALYSIS:** | **CONFORMS** | **IMAGES** |
| 1.3.B | ***Construct new buildings to maintain the continuity of the historic building relationship to the street, adjacent properties, and/or the block.*** | The building is shown to maintain the historic relationship of a zero lot line along both Pearl and 11th streets.<br><br>With the former Daily Camera site returned to its original urban configuration along the street, the new building will retain the urban configuration as shown. | yes |   |

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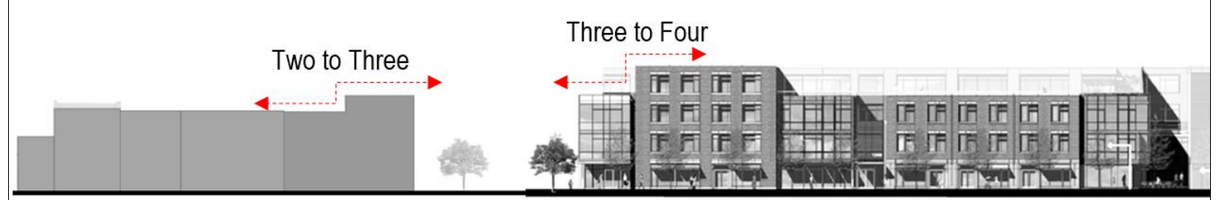
|---|---|---|---|---|
| 1.3.C | ***Maintain a human scale rather than a monolithic or monumental scale. Smaller scale buildings and the use of traditionally sized building components help to establish a human scale and maintain the character of Downtown. Standard size brick, uniform building components, and standard window sizes are most appropriate.*** | The concept plan has building components that are outsized and contribute to an appearance that wouldn't meet this guideline. Among the considerations is the tall parapet height which would also not meet the land use code. Similarly, the window openings on Pearl Street second story are more square than vertically proportioned. | Not yet | 1. Parapet height is out of proportion with building and traditionally scaled elements<br>2. Window openings are not vertically proportioned<br>3. Ground floor window at corner with retraction is not traditionally formed<br>4. Corner second story windows don't align<br>5. Columns are outsized for height of building<br> |
| 1.3.D<br><br>1.3.E | ***Consider the proportioning of the height and mass to the building footprint. In general, buildings should appear similar in height, mass, and scale to other buildings in the historic area to maintain the historic district's visual integrity and unique character. At the same time, it is important to maintain a variety of heights. While the actual heights of buildings are of concern, the perceived heights of buildings are equally important. One, two and three story buildings make up the primary architectural fabric of the Downtown, with taller buildings located at key intersections.***<br><br>***1. Relate the height of buildings to neighboring structures at the sidewalk edge. For new structures that are significantly taller than adjacent buildings, upper floors should be set-back a minimum of 15' from the front facade to reduce the perceived height.***<br>***2. Consider the effect of building height on shading and views. Building height can shade sidewalks during winter months leading to icy sidewalks and unappealing pedestrian areas***<br><br>***Provide a variation of roof heights in a large building. A variety of roof heights and types within the district is desirable.*** | The guideline notes that the primary architectural fabric of the downtown is one, two and three stories, with taller buildings located at key intersections. The guideline also speaks to maintaining variety in heights. Across the street from the site, is the DT-5 zoning district where the largest buildings of downtown are located and where the new PearlWest building stands. The corner of the PearlWest building was, through the design process, held at a three story height to transition to the DT-4 zone where the site is located. Staff considers the site to be located at a key intersection with the terminus of the Pearl Street Mall. Therefore, consider moving the three story mass to the corner. The two stories could still be located on the east side of the building to relate to the adjacent contributing building, as shown in the figure to the right.<br><br>This relationship is similar to other historic patterns on the Pearl Street Mall particularly at the corner of Broadway and Pearl. | Not yet | <br> <br>  <br>**DT-4 zoning** **DT-5 zoning** |

| | GUIDELINES: | ANALYSIS: | CONFORMS | IMAGES |
|---|---|---|---|---|
| **1.3.F** | ***Buildings are expected to be designed on all exposed elevations. Primary facade materials are to extend to secondary elevations, or wrap building corners, at a proportionally relevant distance as to portray a sense of depth.*** | The building does utilize brick on all exposed facades including the alley façade. | yes | |
| **1.3.G** | ***Construct residential units to include entry stoops and/or porches. Residential entry porches are encouraged to extend 18" to 30" above grade. Construct commercial buildings at grade.*** | The applicant is not illustrating any residential units at this time. However, to achieve the maximum 2.2 FAR in the DT-4 zoning district, the only means is by providing on-site residential for a 0.5 FAR. | N/A | ---------- |
| ***1.3.H*** | ***Maintain the rhythm established by the repetition of the traditional 25' (approximate) facade widths for projects that extend over several lots by changing the materials, patterns, reveals, and building setbacks in uniform intervals or by using design elements such as columns or pilasters. See Figure 6.*** | *There is a rhythm of façade widths along the south side of the 1100 block of Pearl Street that vary from approximately 14 feet in width up to 25 feet. the proposed project conceptually appears to establish a similar patterning of façade widths.*<br><br>*The intent in the repetition is to serve as a continuing pedestrian experience along the street, and in a context where many of the lot widths along Pearl Street are 50 feet. It's a means to, not only permit demising walls with meaningful sized retail spaces but to provide maximum ground floor openings to continue the pedestrian experience.* | *MAYBE* | |

## PUBLIC COMMENT AND PROCESS:

Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject site and a sign posted on the property for at least 10 days. All notice requirements of Section 9-4-10(g), B.R.C. 1981 have been met. Two comment letters were received, refer to **Attachment A** for those letters.

## PLANNING BOARD ACTION:

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

Approved By:

David Driskell, Executive Director
Department of Community Planning and Sustainability

**Attachments**

Attachment A: Public Comments Received
Attachment B: Link to Development Review Comments
Attachment C: Concept Plan Submittal

-----Original Message-----
From: Irwin Neulight [mailto:irwinneulight@gmail.com]
Sent: Saturday, July 23, 2016 3:46 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 1102 Pearl Street Concept Plan Review

To whom it may concern - We appreciate the heads-up per your letter dated July 20 received today.

The paint isn't even dry, so-to-speak, on the former 'Camera' Building" just across 11th Street from this proposed structure - and the City is already considering allowing another over-sized building.

It is one thing to have a huge office / retail complex on the West side of 11th St at Pearl, but to have a similar 3-story structure on the Pearl Street Mall itself - replacing a 1-story restaurant - is outrageous. When does it stop!

You are not-so-slowly but surely destroying the character and charm that attracted us to Boulder 7 years ago.
At the rate you are going Downtown Boulder will be just one huge office complex with restaurants and a few shops interspersed.

The Plan apparently offers no underground parking but yet it will house almost 10,000 sq. ft of offices which will easily accommodate 100-200 people who will be commuting to their office - primarily by car - notwithstanding the City's 'dream' that everyone would bike to work. That will undoubtedly put an even greater strain on available Downtown parking and just be another addition to the 60,000 commuters already entering Boulder on a daily basis.

I implore you to NOT APPROVE this concept proposal / ultimate building application.

Thank you for considering our comments.

Irwin & Barbara Neulight
1045-C Spruce Street
Boulder, CO 80302
Tel: 303-443-3036
Fax: 303-443-3058

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**From:** Friedman, Craig
**Sent:** Monday, August 01, 2016 3:40 PM
**To:** 'McLaughine@bouldercolorado.gov'
**Cc:** Aizenman, Daniel
**Subject:** FW: Old Chicago

Hi Elaine

Attached please find suggestions sent to Bray Architects for increasing light into our office windows.

Regards,
Craig

**From:** Aizenman, Daniel
**Sent:** Monday, August 01, 2016 3:33 PM
**To:** brayarch@comcast.net
**Cc:** Friedman, Craig
**Subject:** Old Chicago

Jim,
Attached are suggestions for increasing light into our windows. We are suggesting two things:

1. Lightwell to bring light to our offices ( you could request a variance and add the lost GLA at the top floor of your building)
2. Make the exit stair in the back an open stair like the one in the photos attached. This will help us conserve more views and light from the corner of our office.

I will be here tomorrow, but real busy in meetings. I could sneak a call tomorrow or tonight. Craig in our office will follow up with you either way.

**Daniel Aizenman**
Principal - Visioning, Brands, Experiences
Stantec
1112 Pearl Street Boulder CO 80302-5112
Phone: (303) 625-0366
Cell: (979) 739-8422

