

May 4, 2015

CITY OF BOULDER
Planning Department
PO Box 791
Boulder, CO 80306

RE: Site and Use Review re-submittal for the Meadows Swim and Tennis Club at 5555 Racquet Court, Boulder, Colorado – Site Review LUR2014-00095, Use Review LUR2015-00018

Please find the revised drawings and written submittal addressing the attached comments.

I. CITY REQUIREMENTS

Building and Housing Codes Kirk Moors, 303-441-3172

The Clubhouse entrance on the north side of the addition must be accessible as per IBC section 3411.8.1.

- ***The existing lift located at court 3 provides accessible access at the north entrance.***

Building Design Chandler Van Schaack, Case Manager

Per the fence standards for athletic facilities set forth in section 9-9-15(c)(6), B.R.C. 1981, "Fencing around athletic facilities, including, without limitation, tennis courts, may be ten feet in height so long as all portions above seven feet are constructed with at least fifty percent non-opaque materials." The current fence exceeds this height and also does not meet the minimum non-opacity requirement. Please see comments under "Neighborhood Comments" below for additional concerns regarding the proposed masonry screen wall.

- ***See revised detail 2/A3.2 which reduces the masonry height.***

Drainage, Erik Saunders, 303 441-4493

1. The Preliminary Drainage Report (Report), states that water quality enhancement is provided through the use of a porous landscape detention facility with infiltration of stored runoff occurring through the gravel basin adjacent to the release structure. If all infiltration is to occur at the gravel basin, calculations must be provided demonstrating that the 8'x8' area can infiltrate the WQCV in the 40 hour drain time such that standing water does not become a nuisance. It will be necessary to provide a geotechnical analysis with measured percolation rates of the underlying soil at the gravel basin to support this assertion. If the entire pond basin area is to be utilized for infiltration then that area should be accounted for in the percolation analysis. Please revise plan and report as necessary and provide the additional analysis and supporting calculations.
 - ***The porous landscape detention has been expanded along the invert of the pond to the water quality surface elevation.***
2. The response to comments indicates that overflow parking is accommodated in the detention pond area on several occasions throughout the year. Landscaped storm water quality and detention pond facilities are not to be used for the storage of vehicles, materials, events hospitality or spectator viewing areas. Overflow parking and event staging must be accommodated outside of the pond area and it may be necessary to re-certify the existing pond based on the impacts caused by the parking of vehicles within the pond area.
 - ***Overflow parking will be handled off-site per parking analysis.***
3. The Preliminary Grading Plan (sheet C1.01) shows the concrete pan outfall at the north end of the proposed tennis courts to discharge runoff flows that appear to bypass the pond basin and release downstream of the weir outlet control. Revise grading plan to provide additional grading detail in the area near the drainage pan outfall to clearly demonstrate that runoff flows will be directed to the detention facility.
 - ***The grading plan has been revised.***

4. The cross-section drawings of flows within the v-pan channel presented in the report show a profile of the tennis court and pan that is inconsistent with the contours shown on the grading plan. The Preliminary Grading Plan shows the courts to be sloped directly northward, however the hydraulic analysis of the pan appears to show that the courts also slope eastward such that the runoff is contained on the courts and flows will remain channelized. Revise the plans and Report as necessary to address the inconsistency.
 - **The plans and report have been revised.**
5. The time of concentration calculations in Appendix A, "Runoff Calculations", of the Preliminary Drainage Report (Report), for Sub-Basin A1 appear to contain an error. The length of travel within the existing storm piping along the south and east sides of the existing enclosed tennis courts is closer to 295' rather than the 120' reported. Please revise the Report as necessary to correct the calculated discharge rates and design volumes resulting from the adjusted term.
 - **The report has been revised.**
6. The Block Wall Detail (sheet A3.2), shows the width of the proposed gutter drainage pan inconsistent with the Civil Engineering plans. The proposed design of the pan per the civil drawings is a shallow concrete v-channel 4 feet wide, however, the detail shows a channel approximately 16" wide if scaling from the reported dimensions or 8 feet wide if using the scale as labeled. Revise plans and scale label as necessary.
 - **See revised detail 2/A3.2.**

Fees

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

- **Understood**

Landscaping Elizabeth Lokocz, 303-441-3138

Please respond to the previously issued comments. Delaying the response to construction is not a supportable alternative for a project in Site Review.

