

LAND USE:

The property consists of area in two zones, the RM-1 and MU-2 in between 10th St. and Broadway along Violet Ave. in North Boulder. In the RM-1 zone we propose a residential development of (12) 3-story townhomes. The townhomes address both 10th St. and Violet Ave. with porches and entries that face and engage the street. (7) of the townhomes face and activate Violet Avenue, and (5) of the townhomes face and activate 10th Street. Parking for each townhome is provided from the rear via a detached garage. Utility services are provided from the rear as well. Detention for the site is provided along the northern property line of the RM-1 zone.

The Mixed Use buildings A, B, and C are brought near the Broadway and Violet Ave. R.O.W. in order to form a clear edge along Broadway and the intersection at Violet Ave. Buildings A and B are both 3-story with loft apartments over first floor commercial space along the street. Building C holds the corner of Violet Ave. and Broadway with a 2-story building of loft apartments over first floor commercial space along the street that marks a threshold to North Boulder on the west side of Broadway.

With a restaurant anticipated on the first floor of Buildings B and C, an active courtyard space is proposed between the two buildings. This courtyard, contemplated to be hardscape with many plantings and a fountain to soften the traffic noise of Broadway, will provide outdoor seating for the restaurants, a gathering space for the businesses nearby, and a place of rest for pedestrians. Access to the elevator and stairs to the lofts above is also gained through each building. All parking for the Mixed Use buildings is provided to the rear of the buildings, screened from adjacent streets, in garages and at-grade parking stalls.

ARCHITECTURAL CHARACTER:

Our site plan presents the (12) townhomes in 2 groups, one group of (5) townhomes faces 10th Street while one group of (7) townhomes faces Violet Avenue. The intention is to build upon this precedent for the typical brown stone home. The character of these townhomes can be described as a “modern north Boulder vernacular” made of contemporary materials such as brick, wood siding, stone, and metal panel. The design of the facades creates a simple and elegant visual patterning along both 10th Street and Violet Avenue. Each townhome will incorporate a number of ways to access private open space, via an entry patio that faces the street, a private courtyard between the townhome itself and the garage, a second story balcony from the master bedroom, a patio above the garage, and a patio on the roof with great views to the mountains. This third story deck will be set back from the face of the building, to lower the perceived height of the townhome in order to create an appropriate height transition to the surrounding residential zones. The grouping of the townhomes will form a strong edge to the streets while the break between buildings invites one in to the project. The larger group of townhomes are laid out on an east/west axis along Violet Avenue in order to maximize solar access. Both active and passive solar strategies are planned.

The Mixed Use buildings along Broadway and Violet are presented in a character derived from the North Boulder context along with a more urban feel using substantial materials such as brick, masonry, and storefront along the street and transitioning to stucco and wood siding on the third story. The bay pattern along the street, delineated by changes in material and form from the ground floor to the second floor, provide for a human scale to the buildings; a pleasing pattern and rhythm on the street anticipated in the North Boulder Sub Community Plan. The planters integrated into the streetscape and buildings along Broadway will soften the street edge and provide for a unique sidewalk while inviting pedestrians in to the project.

NORTH BOULDER SUB COMMUNITY PLAN:

Our proposal conforms to the NBSCP in the following ways:

1. The Mixed Use buildings along Broadway are compatible with the Mixed Use buildings of Uptown and those recently completed at Violet Crossing on the east side of Broadway. The property to the south along Violet is currently a steel yard. If the property to the south redevelops using the RL-2 zone, the townhomes proposed along Violet Avenue will be compatible with the redevelopment.
2. Front doors and yards face the street and the front yards will be left open and contain attractive landscaping.
3. Garages are provided to the rear of the townhomes, with no garage door facing a public street.
4. By bringing the buildings up to the street as much is allowed by the addition of the 10'-0" multi-use path requested by the City of Boulder staff, a build-to line is created.
5. The building designs are more urban along Broadway and more residential along Violet Avenue and 10th Street. The designs presented are of a high quality with varied materials, visible patterns, and strong rhythms.

6. Street trees will be provided as shown on the plan.
7. The parking lot for the Mixed Use buildings is to the rear of the buildings and screened from view from the street.