Fax: (303) 440-7096
daniel.aizenman@stantec.com

Stantec

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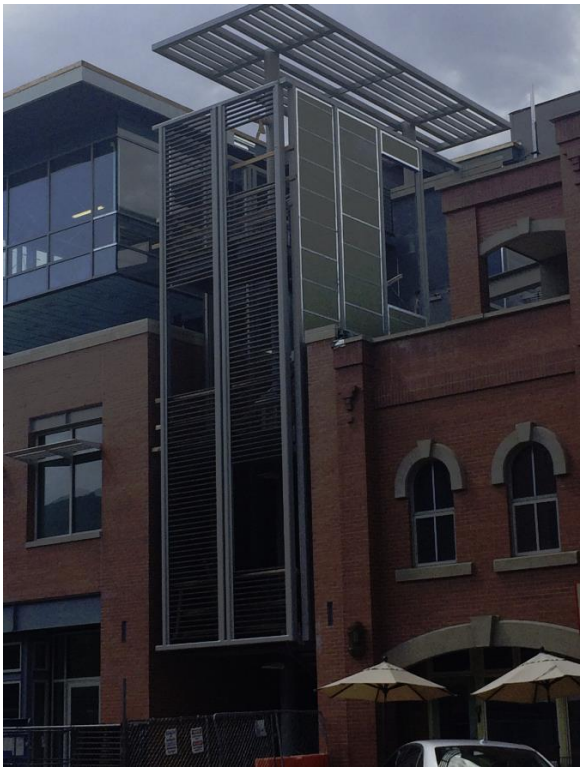
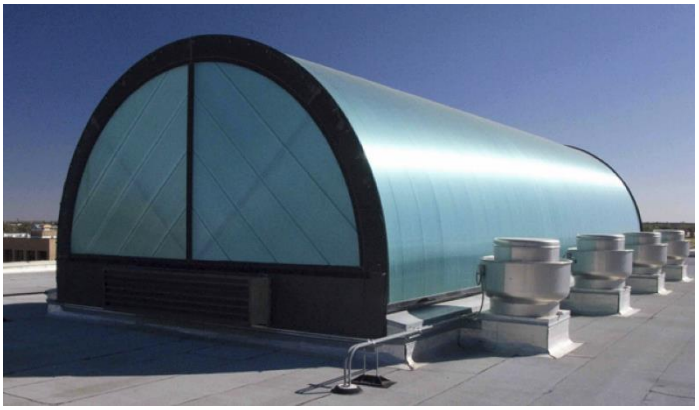
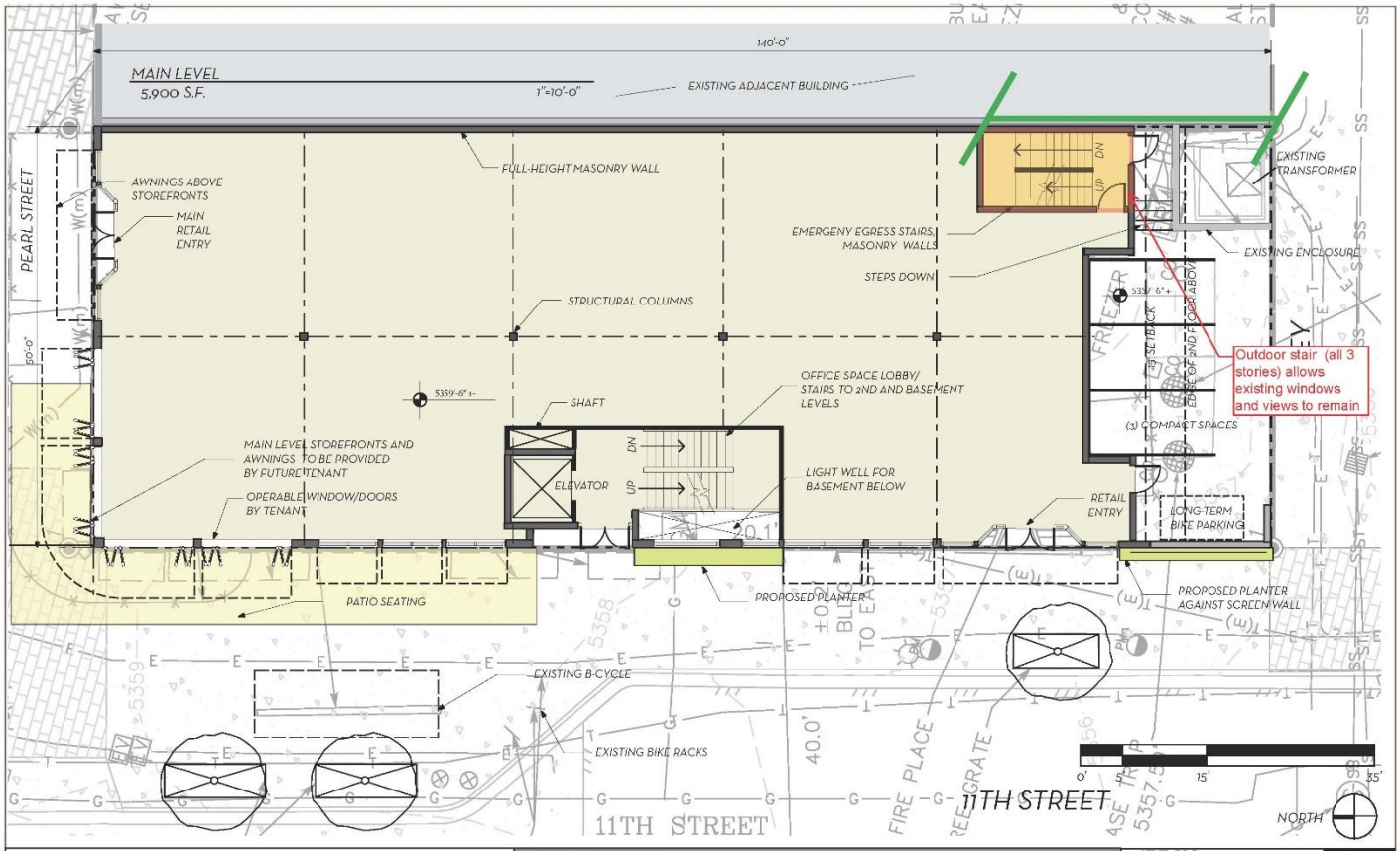
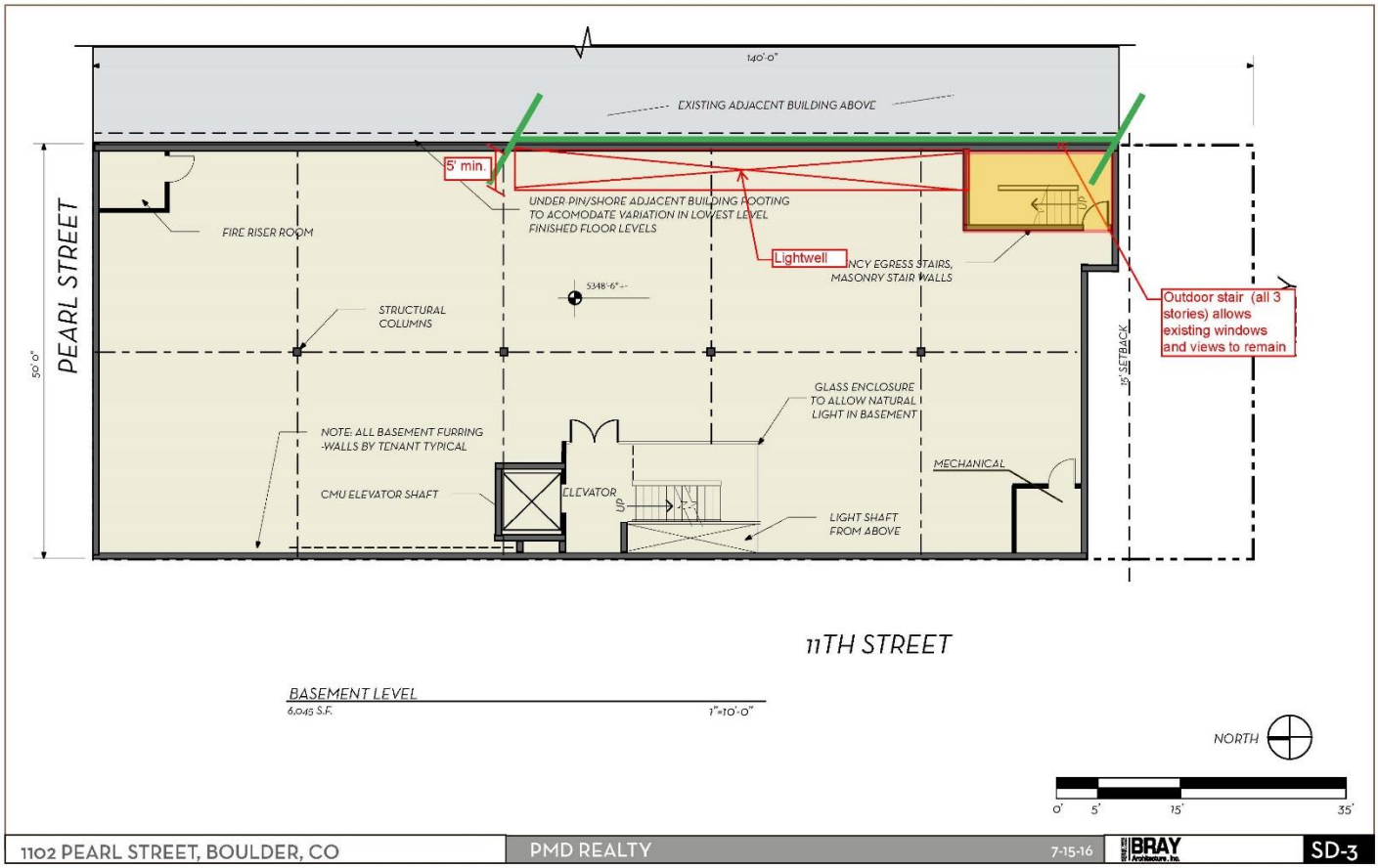