1. Typical Site Review submittal requirements include a detailed tree inventory completed by a licensed arborist. Staff understands that as an existing project a full inventory may not be necessary; however, the number of ash on the property is of concern. At a minimum the existing ash should be called out and their condition assessed. Include a plan for their treatment, removal and replacement in response to Emerald Ash Borer.

Complete the inventory now and propose removal or replacement options to maintain the number of required trees. Deferring this requirement is not possible. The application is incomplete without this information.

- **Please see attached tree assessment by Cutting Edge Tree Care dated February 20, 2015.**

2. Complete.

3. The existing parking lot landscaping was completed in 2010. It is significantly under the full coverage requirements of the code. Evaluate how to address this existing deficiency and include additional planting or removal of the rock mulch to reach the full coverage requirement.

Although shearing would contribute to issue, many of the landscape islands simply do not have sufficient plant material or a supportive growing environment. Address the deficiency to meet Site Review criteria:

(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;

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

(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.

- **The existing shrubs will no longer be sheared/pruned to allow them to completely cover the gravel, as originally designed.**

4. Complete.

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

1. The Applicant will be required to sign a Development Agreement. When staff requests, the Applicant shall provide the following:

- a) an updated title commitment current within 30 days; and
- b) Proof of authorization to bind on behalf of the owners, such as bylaws and corporate minutes confirming current officers if the President will sign on behalf of Meadows Club, Inc. or a corporate resolution/delegation if another officer will sign.

- **Understood.**

Lighting Chandler Van Schaack, Case Manager

1. The request for a lighting variance is not supportable at this time. In order for a lighting variance to be supportable, the applicant must provide a written statement which clearly addresses the variance criteria found in [section 9-9-16\(j\)\(2\)](#).

B.R.C. 1981, which are listed below:

Variance: The city manager may grant a variance from the provisions of this section if the city manager finds that one of the criteria of subparagraph (j)(2)(A), (j)(2)(B) or (j)(2)(C), and subparagraphs (j)(2)(D) and (j)(2)(E) of this section have been met:

- A. *There are special circumstances or conditions applying to the land, buildings, or outdoor light fixtures for which the variance is sought, which circumstances or conditions are peculiar to such land, buildings or outdoor light fixtures and do not apply generally to the land, buildings or outdoor light fixtures in the neighborhood; **OR***
- B. *For nonresidential uses, there are occupational safety lighting requirements for activities or processes that occur outdoors that are required by another governmental agency; **OR***
- C. *Upon a finding by the city manager that outdoor lighting in specific areas of the community, that otherwise meets the requirements of this section is not adequate and additional lighting is necessary to improve safety or security for the property or its occupants; **AND***
- D. *The granting of the variance will generally be consistent with the purpose of this section and will not be injurious to the neighborhood or otherwise detrimental to the public welfare; **AND***
- E. *The variance is the minimum variance that provides the relief required.*

- **See attached variance request.**

2. While it may be possible for the applicant to maintain the existing lighting if the compliance thresholds of section 9-9-16(c), B.R.C. 1981 are not triggered through the permit process, no new lighting which exceeds the standards set forth in that section will be permitted unless a variance is granted per the standards referenced above. In addition, it should be noted that per section 9-9-16(k), "Amortization," B.R.C. 1981, the amortization date by which all exterior lighting fixtures which do not conform to the lighting standards shall be brought into conformance is July 15, 2018, unless an extension is granted pursuant to section 9-9-16(k)(1), B.R.C. 1981.

- **Understood.**

Neighborhood Comments Chandler Van Schaack, Case Manager

Staff has not received any additional comments; however, a neighborhood meeting should be held to address the concerns included in the initial reviewer comments to the applicant. Staff met with two of the neighbors to the east of the proposed new tennis courts who expressed concern regarding the proposed screening and specifically requested that it not be accomplished via a "large wall." Therefore, staff does not support the proposed screen wall as shown and recommends preparing alternatives prior to the neighborhood meeting. If possible, it would be preferable to shift the courts to the west so that additional landscaping could be incorporated rather than a wall.

- **Neighborhood meeting was held on March 15th where we have incorporated changes to the screen wall.**

Parking Chandler Van Schaack, Case Manager & David Thompson, 303-441-4417

Per previous review comments:

1. Per previous review comment a parking study / TDM Plan is required in support of the site and use reviews. Please refer to staff's previous letter regarding the scope of the parking study / TDM Plan.

- **Please see attached TDM plan.**

2. Please revise the cover sheet of the site plan to show a required one (1) van accessible space being provided on the site.