TRANSPORTATION DEMAND MANAGEMENT PLAN

Strategies for reducing the need to use the automobile:

- The project will become part of the burgeoning North Broadway corridor in North Boulder and as such is in walking distance to shops, restaurants, services, opportunities for work and play, neighborhood parks, schools, etc.
- The SKIP and 204 RTD bus routes run along Broadway, and with the bus stop provided on Broadway, access to the rest of the city by bus is immediate.
- The project sits a few blocks from bike trails and paths that provide bike access to all parts of the city.
- We propose 28 spaces for bike parking on site, with 12 being long-term and 16 being short-term where a total of 20 bike parking spaces are required. We are also proposing an additional 12 bicycle parking spaces outside of the ROW adjacent to the bus stop and corner of Violet and Broadway.
- The sidewalks, multi-use paths, and bike lanes are designed to encourage connections by walking and biking, rather than driving.

CURRENT OWNERSHIP:

The project is owned by Emerald Investments, LLC.

DEVELOPMENT SCHEDULE:

The owner anticipates an ability to begin construction immediately upon receiving entitlement approvals and building permits from the City of Boulder.

RESPONSE TO GENERAL CRITERIA FOR ALL SITE REVIEW APPLICATIONS

I. Boulder Valley Comprehensive Plan:

(A) How is the proposed site plan consistent with the purposes and policies of the Boulder Valley Comprehensive Plan?

In the RM-1 zone we are proposing 12 townhomes which is consistent with the goals of the comp plan's Medium Density land use designation for building type. In the MU-2 zone we are proposing three mixed use buildings which is consistent with the goals of the comp plan's Mixed Use Business land use designation. In addition the uses we foresee here which include restaurants, offices, personal services, retail etc. are all in support of housing, as the comp plan encourages.

(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 300 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, or,*
- (ii) the maximum number of units that could be placed on the site without waiving or varying any of the requirements of Chapter 9-7, "Bulk and Density Standards," B.R.C. 1981.*

How is the proposed site plan consistent with the above density criteria?

In the RM-1 zone, the 12 townhomes result in a density of 9 DU/acre which is consistent with the comp plan's goals of between 6 and 14 for this land use designation.

II. 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, and its physical setting. Projects should utilize site design techniques which

PO Box 17983
Boulder, CO 80308
Phone: (720) 771-0516
jeff@thestudioatmorgancreek.com

www.thestudioatmorgancreek.com

enhance the quality of the project. In determining whether this subsection is met, the approving agency will consider the following factors:

A. Open space, including without limitation, parks, recreation areas, and playgrounds:

1. How is useable open space arranged to be accessible and functional?

The largest area of useable open space in the proposed site plan is located between buildings B and C, at the garden courtyard. Located with access to Broadway, in the middle of the mixed use buildings, and extending toward the townhomes to the east, the garden courtyard is accessible to residents, occupants, tenants, and visitors of the property. This space will be active and functional as a seating area for the adjacent restaurants, as a gathering space for residents, tenants and the public

2. How is private open space provided for each detached residential unit?

Each townhome has a plethora of private open spaces. Each unit has an entry porch with direct access from the street, a second floor balcony that faces the street, a private, exterior courtyard between the unit and the garage, a large, private patio above the garage, as well as a south or west facing deck on the third floor. Garden areas will be provided surrounding the foundations with the intent for the homeowner to add to the plants provided.

3. How does the project provide for the preservation of natural features, including, without limitation, healthy long-lived trees, terrain, significant plant communities, threatened and endangered species and habitat, ground and surface water, wetlands, riparian areas, and drainage areas?

None of the existing trees will be preserved at this time. There are many weed trees and older cottonwoods. There are no significant plant communities, threatened and endangered species and habitat or existing ground and surface water, wetlands riparian area or drainage areas on this site to be preserved.

4. How does the open space provide a relief to the density, both within the project and from surrounding development?

Within the Residential portion of this project, we are providing over 60% open space. Our multiple options for private open space and area designated for potential garden plots will increase the livability of these 12 units by providing relief from the density. Within the Mixed-Use portion, the large courtyard area between buildings B and C will provide a place for rest and relief from the density along Broadway. The use of a water feature in the courtyard will provide acoustic relief from the surrounding density as well.