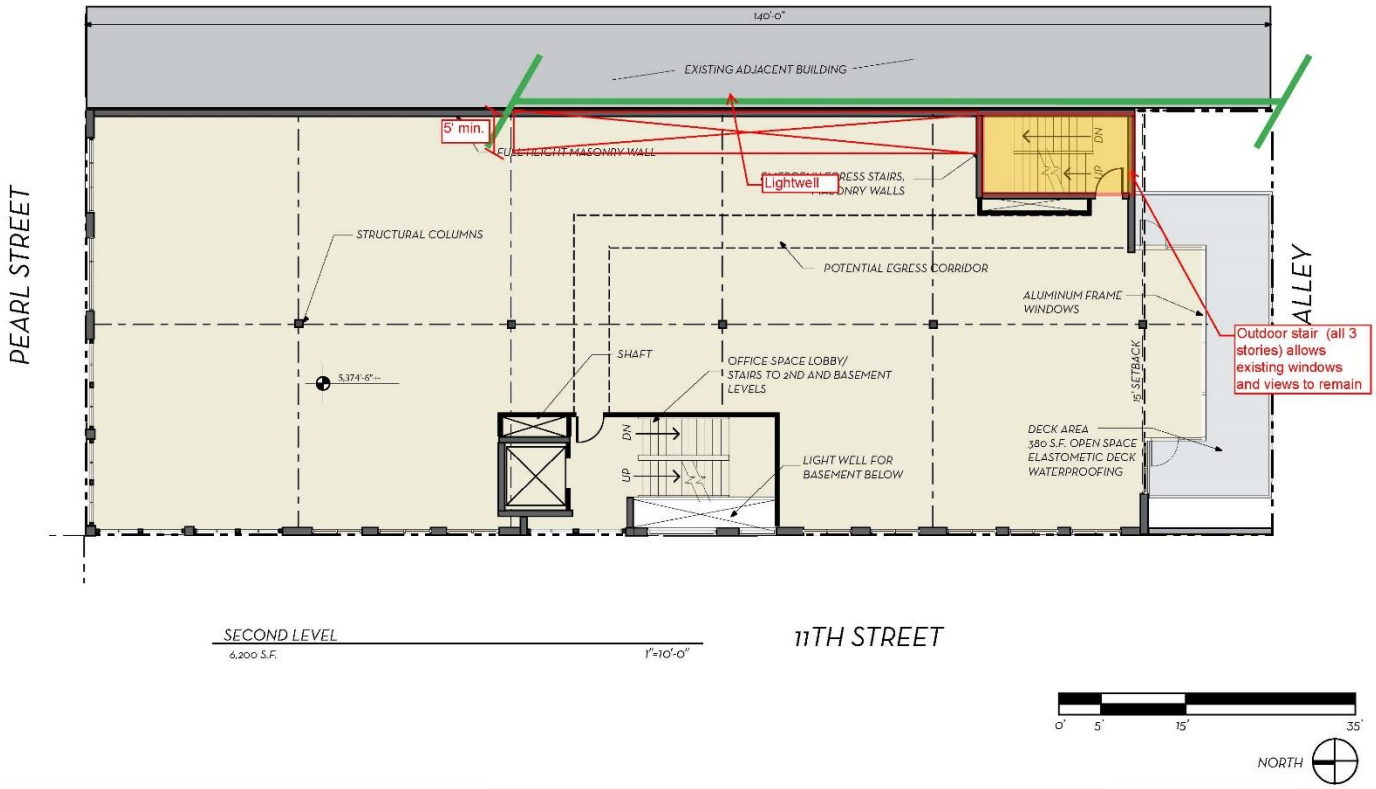




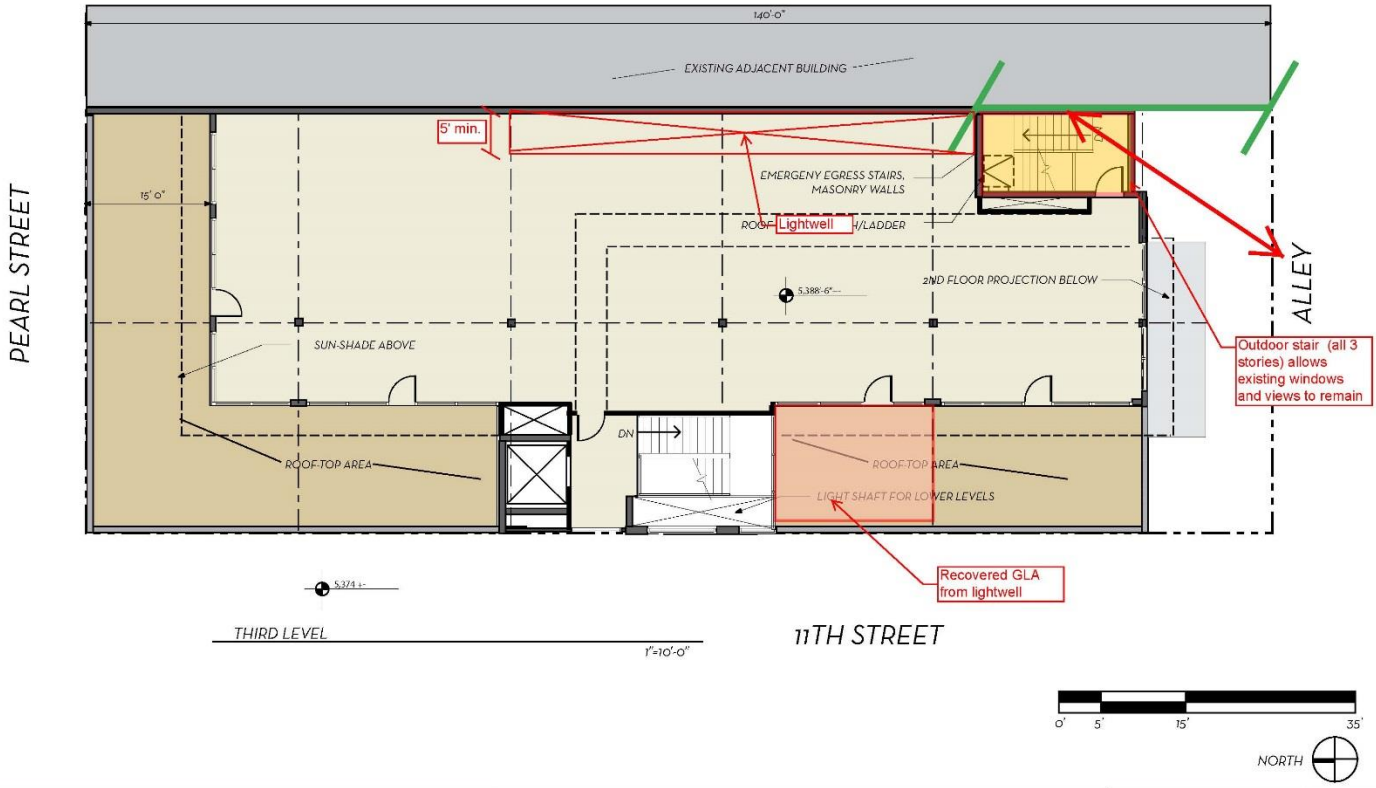

1102 PEARL STREET, BOULDER, CO | PMD REALTY | 7-15-16 | BRAY Architecture, Inc. | SD-2




1102 PEARL STREET, BOULDER, CO | PMD REALTY | 7-15-16 | BRAY Architecture, Inc. | SD-3




1102 PEARL STREET, BOULDER, CO | PMD REALTY | 7-15-16 | BRAY Architecture, Inc. | SD-4




1102 PEARL STREET, BOULDER, CO | PMD REALTY | 7-15-16 | BRAY Architecture, Inc. | SD-5

1102 PEARL STREET, BOULDER, CO | PMD REALTY | 7-15-16 | BRAY Architecture, Inc. | SD-7

**CITY OF BOULDER**
**Planning and Development Services**

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

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

DATE OF COMMENTS: **August 12, 2016**
CASE MANAGER: **Elaine McLaughlin**
PROJECT NAME: **1102 Pearl Street**
LOCATION: **1102 PEARL ST**
COORDINATES: **N03W06**
REVIEW TYPE: **Concept Plan Review & Comment**
REVIEW NUMBER: **LUR2016-00058**
APPLICANT: **PHIL DAY**
DESCRIPTION: **Concept Plan Review and Comment for redevelopment of Old Chicago parcel into a 15,380 square foot, three story retail office building of 38 feet.**
REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:
**Section 9-7-1: Two stories to three stories**
**Section 9-9-11: Open Space Reduction (land use intensity modification).**

The application is tentatively scheduled before the Planning Board as a Concept Plan review on September 1, 2016. Note that preliminary comments found herein will be the basis for the staff memo to the board in which Key Issues for discussion will be presented. There are no expectations for revisions based on these comments prior to Planning Board rather these comments are intended to inform the discussion and any subsequent Site Review application.

## II. CITY REQUIREMENTS

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

1. At time of Site Review the following elements of the plans must be addressed:

   - Show the required 15' x 15' sight triangle as shown in figure 9-7 of the Boulder Revised Code, 1981 (B.R.C.) where the alley intersects 11th Street adjacent to the site.

   - Provide a narrative on where the off-street deliveries/loading space will be and how it's expected to operate for both the restaurant and commercial uses. Staff concurrence is required if the applicant proposes to use the existing alley to meet the site's off-street loading standards pursuant to section 9-9-9 of the B.R.C. 1981. Currently only the east end of the alley is signed for deliveries / loading in this block. Also, the location of the delivery / loading space can't block or obstruct any public street, parking area, parking area circulation, sidewalk or pedestrian circulation area.

- Show the location for the trash storage and recycling areas to be provided on the site pursuant to section 9-9-18 of the B.R.C. 1981.

2. Should off-street parking be provided, please show the off-street parking meeting the design standards for parking pursuant to Section 9-9-6 of the B.R.C. 1981 to include providing the required standard parking spaces, labeling the dimensions of the parking spaces and providing the required 24-feet for the backing distance exclusive of the width allocated in the alley for the dumpsters.

3. Pursuant to 9-9-8(g) of the B.R.C. 1981 the applicant will be responsible for replacing the width of the existing concrete alley adjacent to the site with a new concrete section. At Site Review, please show the removal and replacement with concrete for the alley width adjacent to this property.

4. Show the required short-term and long-term bicycle parking to be provided on the site pursuant to Table 9-8 of the B.R.C. 1981 to include how and what type of long-term bike parking to be provided on the site.

**Building Design and Historic Preservation**, Elaine McLaughlin, (303) 441-4130

1. The applicant is illustrating a maximum 2.2 FAR for the site, however, the maximum cannot be achieved in the DT-4 zoning district without provision of 0.5 FAR of residential only. There is no mechanism to request an increase in FAR for this zoning district except through the provision of residential, and the project plans appear to indicate office and retail uses only. Therefore, as the project moves forward to site review, the applicant must either reduce the maximum FAR to 1.7 or provide residential within the project.

2. The following comments are a combined effort of urban design and historic preservation planner comments from the following reviewers in addition to the case manager: Kalani Pahoa, James Hewat, Marcy Cameron. Please contact Elaine McLaughlin for any specific questions.

    - The site is located within the boundaries of the Downtown Historic District that was designated in 1999 with a period of significance dating from 1858 to 1946, generally to conform to the boundaries of the Downtown Boulder National Register Historic District. As noted on page 11 of the Downtown Urban Design Guidelines,

        *"The district contains the City's greatest concentration of historic commercial buildings, especially along pearl Street which forms its central spine. These buildings not only serve as a link with our cultural heritage, they also establish a mode for design quality… Development in the Downtown Historic District must be especially sensitive to issues of compatibility."*

    - While the building that exists on the site itself was not found to be contributing to the historic district, there are design cues that should be taken from the original building. Similarly, the building located directly across Pearl Street from the site at 1101 Pearl Street (The Buckingham Block), as well as the building directly adjacent to the east of the site at 1108 Pearl Street are both contributing buildings (shown below in relation to site).

Therefore, the site should be consistent with the Downtown Urban Design Guidelines for mass and scale as well as fenestration and materials. At this Concept Plan stage of review, staff has provided a "preliminary consistency analysis" with the guidelines as Attachment A. Please refer to the comments and recommendations herein and in the guidelines as the project plans move forward to Site Review.

- Because of its key location on the mall, staff strongly recommends that after Planning Board's discussion of the Concept Plan, the applicant then meet with staff to discuss design development and refinements (height, mass, scale, etc.), prior to submittal for review by the Landmarks Board.

- Historically, the property has contained very simple low one or one and one-half story buildings reflective of the gritty, utilitarian character of west Pearl Street until the 1960s. Recognizing this, staff encourages the applicant to consider a simple, yet elegantly designed building that depends on scale, proportion and subdued materiality. A simple brick form, with transparency at the storefront level reflecting the Garbarino Garage may translate well to retail/restaurant uses in a building and referencing the history of the site. Per the *Downtown Historic District Design Guidelines* and *General Design* Guidelines, simplicity is key in designing a building that enhances the historic character of the streetscape and becomes an elegant background building rather than one that dominates. This does not mean that the property does not provide an exciting opportunity for creative contemporary design, but the design must respond to and be compatible with the historic character of the site and district depending on form and proportion rather than architectural detail.

- The proposed three story building has attractive attributes that are somewhat in keeping with the guidelines requirement for traditional detailing and building elements. As project plans progress, staff recommends the following:

    i. Consider alternative means to accentuate the corner rather than the tall parapet. One consideration is to move the three story building mass to the corner and be honest about the third story in this prominent intersection location. While the code standard is a 15-foot setback, corners can hold the height within the downtown. The example precedents (while much taller) are the new PearlWest across 11th Street as well as the corners of Broadway and Pearl. In this location three stories would be compatible in the context to punctuate the terminus of the Pearl Street Mall, and at the corner rather than setback. This is a consideration that must take careful thought and discussion with staff. Refer to Attachment A and a preliminary consistency analysis with the design guidelines.

    ii. The tall parapet at the corner does not appear proportional to the rest of the building and creates an appearance of a very tall second story.

    iii. The retractable doors on the ground floor aren't historically consistent in this context and wouldn't meet the guidelines (Refer to Attachment A- preliminary review of consistency with guidelines).

    iv. Utilize a more consistent pattern of traditionally proportional and vertically oriented window openings.

    v. Consider eliminating the consistent banding across the tops of the windows which creates a more horizontal appearance, using more traditional sills.

    vi. The columns proposed appear to be too large and out of proportion.