- ***Please see revised parking calculations.***
3. Pursuant to the revised off-street bicycle parking requirements found in Table 9-8 of the Boulder Revised Code, 1981 please revise the written statement and the site plan to describe / show how long-term and short-term bicycle parking is being accommodated on the site. The actual number of long and short term bicycle parking spaces to be provided must be included as part of the Parking Study/TDM Plan and concurred by staff.
- ***Please see attached TDM plan.***

Plan Documents Chandler Van Schaack, Case Manager

1. There are several broad claims made in the applicant's revised submittal (i.e., that use of the platform courts is primarily in winter, that events which require overflow parking only happen 6 times per year, that tennis activities outside of operating hours is limited to indoor courts only) which require additional detail in order to be incorporated into staff's findings. A Management Plan will be required as part of the resubmittal which clearly states the existing and proposed operating characteristics and sets out specific limitations for special events, membership numbers, court usage, etc. This document must be separate from the response to these comments, titled "Meadows Club Management Plan," dated, include a reference to the case numbers, and signed by an authorized representative of the Meadows Club. Sufficient detail must be provided to make the management plan a clear and enforceable document on which to base approval of the project. It is acceptable to incorporate the required TDM Plan into the Management Plan.
- ***See attached management plan.***
2. The applicant notes in the response to the staff comments under "Neighborhood Comments" that there is no hesitation in hosting a neighborhood meeting; however it does not appear that they have held a neighborhood meeting as of yet. The applicant should contact staff at their earliest convenience to schedule a neighborhood meeting.
- ***Neighborhood meeting was held on March 15th where we have incorporated changes to the west elevation of the indoor structure and additional landscaping along the west side.***

Review Process Chandler Van Schaack, Case Manager

Please note that pursuant to section 9-2-15(d)(1), B.R.C. 1981, a Use Review application for a nonresidential use in residential zoning district requires a public hearing and final decision by Planning Board. A hearing date has not been scheduled yet. Staff will propose a tentative hearing date following review of the revised plan set.

- ***Understood.***

We value your feedback. Please feel free to contact us with any questions or clarifications.