5. How does the open space provide a buffer to protect sensitive environmental features and natural areas?

On the north side of the townhomes, we have a 25' drainage easement that will be used as detention and will be landscaped with native grasses that will provide a buffer between the proposed residential areas from the property to the north.

6. If possible, how is open space linked to an area- or a city-wide system?

We have designed a detached 10' multi-use path along Violet Avenue that will extend pedestrian access into the neighborhood and provide access to the Waldorf School across 10th Street.

B. Open Space in Mixed Use Developments: Developments that contain a mix of residential and non-residential uses:

1. How does the open space provide for a balance of private and shared areas for the residential uses and common open space that is available for use by both the residential and non-residential uses that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property?

We have created a balance of open space both private and public with the following:

- i. Private patios, balconies and courtyards for each townhome unit
- ii. Private balconies for each residential unit in Buildings A, B, & C

iii. As noted above, the residential portion of the project has potential public garden plots and the mixed-use portion has an additional public use area in the large courtyard between Buildings B & C with outdoor dining, seating, a water feature, vertical landscape elements and planters.

2. How does the open space provide active areas and passive areas that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property and how is the open space compatible with the surrounding area or an adopted plan for the area?

The central courtyard between Buildings B and C will provide an active, animated environment during outdoor dining times for residents, occupants, tenants, and visitors of the property and a quiet, restful contemplative experience when it is less full of people. The water feature and planter elements are intended to help buffer the noise of Broadway. Site benches are proposed along Broadway that will offer passive areas for the visitors to rest. The potential garden plots would offer both an active communal space for residents (when it is full), and a passive, contemplative area for residents (when it is less full), and enrich with time as residents begin filling the gardens.

C. Landscaping:

1. How does the project provide for aesthetic enhancement and a variety of plant and hard surface materials, and how does the selection of materials provide for a variety of colors and contrast and how does it incorporate the preservation or use of local native vegetation where appropriate?

Landscaping within the site will serve the users and the community both aesthetically and functionally. The specific landscape materials chosen for the development will emphasize a variety of colors, textures and forms in order to provide year-round interest. Among the major landscape objectives are the following:

- i. Provide an attractive urban streetscape along Broadway and Violet Ave. with terraced landscape walls and planter areas, where native plants of differing heights and colors will be placed
- ii. Visually enhance the architectural features on the corners and entries into the project.
- iii. Provide a buffer from density and increase visual interest and comfort to the pedestrian areas (in the courtyard, along the storefronts, along the multi-use path).
- iv. Screen and break up the parking with landscape areas, with native plants and trees that also provide shade, and
- v. Provide enclosed, attractively buffered areas for trash and recycling.
- vi. Provide a variety of native vegetation in front of every townhome to provide visual interest and a buffer from the street.

2. How does the landscape and design attempt to avoid, minimize, or mitigate impacts to important native species, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project?

There are no important native species, plant communities of special concern, threatened and endangered species and habitat on this site. We will be using a landscape palette of xeri and adaptive plants that work well in the North Boulder micro-climate.

3. How does the project provide significant amounts of plant material sized in excess of the landscaping requirements of Sections 9-9-12 and 9-9-13, "Landscaping and Screening Requirements," and "Streetscape Design Standards," B.R.C. 1981;

With the current design along Broadway, we are providing additional trees and landscape in the raised planters along the back of the public walk. On the western side of the Mixed Use buildings, we are providing trees along the building and additional landscape in the parking lot. On the SE corner of the development, a large tiered garden is proposed to accent and provide interest to the corner and enrich the outdoor dining experience.

In the Residential portion of the project, we are proposing to continue the shrub plantings within the planting strip and add a variety of native vegetation in front of every townhome. There is an underground irrigation lateral that precludes us from installing street trees, so trees have been moved to behind the walk and will help buffer the residential units from the street.

4. How are the setbacks, yards, and useable open space along public rights-of-way landscaped to provide attractive streetscapes, to enhance architectural features, and to contribute to the development of an attractive site plan?