**Drainage,** Erik Saunders, 303 441-4493

1. Storm water quality enhancement and detention ponding are issues that must be addressed during the Site Review Process. A Preliminary Storm Water Report and Plan in accordance with the City of Boulder *Design and Construction Standards (DCS)* must be provided by the applicant at time of Site Review application. The applicant should note that additional storm water quality requirements have been recently added to the *DCS*. The required report and plan must also address the following issues:

    - Water quality for surface runoff using "Best Management Practices"
    - Minimize Directly Connected Impervious Areas (MDCIA)
    - Detention ponding facilities
    - Water Quality Capture Volume (WQCV)
    - Storm sewer construction
    - Irrigation Ditches and Laterals
    - Groundwater discharge
    - Wetland mitigation
    - Erosion control during construction activities

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

**Engineering,** Erik Saunders, 303 441-4493
The plans show operable windows/doors at the ground level storefronts that encroach into the public right-of-way (ROW). Operable panels of doors and windows are not permitted to swing or protrude into the ROW and, as shown, do not meet the criteria for eligibility for a Revocable Permit or Lease as set forth in section 8-6-6, B.R.C. 1981. A revised configuration must be shown at the time of Site Review.

**Fees**
Please note that 2016 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.

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

**Historic Preservation** (James Hewat, 303-441-3207)
While the existing the B.C. Garbarino Sunoco Garage building constructed in the 1910s appears to be have been altered to the point that it has lost its integrity and it may be considered non-contributing to the historic district, assessing proposed demolition and new construction will be subject to review through the Landmark Alteration Certificate process.

*B.C. Garbarino Sunoco Garage, c.1930*

Landmark alteration certificate review (LAC) will focus on location, mass, scale, height and fenestration assessing the proposed building as measured against the *Guidelines for New Construction in the Downtown Historic District* and the *General Design Guidelines* for new primary buildings. It will be critical to clearly articulate how the building is consistent with the guidelines and why, in some instances, divergence from them is appropriate.

Staff suggests that the Planning Board's input following Concept Review should be used to modify the design, along with staff input and discussion prior to review by the Landmarks Board in a public hearing. The LAC process would require a conditional approval prior to Site Review application; with a condition specifically requiring the Site Review process and approval. In that process, the applicant will also meet with the Design Advisory Board prior to Planning Board.

**Landscaping,** Jessica Andersen, 303-441-4416
Consider the following comments and Site Review criteria (shown "*italicized")* as design development begins.

1. *(C)(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;*

   While, this downtown location has limited opportunity for landscaping and planting, the applicant should consider variety of colors and contrasts within the design of the public realm. Cues should be taken from the surrounding, recently redeveloped lots in terms of street tree locations, tree grates, tree guard and planting and hardscape materials. The screen wall at the alley will be a key landscape feature in relating the 11th street frontage to Pearl street. Refer to the Downtown Urban Design Guidelines for additional information and requirements.

2. *(C)(ii) Landscape design attempts to avoid, minimize or mitigate impacts on and off site to important native species, healthy, long lived trees, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;*

   A detailed tree inventory prepared by a licensed arborist is a Site Review submittal requirement. Consider including any large healthy trees into the open space design. With the identification of emerald ash borer (EAB) in 2013, the preservation of existing healthy trees has become increasingly important to support the city's environmental goals (urban heat island reduction, stormwater management, air quality, etc.) and their many aesthetic benefits.

   Please note that removal of any public street tree will require permission of the City Forester and may include mitigation.

3. *(C)(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;*

   At the time of Site Review submittal, include a landscape plan with landscape requirements table as described in section 9-9-12(d)(1)(J). This table will clearly demonstrate the projects minimum requirements and the proposed material.

4. *(C)(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*.

   Cues should be taken from the surrounding, recently redeveloped lots in terms of street tree locations, tree grates, tree guards and hardscape materials. The screen wall at the alley will be a key landscape feature in relating the 11th street frontage to Pearl street. Refer to the Downtown Urban Design Guidelines for additional information and requirements.

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

   Thoughtful coordination of parking, building access, and long-term bike parking will meet the intent of this criterion. Refer to access and circulation requirements.

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

   Staff anticipates that the screen wall with planting at the alley will address this criterion. Special attention should be given to plant selection that will thrive long-term in the narrow planter. An automatic irrigation system will be required for all landscaping.

7. Modifications – Please be aware that per the Site Review criteria, this project should exceed the by-right landscaping standards of section 9-9-12, "*Landscaping & Screening*" and section 9-9-13, "*Streetscape Design*," B.R.C. 1981, in quantity and size. Any requested modifications should be called out and an explanation of how the project continues to meet the Site Review criteria included. At the time of site review a landscape plan will be required. Details of the planters and screen wall should be submitted. An irrigation plan will be required at the time of TEC DOC submittal.

**Review Process**

Because of the site location, the application is evaluated on three separate guideline documents, and ultimately the Land Use Code Site Review Criteria:

- *Guidelines for New Construction in the Downtown Historic District*
- *General Design Guidelines for new primary buildings in the Historic District.*
- *Downtown Urban Design Guidelines.*
- *Site Review Criteria*

Attachment A provides a flow chart of next steps regarding applications for Site Review and Landmarks Alteration Certificate.

**Utilities,** Erik Saunders, 303 441-4493

1. The applicant is notified that, though the city allows Xcel and Qwest to install their utilities in the public right-of-way, they generally require them to be located in easements on private property.
2. The applicant is advised that any proposed street trees along the property frontage may conflict with existing or proposed utilities, including without limitation: water, wastewater, storm drainage, flood control, gas, electric, telecommunications, drainageways, and irrigation ditches, within and adjacent to the development site. It is the applicant's responsibility to resolve such conflicts with appropriate methods conforming to the Boulder Revised Code 1981, the City of Boulder *Design and Construction Standards*, and any private/franchise utility specifications.

## III. INFORMATIONAL COMMENTS

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

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

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

1. Pursuant to section 2.02(A) of the City's Design and Construction Standards, a traffic study will not be required as part of site review since the trips generated by this nonresidential development during the peak hour does not exceed a 100 vehicles.

**Utilities,** Erik Saunders, 303 441-4493

1. The applicant should note that trees are not permitted within ten feet of underground utility lines. At Site Review, the applicant will need to demonstrate that their plans can meet both landscaping and utility requirements.

## IV. NEXT STEPS

A hearing before the Planning Board is tentatively scheduled for September 1, 2016. Prior to the hearing, staff will request additional plan sets and coordinate with the applicant on presentations before the board. There is no expectation that any comments provided herein for Concept Plan be provided a response prior to the Planning Board.

## V. CITY CODE CRITERIA CHECKLIST

See attached checklist(s).

**CONCEPT PLAN REVIEW AND COMMENT**
**Section 9-2-13(g)**

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

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

*The site has been developed for approximately 105 years and as within the boundaries of the Downtown Historic District that was designated in 1999 with a period of significance dating from 1858 to 1946, generally to conform to the boundaries of the Downtown Boulder National Register Historic District. As noted on page 11 of the Downtown Urban Design Guidelines,*

> *"The district contains the City's greatest concentration of historic commercial buildings, especially along Pearl Street which forms its central spine. These buildings not only serve as a link with our cultural heritage, they also establish a mode for design quality… Development in the Downtown Historic District must be especially sensitive to issues of compatibility."*

*Given the site's location at the terminus of the Pearl Street Mall, the site has a prominent location. Views of the site are evident from eastbound Pearl Street (in the West Pearl district) and views from the site are toward the Flatirons. There are views in front of the site toward the mouth of the canyon and Mount Sanitas.*

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

*The proposed project will be evaluated through a Site Review process for conformance with the DT-4 zoning and the Regional Business land use designation of the BVCP along with policies of the BVCP; Site Review criteria of the Land Use Code, and the Downtown Urban Design Guidelines. Because of the location in the historic district, the application will also require concurrent application for Landmark Alteration Certificates evaluated through consistency with the Guidelines for New Construction in the Downtown Historic District, General Design Guidelines for new primary buildings in the Historic District.*

*<u>Zoning:</u> As shown in the map below, the property is located toward the west side of the Downtown – 4 (DT-4) zoning district, with. The intent of the Downtown – 5 zoning district is defined in the Land Use Code, section 9-5-2(c)(3)(B) B.R.C. 1981 as follows:*

> "*The regional business area of the Boulder Valley known as the Central Business District which includes the downtown mall, where a wide range of retail, office, residential, and public uses are permitted and in which many structures may be renovated or rehabilitated. A balance of new development with the maintenance and renovation of existing buildings is anticipated, and where development and redevelopment consistent with the established historic and urban design character is encouraged.*

*The DT-4 zoning district intent emphasizes that the established historic and urban design character is encouraged. While the intent statement for the DT-4 zoning district does acknowledge that development and redevelopment will occur in this zoning district, the emphasis is placed on established historic and urban design character for cues of new development.*

***ZONING MAP:***

Downtown – 5 (DT-4) up to 2.7 FAR

Downtown – 4 (DT-4) up to 2.2 FAR

Downtown – 3 (DT-3) up to 2.7 FAR

Downtown – 2 (DT-2) up to 2.0 FAR

Business Main Street (BMS)

Residential Mixed Use – 1 (RMX-1)

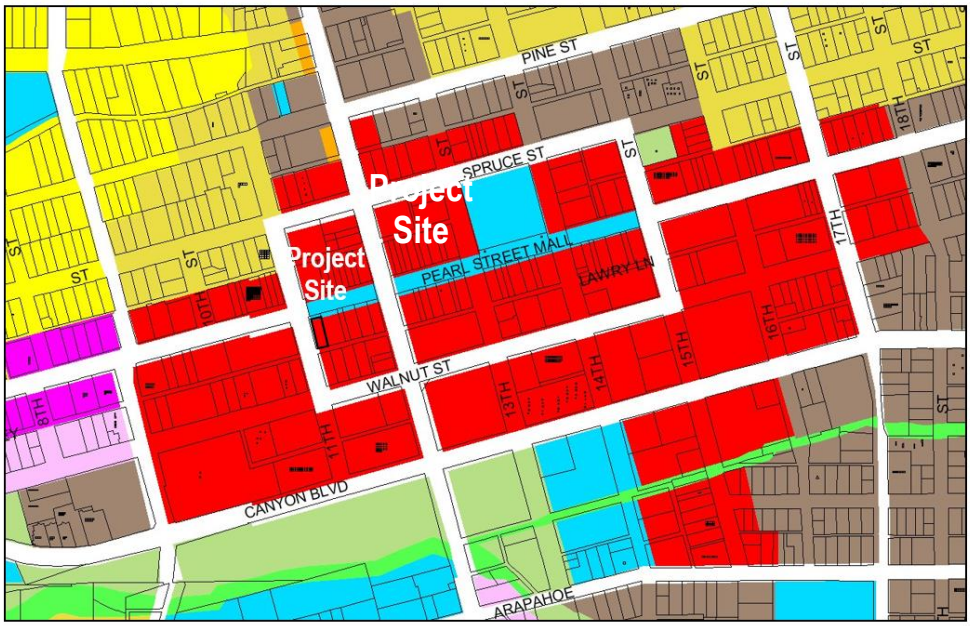
Business Transition – 2 (BT-2)