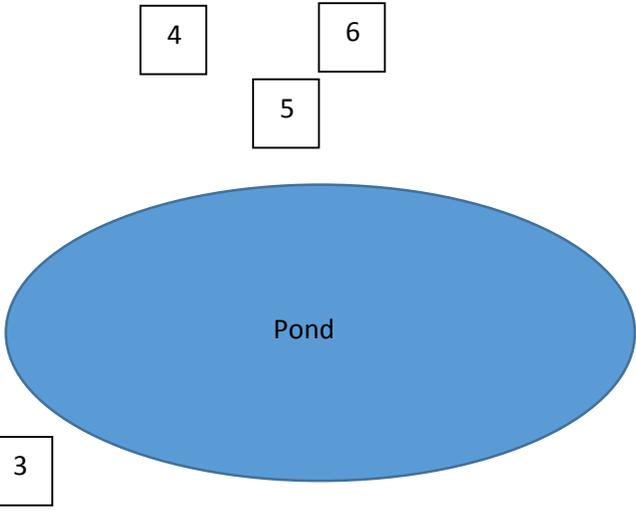
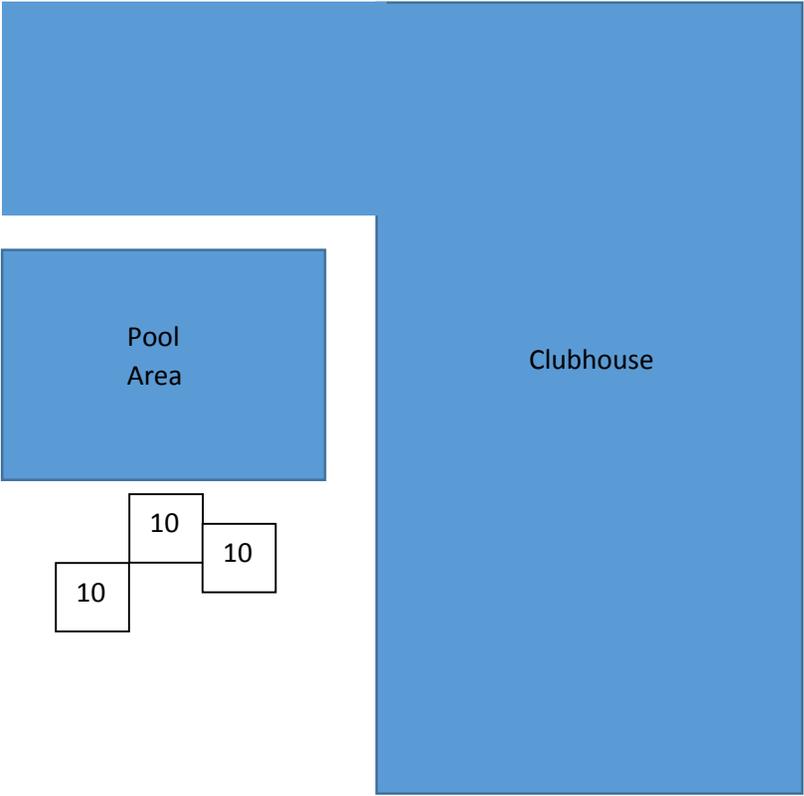
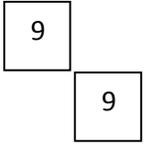
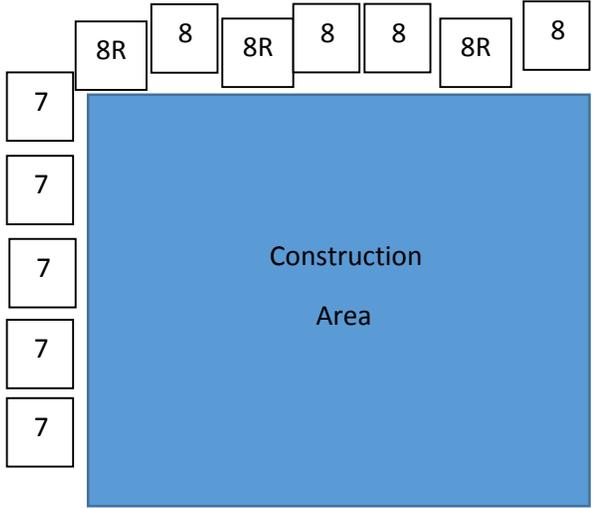
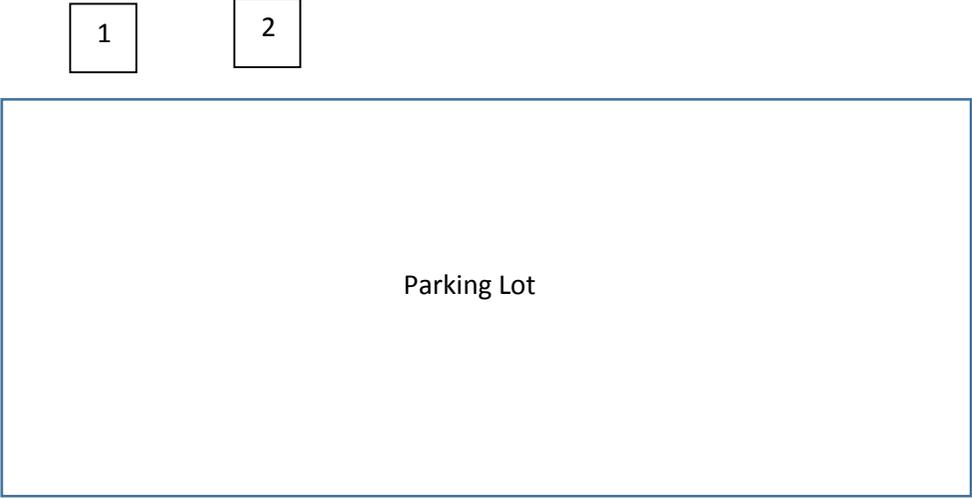
Sincerely,

Bray Architecture



James A. Bray,
AIA, LEED AP, NCARB

BRAY ARCHITECTURE, INC.
1300-C Yellow Pine
Boulder, CO 80304
303.444.1598





CUTTING EDGE TREE CARE

11810 Jasper Rd. Lafayette, CO 80026
303-362-1002 info@cetreecare.com

Date
2/20/15

Customer Information
The Meadows Swin & Tennis Club Attn: Becky Martinek 5555 Racquet Court Boulder, CO 80303