As shown in the plan, and eluded to above, the streetscapes along Broadway and Violet are very rich with the addition of planting strips along the street and the planters and small trees along the back of walk. The public courtyard will have vertical gardens, a water feature, seating and small trees and shrub beds. The vegetation in the front yard of each townhome will enhance the experience along the multi-use path along Violet and the sidewalk along 10th Street.

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

1. How are high speeds discouraged or a physical separation between streets and the project provided?

The tree lawn and large multi-use path in the RM-1 zone and the wide, multi use sidewalk and adjacent walkway in front of the mixed use buildings in the MU-2 zone provide a safe physical separation from automobile traffic.

2. How are potential conflicts with vehicles minimized?

Through the design of the sidewalks mentioned above and clear curb cuts within those sidewalks. A raised connection with proper striping has been provided between buildings A and B that will both slow traffic, and alert automobiles of the pedestrian crossing

3. How are safe and convenient connections accessible to the public within the project and between the project and existing and proposed transportation systems provided, including without limitation streets, bikeways, pedestrian ways and trails?

The bus stop for the SKIP and 204 bus routes along Broadway and detached sidewalks connect to the city system of sidewalks and nearby bike paths. The 10' multi-use path along Violet Ave. is a safe and convenient connection to both the city transportation systems, as well as a safe and convenient connection from the residential areas to the mixed use areas within the project.

4. How are alternatives to the automobile promoted by incorporating site design techniques, land use patterns, and supporting infrastructure that supports and encourages walking, biking, and other alternatives to the single occupant vehicle?

- The project will become part of the burgeoning North Broadway corridor in North Boulder and as such is in walking distance to shops, restaurants, services, opportunities for work and play, neighborhood parks, schools, etc.
- The SKIP and 204 RTD bus routes run along Broadway, and with the bus stop provided on Broadway, access to the rest of the city by bus is immediate.
- The project sits a few blocks from bike trails and paths that provide bike access to all parts of the city.
- We propose 28 spaces for bike parking on site, with 12 being long-term and 16 being short-term where a total of 20 bike parking spaces are required. We are also proposing an additional 12 bicycle parking spaces outside of the ROW adjacent to the bus stop and corner of Violet and Broadway.
- The sidewalks and paths are designed to encourage connections by walking and biking, rather than driving.

5. Where practical and beneficial, how is a significant shift away from single- occupant vehicle use to alternate modes promoted through the use of travel demand management techniques?

- The project will become part of the burgeoning North Broadway corridor in North Boulder and as such is in walking distance to shops, restaurants, services, opportunities for work and play, neighborhood parks, schools, etc.
- The SKIP and 204 RTD bus routes run along Broadway, and with the bus stop provided on Broadway, access to the rest of the city by bus is immediate.
- The project sits a few blocks from bike trails and paths that provide bike access to all parts of the city.
- We propose 28 spaces for bike parking on site, with 12 being long-term and 16 being short-term where a total of 20 bike parking spaces are required. We are also proposing an additional 12 bicycle parking spaces outside of the ROW adjacent to the bus stop and corner of Violet and Broadway.
- The sidewalks and paths are designed to encourage connections by walking, rather than driving.

6. What on-site facilities for external linkage with other modes of transportation are provided, where applicable?

A bus stop along Broadway is provided.

7. How is the amount of land devoted to the street system minimized?

No land is devoted to streets.

8. How is the project designed for the types of traffic expected, including, without limitation, automobiles, bicycles, and pedestrians, and how does it provide safety, separation from living areas, and control of noise and exhaust?; and

Traffic entering and leaving the townhomes in the RM-1 zone do so using an alley between the townhomes and a shared drive that also serves the MU-2 zone buildings. That shared drive is behind the mixed use buildings and is connected to both Broadway and Violet Ave through two curbs cuts. This minimal amount of interruption of the sidewalk promotes pedestrian safety. The buildings along Broadway will include a laminated glass in the windows of the residential units to mitigate the sounds from Broadway. The sidewalks along Broadway, Violet, and 10th Street are detached from the streets and buffered with a tree lawn. The 10' multi-use path provides a safe east-west connection for residents and the public from Broadway to 10th Street.