Public

*<u>BVCP Land Use Designation:</u> As shown in the map below, the property is located toward the west side of the Regional Business land use designation. The intent of the Regional Business designation as described on page 63 of the BVRC is as follows:*

> *"Within these areas are located the major shopping facilities, offices, financial institutions, and government and cultural facilities serving the entire Boulder Valley and abutting communities. These areas will continue to be refurbished and upgraded and will remain the dominant focus for major business activities in the region."*

**BOULDER VALLEY COMPREHENSIVE PLAN LAND USE MAP**




**Regional Business**

**Low Density Residential**

**General Business**

**High Density Residential**

**Transitional Business**

**Public**

*The proposed use of the site for office and retail is consistent with the "Regional Business" definition of the BVCP, in that the area is intended for "major" retail and offices "serving the entire Boulder Valley. The definition also indicates the city's expectation that such areas will continue to be redeveloped and a dominant focus for major business activities in the region.*

*<u>Relevant BVCP Policies:</u>*

*The following policies have been identified by staff as relevant to the review of the proposed project when it moves into site review and other policies may be identified at the time of Site Review*

***1.03 Principles of Economic Sustainability.***
***2.01 Unique Community Identity.***
***2.04 Compact Land Use Pattern.***
***2.28 Role of the Central Area.***
***2.39 Sensitive Infill and Redevelopment.***
***2.40 Physical Design for People.***
***2.42 Enhanced Design for the Built Environment***

**a) The context**
**b) The public realm**
**c) Human scale**
**d) Permeability**
**e) On-site open spaces**
**f) Buildings**

***5.01 Economic Vitality.***
***5.02 Regional Job Center.***
***5.03 Support for Local Business.***
***5.07 Upgrade Existing Commercial and Industrial Areas.***

*Downtown Urban Design Guidelines:*

*Attachment A of this comment letter has the preliminary review of consistency with the guidelines. This analysis will be expanded at the time of Site Review.*

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

- *If proposing by-right (no setback modifications or additional FAR or open space reduction), prior to submission for review of a Landmarks Alteration Certificate application by the Landmarks Board in a public hearing.*
- *If proposing three stories: complete the Concept Plan and Site Review process prior to submission for review of a Landmarks Alteration Certificate application by the Landmarks Board in a public hearing.*

| |
|---|
| Because of its key location on the mall, staff strongly recommends that after Planning Board's discussion of the Concept Plan, the applicant then meet with staff to discuss design development and refinements (height, mass, scale, etc.), prior to submittal for review by the Landmarks Board. |

*A*
*As currently proposed, the project would require a Site Review process for conformance with the DT-4 zoning and the Regional Business land use designation of the BVCP along with policies of the BVCP; Site Review criteria of the Land Use Code, and the Downtown Urban Design Guidelines. Because of the location in the historic district, the application will also require concurrent application for Landmark Alteration Certificates evaluated through consistency with the Guidelines for New Construction in the Downtown Historic District the General Design Guidelines for new primary buildings in the Historic District, and the Standards for Issuance of a Landmark Alteration Certificate, section 9-11-18, B.R.C. 1981.*

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

*A Landmarks Alteration Certificate application process will be required prior Site Review approval. Use Review may be required for certain types of restaurant uses, if proposed on the site. Technical Document Review will be required prior to Building Permit application.*

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

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

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

*Because the site is situated in an urban context and has been developed for over 130 years, there are no known wildlife corridors, wetlands, natural hazards, endangered, or protected species or other habitats within the subject property.*

**(7) Appropriate ranges of land uses; and (8) the appropriateness of or necessity for housing.**

*Under Land Use Code section 9-8-1, B.R.C. 1981, a base FAR of 1.7 is permitted by-right and an additional 0.5 FAR can be achieved only through provision of residential for an addition of 0.5 FAR. The provision to allow an FAR addition for residential floor area was created in 2000 to encourage construction of residential in the downtown. As currently proposed, the application is not clear on the additional 0.5 FAR being used for residential however, that is the only way to achieve the maximum 2.2 FAR in the DT-4 zoning district. Regarding Residential Land Uses and necessity for housing, there is a known need for additional residential units in the City of Boulder to balance the number of jobs that exist today.*

## VI. ANALYSIS OF PROPOSED PROJECT CONSISTENCY WITH DESIGN GUIDELINES

**Consistency of project with the Downtown Urban Design Guidelines.** The Historic Preservation Ordinance sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate. The Board has adopted Section 1.2 of the *Downtown Urban Design Guidelines, New Construction and Remodeling Non-Contributing Buildings in the Downtown Historic District* and the *General Design Guidelines 6.0* per the historic preservation ordinance and section 9-11-18 B.R.C

With Concept Plan review is based on the criteria of the Land Use Code, section 9-2-13(g)(2) which requires, among other criteria, an evaluation of the community policy considerations including the Downtown Urban Design Guidelines to be used as a "basis for understanding, discussing and assessing the design quality."

Therefore, at this concept level of detail, the guidelines are intended as an aid for appropriate design and not as a checklist of items for compliance.

The format of the matrix below is intended to provide a concise response to the questions of consistency with the guidelines. Where findings have been made that the current concept plans don't respond or "maybe" respond to the

guidelines, an image is provided to emphasize the points made in the response. In some cases, staff is providing precedent images of built projects as examples, and in other cases, the images from the concept plan are illustrated to demonstrate the inconsistency.

BRAY

ARCHITECTURE, Inc.

July 15, 2016

Elaine McLaughlin
**City of Boulder**
Planning Department
PO Box 791
Boulder, CO 80306

**RE: Concept Review for the new development of 1102 Pearl Street**

## INTRODUCTION

Enclosed, please find our concept plan submittal for the proposed development at 1102 Pearl Street. The project replaces the rather unremarkable one story building built in the late 30's that is non-contributing to the district. The project infill's the corner of this missing tooth of downtown with a building in scale with the surrounding density and provide a vibrant street scape for Pearl Street pedestrians. This is accomplished with a project that respects the historic grid and alignments in the area and provides a handsome two story façade solution with a modest third floor stepped back.

The program consists of a premier restaurant user at the first floor that animates the street scape with a corner patio space for the Pearl Street pedestrians. The upper floors consist of desirable office space that provide access to the many amenities of downtown.

This Concept Review is intended to provide all stakeholders ability to contribute to the design process and insure compatibility with the City's vision of the corner. Site Review will be required to address the following proposed solution:

- Reduced southern / alley set back of 15' to align with adjacent alley construction.
- Potentially reduce open-space requirements as there is limited opportunity to provide at the street level. With a third story solution open space can be achieved at a third floor deck.
- Increasing the FAR from the allowable 1.7:1 to 2.2:1 allows for increased density in the downtown that needs additional office space while a stepped back solution maintains the downtown street scape.

## CRITERIA

A. *Techniques and strategies for environmental impact avoidance, minimization, or mitigation;* This site is already well developed and is served by adequate utilities. The project will mitigate further impact by reducing any landfill contribution through the demolition process. The new construction will utilizes local materials with highly efficient building systems to minimize energy usage of the building.

B. *Techniques and strategies for practical and economically feasible travel demand management techniques, including, without limitation, site design, land use, covenants, transit passes, parking restrictions, information or education materials or programs that may reduce single-occupant vehicle trip generation to and from the site; and.* The project is already with in the CAGID district and adjacent to public transportation and a B Bike station. The proposed solution will further encourage the downtown programs with long term bike parking and is providing only minimal parking on site.

C. *Proposed land uses and if it is a development that includes residential housing type, mix, sizes, and anticipated sale prices, the percentage of affordable units to be included; special design characteristics that may be needed to assure affordability.* This site is not particularly suited for residential and no housing is anticipated at this time.

We are very pleased to work with staff and the board on this project and value your comments. Please contact us if you have any questions or comments on this submittal.

Sincerely,

**BRAY ARCHITECTURE, Inc.**

James A. Bray, AIA, Leed AP, NCARB 07.13.16

President

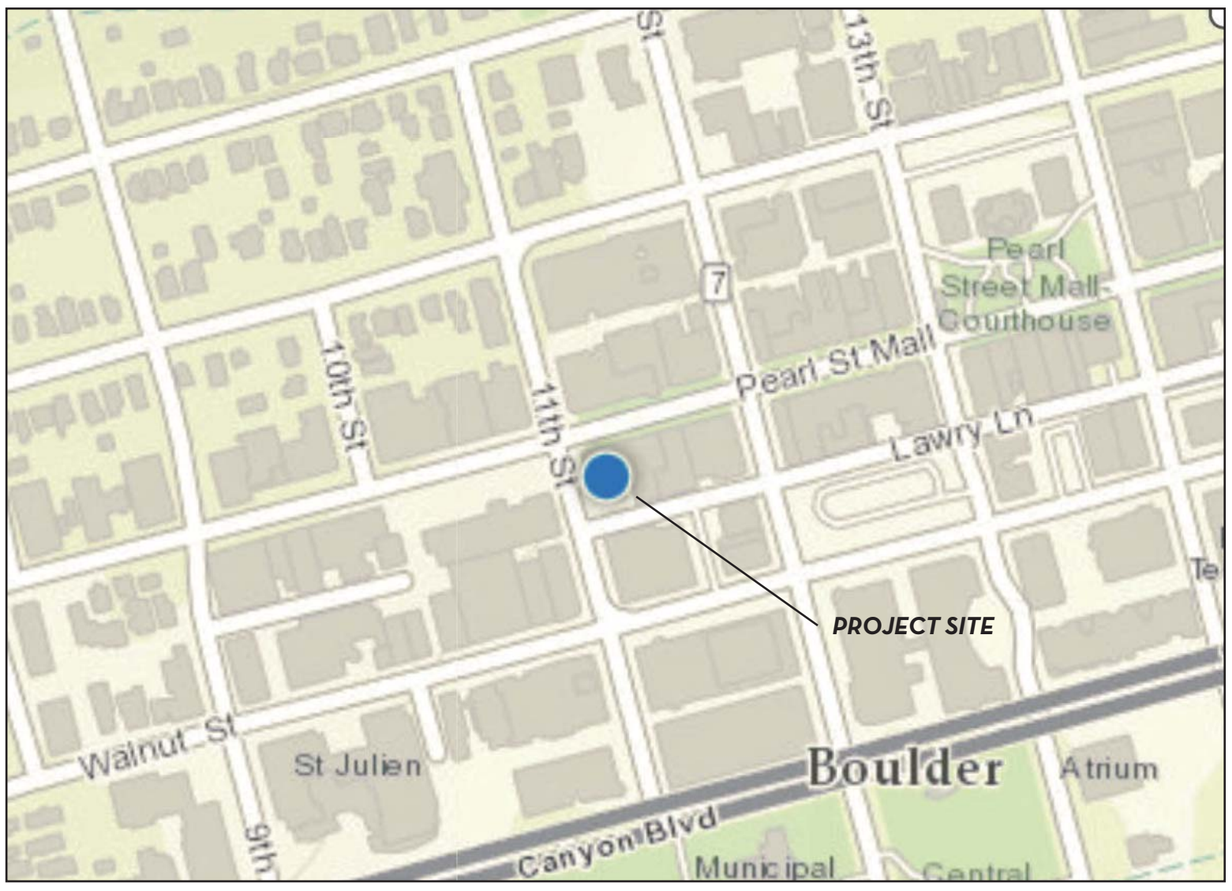
**BRAY ARCHITECTURE, INC.**
1300-C Yellow Pine
Boulder, CO 80304
303.444.1598 – O
303.579.3609 – C

## SHEET INDEX-PROGRESS DRAWINGS


SD-1 COVERSHEET
SD-2 MAIN LEVEL PLAN
SD-3 BASEMENT PLAN
SD-4 SECOND FLOOR PLAN
SD-5 THIRD FLOOR PLAN
SD-6 NORTH CONTEXT ELVATION
SD-7 WEST CONTEXT ELEVATION
SD-8 SOUTH CONTEXT ELEVATION
SD-9 PERSPECTIVE
SD-10 CONTEXT IMAGES
SD-11 SURVEY


## FLOOR AREAS:

| | |
|---|---|
| BASEMENT: | 6,000 S.F. (NET) |
| MAIN LEVEL: | 5,900 S.F. |
| SECOND LEVEL: | 6,200 S.F. |
| THIRD LEVEL: | 3,235 S.F. |
| BUILDING TOTAL: | 21,335 S.F. |




VICINITY MAP

**1102 Pearl Land Use Information**

Zoning: DT-4

Modular Zone System:
Use: D1
Form: q
Intensity: 27

Base-Level Zoning Constraints
**Allowed Uses (D1):**
Restaurants, Brew Pubs
Financial Institutions
Retail Sales
Professional offices (not on the ground level)

**Form (q):**
Side yard setback: 0'
Interior lot line setback:0' or 12'
Front Yard Setback: 0'
Rear Yard Setback: 15'
15' min setback from street at 3rd story and above (front and side streets)

*Allowable building height: 38'
*(2) stories max (base F.A.R.)
60% of ground level building fronting public streets to be glazed
70% of lot frontage on public streets to contain building
* additional height and story ( over 38'), with site review

**Intensity (27)**
*10-20% open space required on site for non-residential uses

Base F.A.R.: 1.7:1

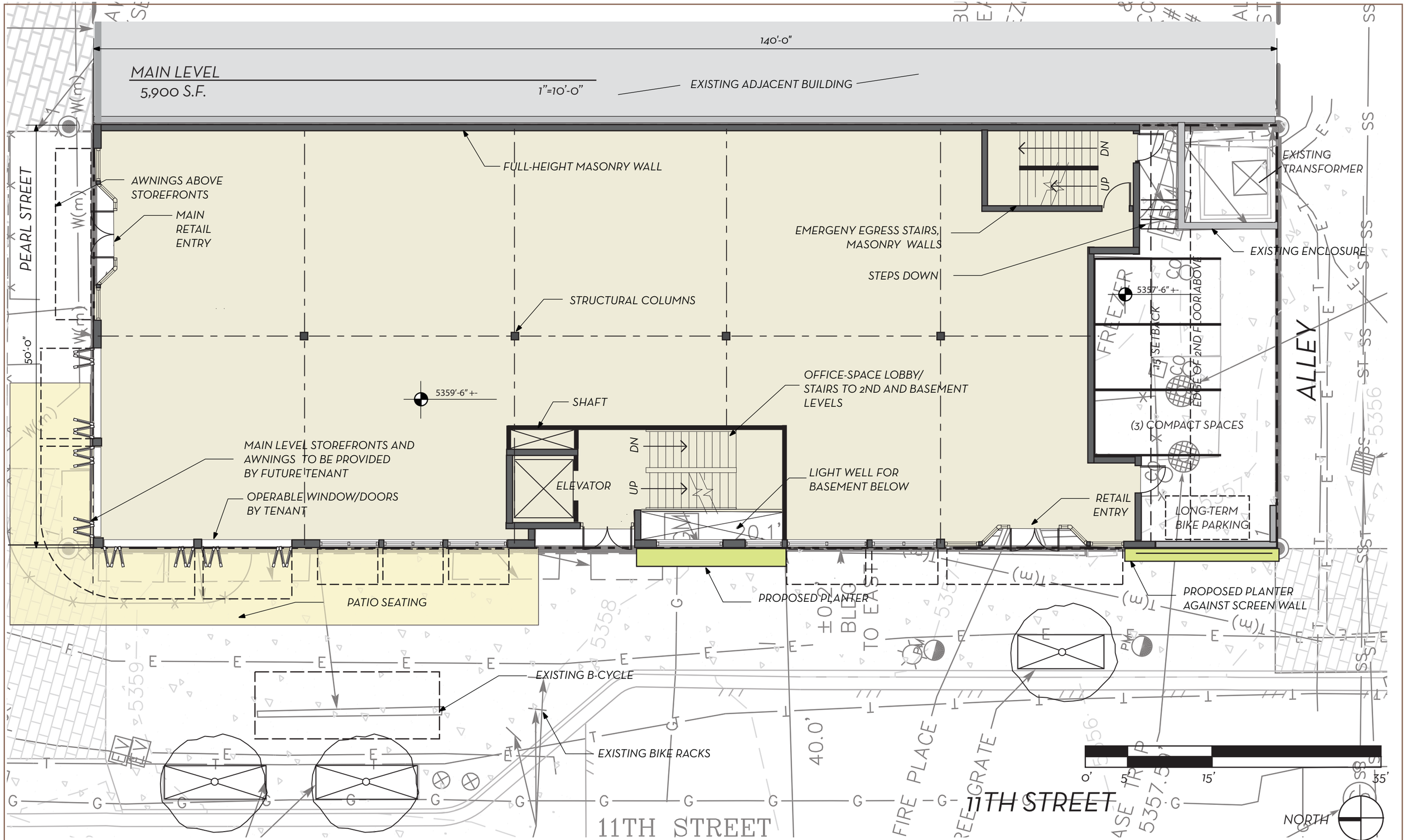
*Proposed F.A.R. 2.2:1
Basement is not included within the floor area, so a full basement may be added and not counted against the F.A.R.

*This project can be reviewed under site review. Elements with asterisk can be modified through site review

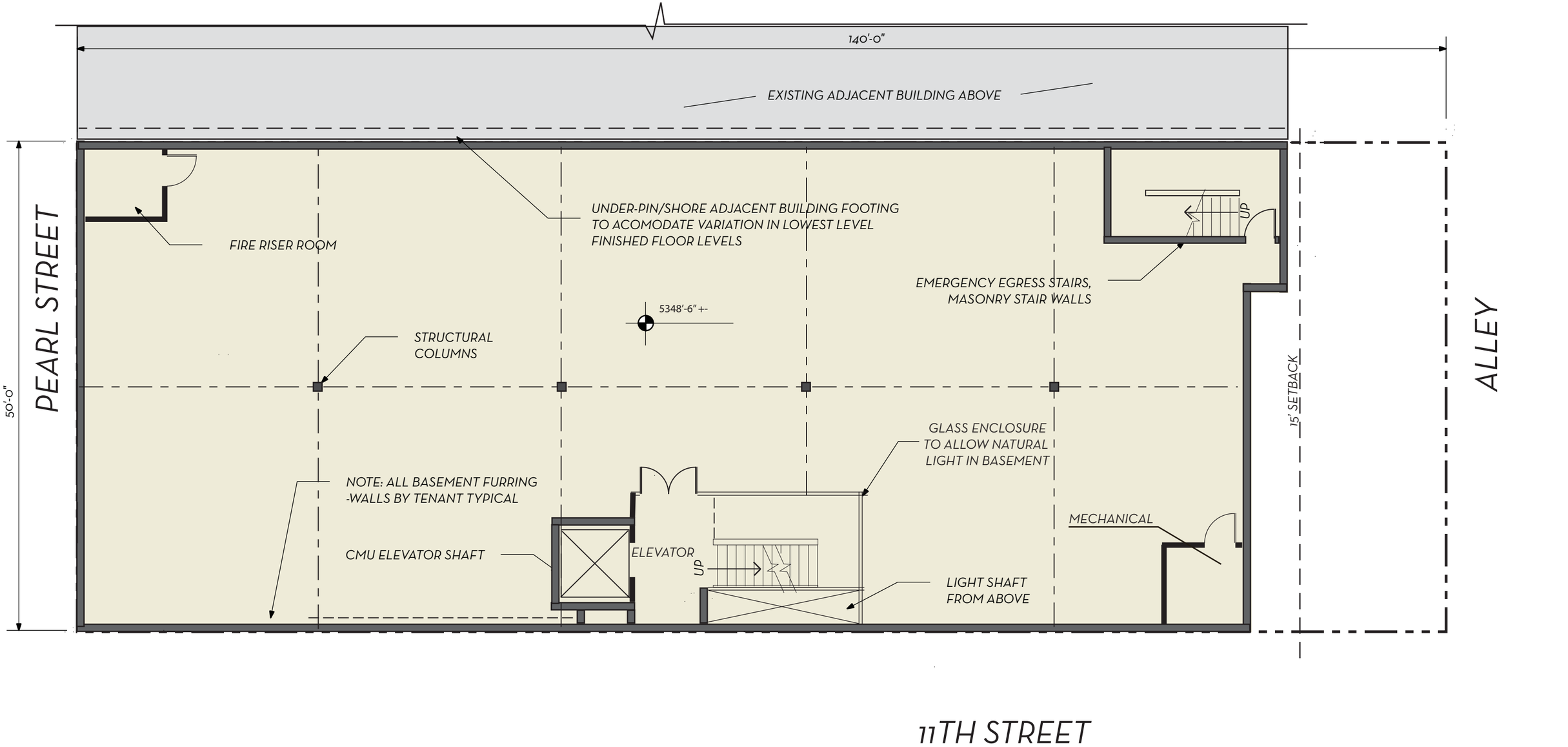
Lot Area:
Option-1 (2-stories with basement)
6,991 s.f. X 1.7=11,885 s.f. + 6,000 s.f. basement = 18,145 s.f. building area total