9. How will city construction standards be met, and how will emergency vehicle use be facilitated?

City construction standards will be met by following the D.C.S. where applicable. Emergency vehicles will have access to the project's buildings from Broadway, Violet Ave., and 10th St. The project was has been shown to fire department staff for comment. Additional Auto turn drawings have been provided for reference.

E. Parking:

1. How does the project incorporate into the design of parking areas, measures to provide safety, convenience, and separation of pedestrian movements from vehicular movements?

Sidewalks of varying widths that include tree plantings border the parking area in the MU-2 zone providing separation from the pedestrian area. An additional sidewalk is proposed on the north side of the access lane from Broadway to provide a separate and safe pedestrian connection to the existing adjacent commercial property to the northwest of our site.

2. How does the design of parking areas make efficient use of the land and use the minimum amount of land necessary to meet the parking needs of the project?

The parking garages for the townhomes in the RM-1 zone are all accessed from a single, shared drive, and all parking stalls in the MU-2 zone utilize the most efficient 90 degree parking layout.

3. How does the orientation of buildings minimize shadows on and blocking of views from adjacent properties?

The orientation of the mixed use buildings parallel Broadway, therefore having a minimum shadow impact on the property to the north, as well as a minimum impact on their views to the mountains. By placing the townhomes to the south in the RM-1 zone, there is minimum shadow and view impact to the adjacent property to the north as well.

4. If the character of the area is identifiable, how is the project made compatible by the appropriate use of color, materials, landscaping, signs, and lighting?

The mixed use buildings along Broadway consist of a brick and masonry base with lighter, more colorful materials of stucco and cedar siding which promote a soft, urban feel, consistent with the goals of the North Boulder Sub Community Plan. The streetscape which includes numerous street trees and gardens will contribute to the evolving character of North Broadway.

5. How do buildings present an attractive streetscape, incorporate architectural and site design elements appropriate to a pedestrian scale, and provide for the safety and convenience of pedestrians?

Our three Mixed Use buildings are based on an urban typology using substantial materials such as brick, masonry, and storefront along the street and transitioning to stucco and cedar siding on the upper stories. The bay pattern, massing, and play of transparent and opaque materials along the street provide for a pleasing rhythm at the pedestrian level. The townhomes each have a human scale massing of materials and volumes facing both 10th street and Violet Ave, creating an attractive rhythm to the streetscape. Deep welcoming front porches face both streets, inviting interaction between residents and passersby. Safety of the area is increased due to the types of uses that will have residents, business owners, and employees present at all hours of the day and night.

6. To the extent practical, how does the project provide public amenities and planned public facilities?

The space in between Buildings B and C is a garden courtyard environment with seating for the restaurants surrounded by living walls, trees, and plantings that creates a retreat from the bustling corridor of Broadway. The planned bus shelter will connect this project to the larger city transportation system.

7. For residential projects, how does the project assist 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 project consists of 3 bedroom townhomes (with an option to finish off a fourth bedroom), 1 and 2 bedroom apartments. All of the apartments are of varying sizes and all are served by elevator.

8. For residential projects, how is noise minimized between units, between buildings, and from either on-site or off-site external sources through spacing, landscaping, and building materials?

Each of the townhomes and apartments will be constructed using a shaft wall system that has an STC of 57. Each of the apartments in the mixed use buildings will use laminated glass in the windows that face Broadway to reduce sound impacts from the street. The townhomes are set back from the street with a landscape buffer to minimize sound impacts.

9. If a lighting plan is provided, how does it augment security, energy conservation, safety, and aesthetics?

No lighting plan is provided but all safety lighting in the parking areas and along the pedestrian path will be building mounted full cut off down-lighting. This will be demonstrated at the technical document phase with a photometric plan, and lighting cut sheets.

10. How does the project incorporate the natural environment into the design and avoid, minimize, or mitigate impacts to natural systems?

By orienting the townhomes on an east – west axis and designing the roofs of the mixed use buildings as flat, we anticipate the inclusion of active solar systems to offset the energy costs and carbon emissions of the buildings. The planting strip adjacent to the sidewalk along Broadway acts as a storm-water filter utilizing designs based on previous work with the EPA on micro

management techniques. The proposed design of the surface parking surrounding the mixed use buildings uses porous pavers that integrates beautiful hardscape with additional micromanagement storm-water techniques.