Option-2 (3-stories with basement)
6,991 s.f. x 2.2 = 15,380 s.f. + 6,000 s.f. basement =21,335 s.f. building area total

Long-term bicycle parking required on-site




1102 PEARL STREET, BOULDER, CO | PMD REALTY | 7-15-16 | BRAY Architecture, Inc. | Agenda Item 5B | Page 43 of 52 | SD-2



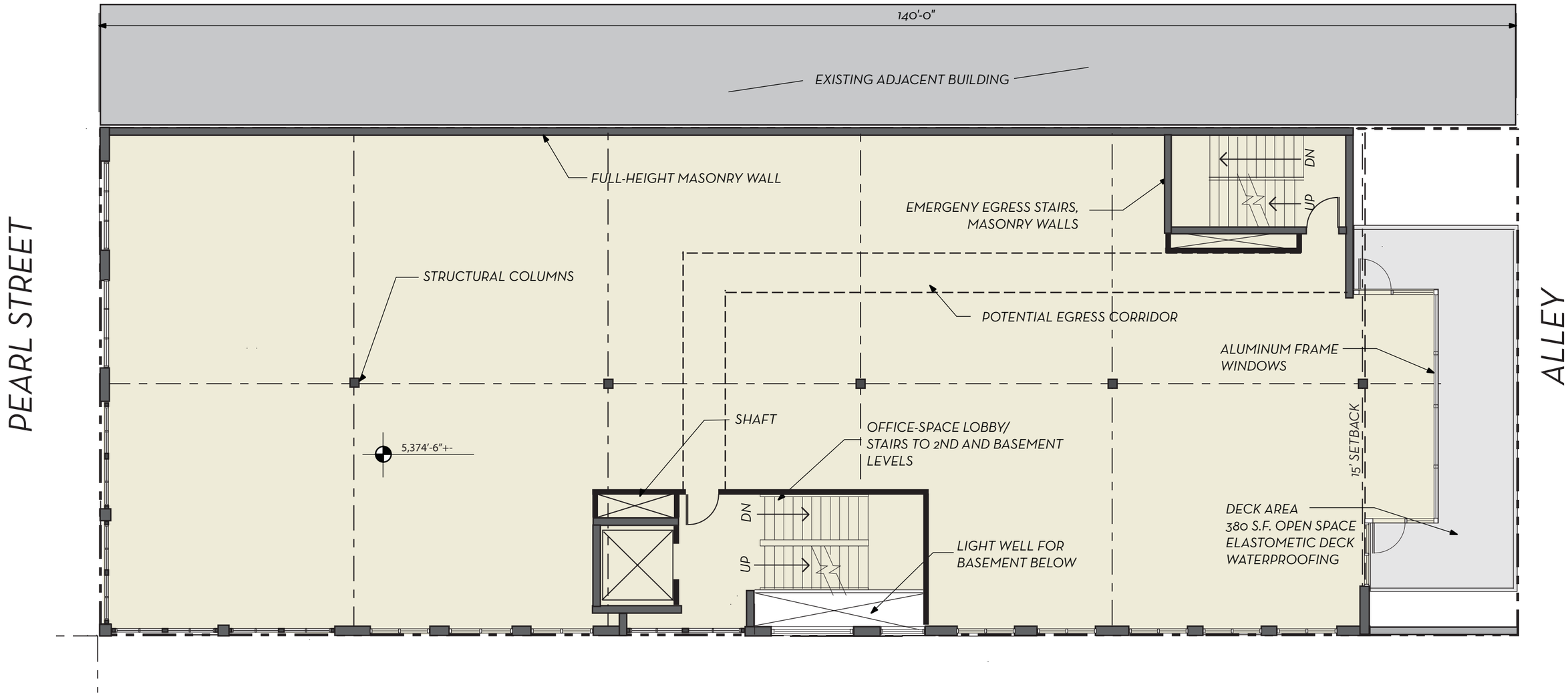

BASEMENT LEVEL

6,045 S.F.

1"=10'-0"

NORTH

0' 5' 15' 35'




SECOND LEVEL

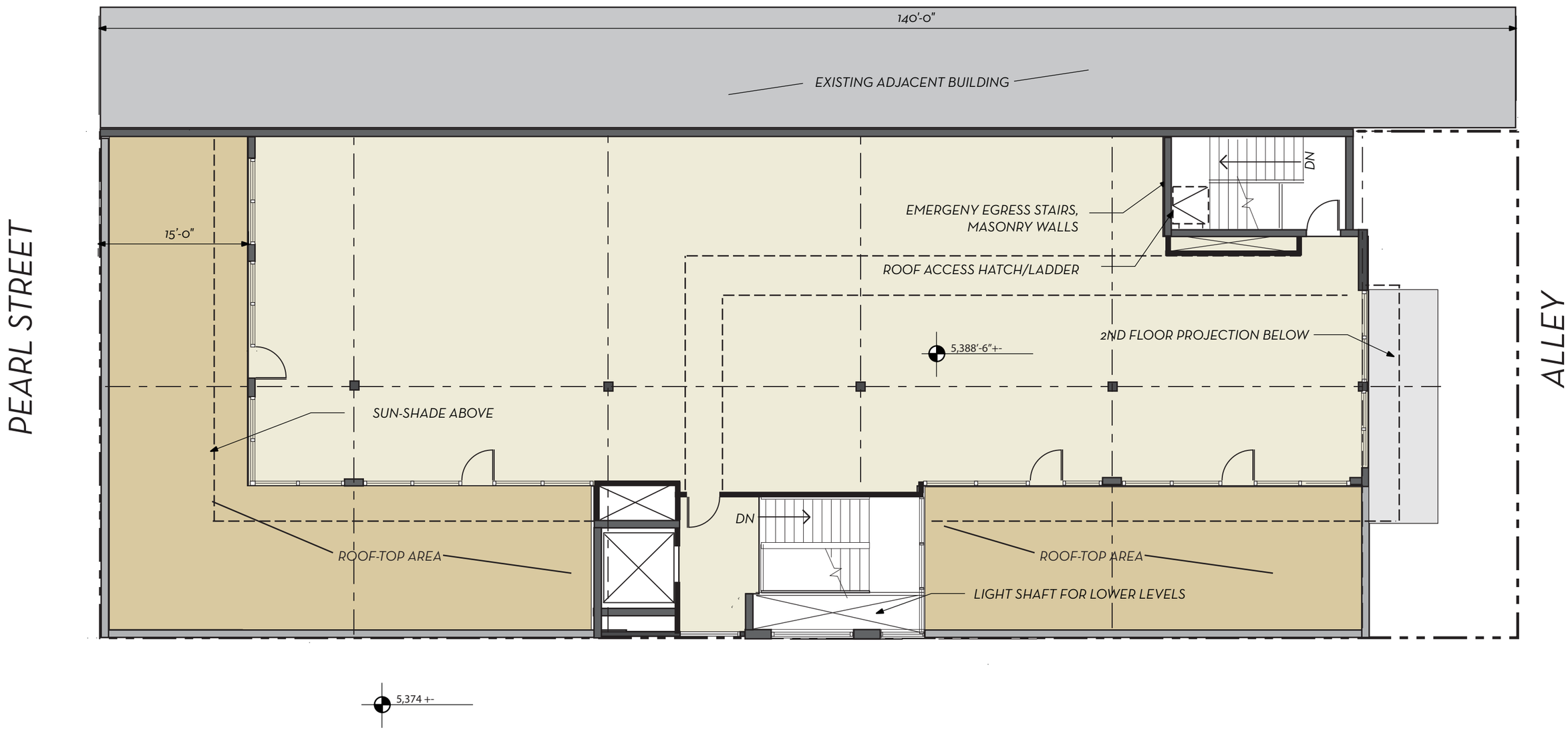
6,200 S.F.

1"=10'-0"

11TH STREET

0' 5' 15' 35'

NORTH




THIRD LEVEL

1"=10'-0"

0' 5' 15' 35'

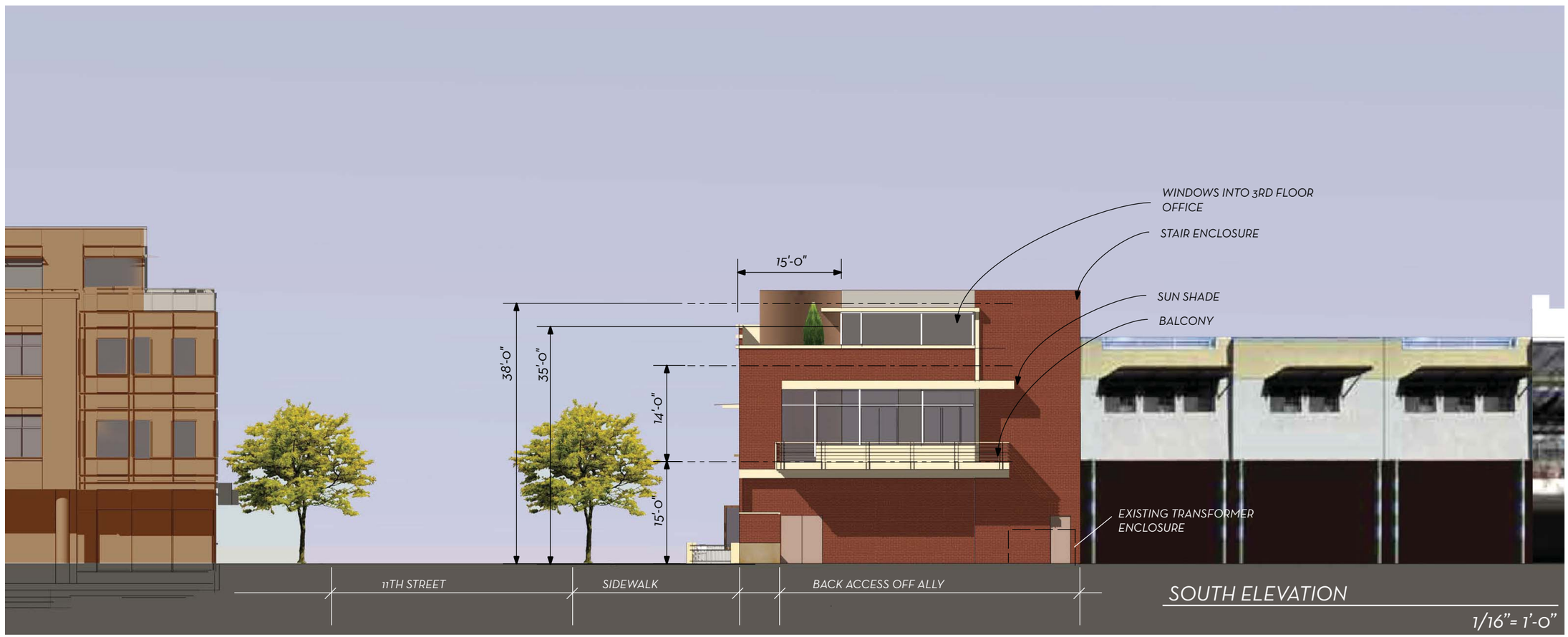
NORTH

NORTH ELEVATION

1/16"= 1'-0"