11. How are cut and fill minimized on the site, and how does the design of buildings conform to the natural contours of the land, and how does the site design minimize erosion, slope instability, landslide, mudflow or subsidence, and minimize the potential threat to property caused by geological hazards?

Cut and fill are minimized by maintaining the existing drainage patterns of the site. The site generally drains from northwest to southeast currently and will continue the same general pattern after development. The site will utilize the current standards and BMPs used to control erosion and sediment. Some of the BMPs that will be used on this project include sediment ponds, silt fencing, erosion control logs, inlet/outlet protection, and construction access tracking control devices, concrete washouts and dust control.

G. Solar Siting and Construction: For the purpose of insuring 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:

1. 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. How is this criterion met?

All buildings along Violet Ave. will have full access to both passive and active solar system integration and have full control of shading from trees to the south. All other buildings are sited to allow for active solar systems integration.

2. 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. How is this criterion met?

By orienting the townhomes on an east – west axis and designing the roofs of the mixed use buildings as flat, we anticipate the inclusion of active solar systems to offset the energy costs and carbon emissions of the buildings.

3. 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 Chapter 9-9- 17, "Solar Access," B.R.C. 1981. How is this criterion met?

The project meets the criterion of the BRC. See the provided solar shadow diagram.

4. Landscaping. The shading effects of proposed landscaping on adjacent buildings are minimized. How is this criterion met?

Deciduous trees are used throughout the project to provide shading in the summer and allow access to the sun in the winter.

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:

1. The light pole is required for nighttime recreation activities, which are compatible with the surrounding neighborhood, or the light or traffic signal pole is required for safety, or the electrical utility pole is required to serve the needs of the city?; and

NA

2. The pole is at the minimum height appropriate to accomplish the purposes for which the pole was erected and is designed and constructed so as to minimize light and electromagnetic pollution. If applicable, how are these criteria met?

NA

NARRATIVE:

An overarching goal of the mixed use project at 4403 Broadway is to create a vibrant, active, and lively environment along the streetscape of North Broadway by inviting a diversity of uses into the first floor spaces. By having businesses inhabiting those first floor spaces that provide a number of different services to the surrounding neighborhood and community we can create a place within the North Boulder Sub Community that is desirable for business owners and customers alike.

The two restaurants we are proposing are a key component of this goal. The two small scale restaurants will anchor the south corner of Building B and the first floor along Broadway in Building C, creating an inviting and welcoming presence facing Broadway and the corner at Violet Ave. Each of the restaurants is planned to have outdoor seating that will flow out onto the garden courtyard between the restaurants enlivening this public outdoor space while providing a place for outdoor dining, gathering, and socializing. The restaurant in Building C at the corner of Broadway and Violet will also have outdoor seating that wraps the east of the building atop the terraced garden planters further enhancing the lively atmosphere at this important street corner. Restaurants of this scale (we are proposing one at @1,100 SF and one at @1,300 SF) become the “neighborhood place” due to their size and intimacy and eventually are the identifying markers of that neighborhood; these places are what changes a “project” into part of a community.

CRITERIA:

1. Consistency with Zoning: The restaurant use is consistent with the purpose of the mixed use zone as the use itself is allowed in the zone, it is the size of the restaurant being larger than 1000SF that requires the use review. The two restaurants that we are proposing are @1,100 SF and 1,300 SF which are still neighborhood restaurants in scale, which is the intent of the zoning.
2. Rationale: (A) Provides a direct service or convenience to the neighborhood. The two small scale, neighborhood restaurants will provide a direct service and convenience to the surrounding residents, business owners, and employees by creating additional places to eat, gather, and socialize in North Boulder, an area that is slowly redeveloping and currently has few restaurant choices available.
3. Compatibility: The two small scale neighborhood restaurants are compatible with the surrounding area in size and use and will not only have no negative impacts on the nearby properties, the restaurants will enhance this area greatly.
4. Infrastructure: The infrastructure necessary for the 1,000 SF restaurant (allowed use) is the same as is required for the restaurants we are proposing.
5. Character: The character of North Boulder is evolving with every new project to be built. The addition of these two restaurants will make a significant, positive contribution to the character of this neighborhood.