WEST ELEVATION

1/16"= 1'-0"




SOUTH ELEVATION

1/16"= 1'-0"

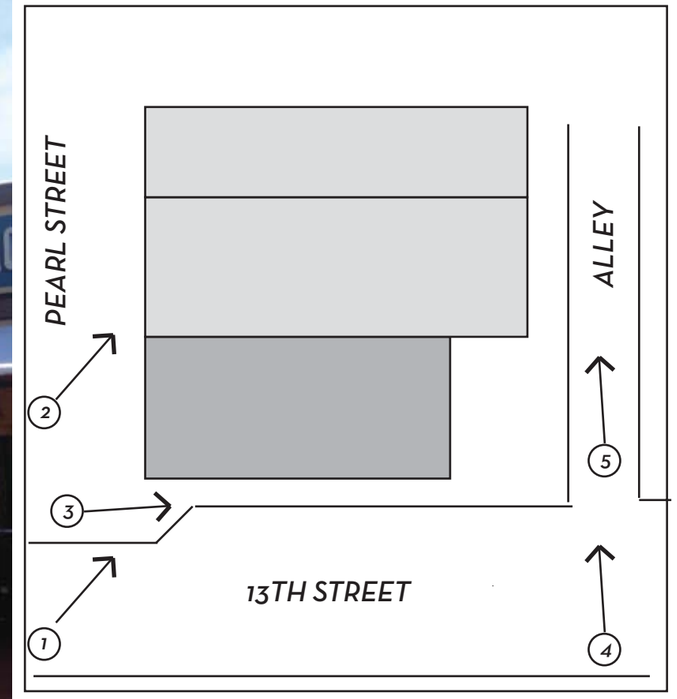
AERIAL

VIEW FROM WEST

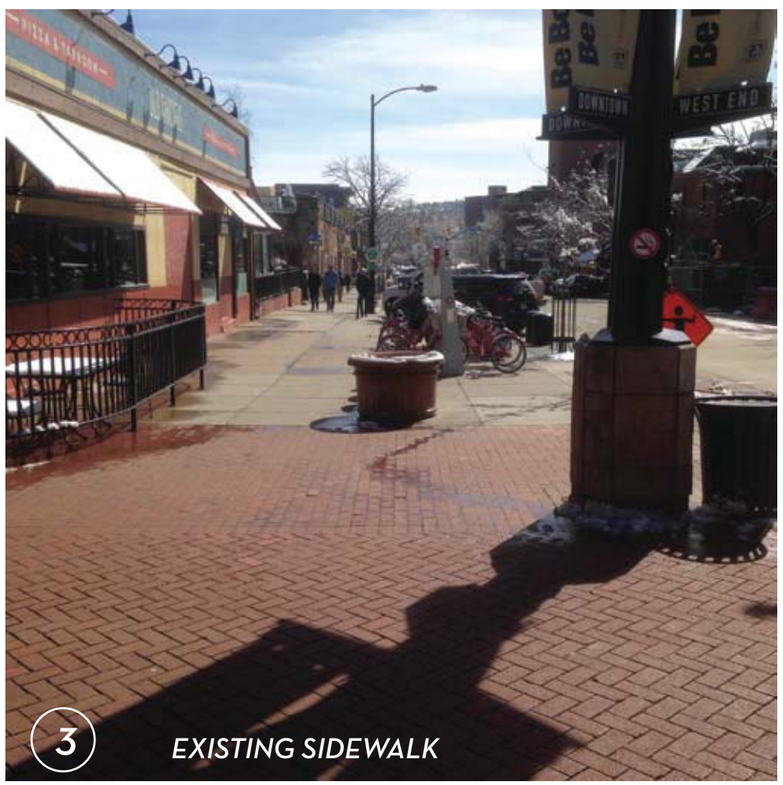
VIEW FROM NORTH-WEST

1 VIEW FROM INTERSECTION

2 ADJACENT CONDITIONS



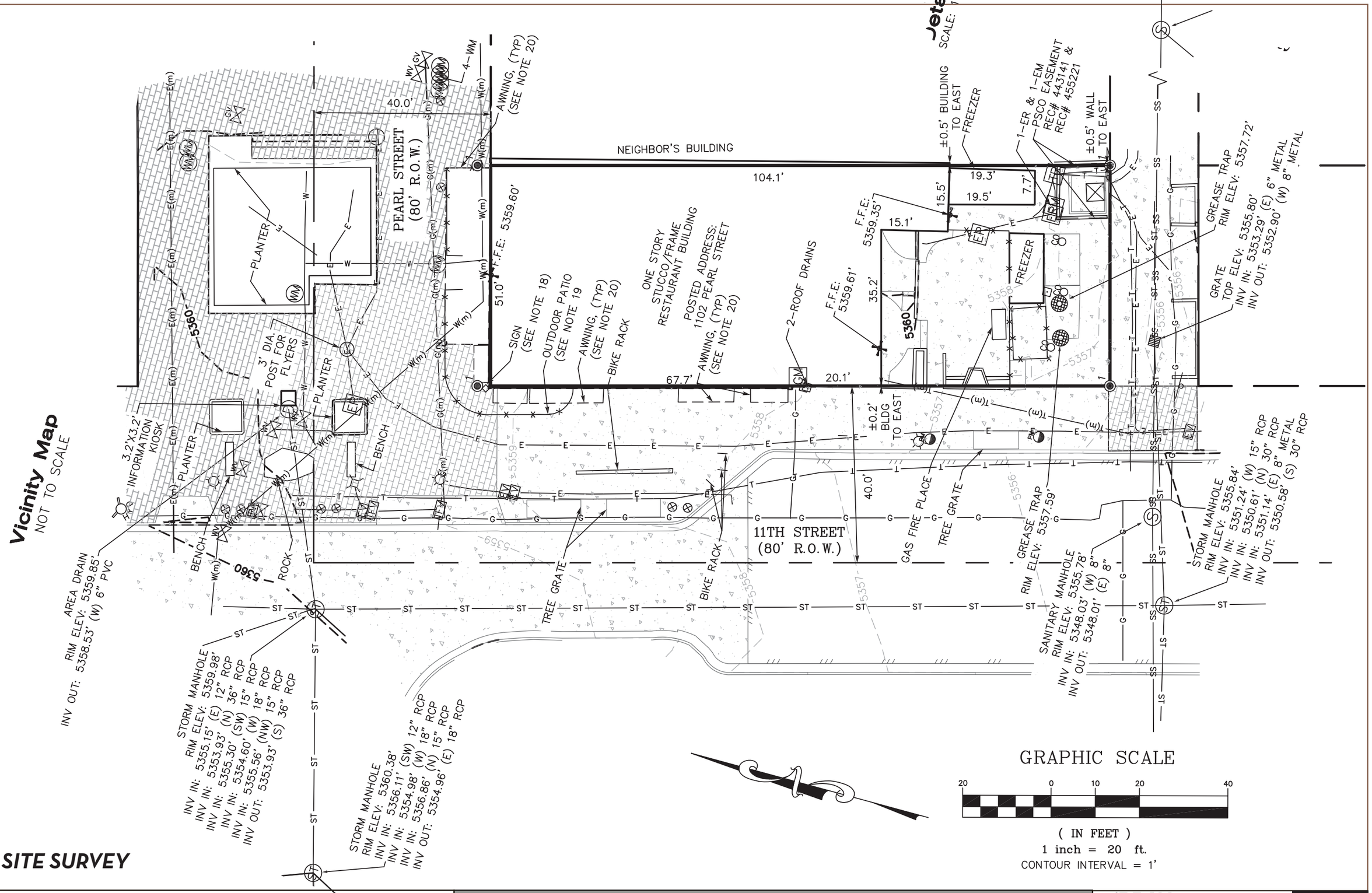

PROJECT IMAGES




3 EXISTING SIDEWALK

4 VIEW TOWARDS ALLEY

5 ALLEY VIEW


Vicinity Map
NOT TO SCALE
Detail
SCALE: 1" =
PEARL STREET
(80' R.O.W.)
11TH STREET
(80' R.O.W.)
NEIGHBOR'S BUILDING
104.1'
40.0'
51.0'
67.7'
20.1'
40.0'
35.2'
15.1'
15.5'
19.3'
19.5'
7.7'
F.F.E: 5359.60'
F.F.E: 5359.35'
F.F.E: 5359.61'
5360
5359
5358
5357
5356
ONE STORY
STUCCO/FRAME
RESTAURANT BUILDING
POSTED ADDRESS:
1102 PEARL STREET
SIGN
(SEE NOTE 18)
OUTDOOR PATIO
(SEE NOTE 19
AWNING, (TYP)
(SEE NOTE 20)
BIKE RACK
2-ROOF DRAINS
±0.5' BUILDING
TO EAST
FREEZER
1-ER & 1-EM
PSCO EASEMENT
REC# 443141 &
REC# 455221
±0.5' WALL
TO EAST
GREASE TRAP
RIM ELEV: 5357.72'
GRATE
TOP ELEV: 5355.80'
INV IN: 5353.29' (E) 6" METAL
INV OUT: 5352.90' (W) 8" METAL
±0.2'
BLDG
TO EAST
GAS FIRE PLACE
TREE GRATE
GREASE TRAP
RIM ELEV: 5357.59'
STORM MANHOLE
RIM ELEV: 5355.84'
INV IN: 5351.24' (W) 15" RCP
INV IN: 5350.61' (N) 30" RCP
INV IN: 5351.14' (E) 8" METAL
INV OUT: 5350.58' (S) 30" RCP
SANITARY MANHOLE
RIM ELEV: 5355.78'
INV IN: 5348.03' (W) 8"
INV OUT: 5348.01' (E) 8"
PLANTER
3' DIA.
POST FOR
FLYERS
3.2'X3.2'
INFORMATION
KIOSK
BENCH
ROCK
4-WM
AWNING, (TYP)
(SEE NOTE 20)
AREA DRAIN
RIM ELEV: 5359.85'
INV OUT: 5358.53' (W) 6" PVC
STORM MANHOLE
RIM ELEV: 5359.98'
INV IN: 5355.15' (E) 12" RCP
INV IN: 5353.93' (N) 36" RCP
INV IN: 5355.30' (SW) 15" RCP
INV IN: 5354.60' (W) 18" RCP
INV IN: 5355.56' (NW) 15" RCP
INV OUT: 5353.93' (S) 36" RCP
STORM MANHOLE
RIM ELEV: 5360.38'
INV IN: 5356.11' (SW) 12" RCP
INV IN: 5354.98' (W) 18" RCP
INV IN: 5356.86' (N) 15" RCP
INV OUT: 5354.96' (E) 18" RCP
GRAPHIC SCALE
20 0 10 20 40
( IN FEET )
1 inch = 20 ft.
CONTOUR INTERVAL = 1'

## SITE SURVEY