HEIGHT MODIFICATION:

Our proposal includes a request for a height modification per sheet SR-A1.01 (a modification in height from 35'-0" to 43'-6" maximum measured per the BRC). The request is in part due to a change in grade from the finish floor elevations of each building (a drop of 2'-0" in Building A and 5'-0" in Building B) to the historic grade which is reflected in the calculated height and not the actual height or perceived height of the building. The actual height for both buildings from adjacent grade is 37'-6". The perception of this height is mitigated by the following design strategies:

Building A

- Designing the south end of the building as a two story brick element with a stepped back third floor reducing the perceived height of the building as a whole.
- Stepping the third story back from the lower two stories across approximately two thirds of the third story.

- Cladding the first two stories in brick at the building corner, and along the first floor and then changing to a lighter color stucco material at the second and third floor.
- Breaking up the elevations with varied massing.
- Creating movement in plan by articulating the first floor wall in and out, defining store entrances and creating visual interest for the pedestrians.
- Creating a first floor commercial storefront with @60% transparency focusing a pedestrian's attention on the first floor activities.
- Designing a two tiered walkway along Broadway with a planting strip along the street, a 10' public walkway, and raised planters at the edge of a 5'-7' walk along the storefronts that creates a garden like pedestrian environment.
- Site Trees are located at parking areas and drive lanes to shade the surface during the hot summer months, and to allow to sun to filter through and aid in snowmelt during the winter months
- Flat roofs are proposed that provide the opportunity for the installation and use of photovoltaic and solar hot water arrays in the future.
- Energy and water efficient fixtures and appliances are proposed throughout the project, as well as native vegetation that reduces water usage demand.
- Permeable pavers and landscape planting areas are proposed to positively impact water quality.

Building B

- Designing the entrance to the restaurant on the first floor as a two story element reducing the perceived height of the building as a whole.
- Stepping the third story back from the lower floors along the southeast end of the building.
- Using a human scaled rhythm of 12'- 8" for the upper two story bays to create a pleasing massing and play of in and out while reducing the visual impact of the upper stories.
- Cladding the upper bays with soft, lighter materials such as light colored stucco and wood.
- Cladding the first and second story in brick and then changing to lighter materials at the second and third floor.
- Breaking up the elevations with varied massing.
- Creating movement in plan by articulating the first floor wall in and out, defining store entrances and creating visual interest for the pedestrians.
- Creating a first floor commercial storefront with @70% transparency focusing a pedestrian's attention on the first floor activities.
- Site Trees are located at parking areas and drive lanes to shade the surface during the hot summer months, and to allow to sun to filter through and aid in snowmelt during the winter months
- Flat roofs are proposed that provide the opportunity for the installation and use of photovoltaic and solar hot water arrays in the future.
- Energy and water efficient fixtures and appliances are proposed throughout the project, as well as native vegetation that reduces water usage demand.

- Permeable pavers and landscape planting areas are proposed to positively impact water quality.
- Designing a two tiered walkway along Broadway with a planting strip along the street, a 10' public walkway, and raised planters at the edge of a 5'-7' walk along the storefronts that creates a garden like pedestrian environment.

Town homes

- Stepped Back third floor to minimize the perceived height of the building and to provide a height transition to the adjacent neighborhood.
- Lighter stucco color on the third floor reduces solar heat gain and helps to decrease the visual impact
- Flat roofs are proposed that provide the opportunity for the installation and use of photovoltaic and solar hot water arrays in the future.
- Energy and water efficient fixtures and appliances are proposed throughout the project, as well as native vegetation that reduces water usage demand.

The usable open space in the MU-2 zone is @32% and for the project as a whole is @49%, which is in excess of the BRC requirements for additional open space for buildings between 35 and 45 feet in height. The proposed heights for both Building A ,Building B, as well as the Townhomes are consistent with the heights of adjacent and nearby properties as shown on SR A1.01 – VICINITY MAP.

End of Written Statement