Estimate

Terms
Due on receipt

Tree	Service	Description	Qty	Total
Ash #1 & #2	Evaluate	<p>Tree Assessment:</p> <p>Evaluate health of trees.</p> <p>Ash #1: is a clump of 6 stems. This makes trunk injections very difficult and expensive to prevent EAB. The 6 individual stems are approximately 11", 8", 6", 10", 12", and 12" DBH respectively. We recommend either letting this clump go (meaning do not treat/try to prevent EAB and see if they survive) or removing and replanting this clump. At this time seeing what happens is the better option since there are no signs of EAB on this property at this time.</p> <p>Ash #2: is a single stem 15" DBH tree. We recommend letting this tree go (meaning do not treat/try to prevent EAB and see if it survives) . Price to treat this tree with TreeAzin for EAB prevention would be \$300 if you chose to try and keep this tree.</p> <p>There are no signs of EAB at this time in either of these trees.</p> <p>If you replant in either of these two spots, we recommend planting a London Planetree, English Oak, or Plains Cottonless Cottonwood tree. These 2 spots are conducive for a species of tree that gets to be quite large to be successfully planted and maintained.</p>	2	

Please call 303-362-1002 to schedule a date for service or if you have any ?s Thanks, Kit Wagner

Total



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Tree	Service	Description	Qty	Total
Ash #3	Evaluate	Evaluate health of tree. Ash #3: is 13" DBH. We recommend letting this tree go (meaning do not treat/try to prevent EAB and see if it survives) or removing it. We do not recommend replanting this tree. It is a small spot and replanting is not necessary. However, if you do replant, we recommend planting something small like a Redbud or thornless Hawthorn. There is no sign of EAB at this time in this tree.	1	
Ash #4	Evaluate	Evaluate health of tree. Ash #4: is 21" DBH and we recommend saving this tree. There is no sign of EAB at this time in this tree and it appears to be otherwise healthy and well maintained.	1	
Ash #4	Trunk Injection	Trunk injection of Tree-Azin into Ash tree to prevent Emerald Ash Borer and other borers from killing the tree. Trunk injections are done one time every 2 years. Note: Tree-Azin is the only organic option on the market for EAB.	1	315.00
Ash #5	Evaluate	Evaluate health of tree. Ash #5: is 20" DBH and we recommend saving this tree. There is no sign of EAB at this time in this tree and it appears to be otherwise healthy and well maintained.	1	
Ash #5	Trunk Injection	Trunk injection of Tree-Azin into Ash tree to prevent Emerald Ash Borer and other borers from killing the tree. Trunk injections are done one time every 2 years. Note: Tree-Azin is the only organic option on the market for EAB.	1	300.00

Please call 303-362-1002 to schedule a date for service or if you have any ?s Thanks, Kit Wagner	Total
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Tree	Service	Description	Qty	Total
Ash #6	Evaluate	Evaluate health of tree.	1	
Ash #6	Trunk Injection	Ash #6: is 19" DBH and we recommend saving this tree. There is no sign of EAB at this time in this tree and it appears to be otherwise healthy and well maintained. Trunk injection of Tree-Azin into Ash tree to prevent Emerald Ash Borer and other borers from killing the tree. Trunk injections are done one time every 2 years. Note: Tree-Azin is the only organic option on the market for EAB.	1	285.00
Pears #7	Evaluate	Evaluate health of trees. Pears #7: are new plantings and 5 very young trees. We recommend staying 6-8 feet away from the trunks of each tree to reduce soil compaction and any impact to the current root zones that construction could cause. We believe these trees will sustain the impact of construction with this recommended perimeter and will continue to thrive long-term.	5	
Ponderosa Pines #8 & #8R	Evaluate	Evaluate health of trees. Ponderosa Pines #8 & #8R: are a row of Pines closest to the projected construction zone. There will be root loss to all of these trees if construction occurs. The 3 Pines closest to the courts and the largest Pines in this row of trees should be removed (labeled #8R on the schematic). We believe the combination of root loss and the need to aggressively prune these trees away from any future new structures will be too stressful for these 3 trees to bounce back from. In addition, aesthetically, the way in which these 3 trees will need to be pruned will make them unappealing aesthetically and is another factor in why we recommend removing them.	7	

Please call 303-362-1002 to schedule a date for service or if you have any ?s Thanks, Kit Wagner

Total



CUTTING EDGE TREE CARE

11810 Jasper Rd. Lafayette, CO 80026
303-362-1002 info@cetreecare.com

Date
2/20/15

Customer Information
The Meadows Swin & Tennis Club Attn: Becky Martinek 5555 Racquet Court Boulder, CO 80303

Estimate

Terms
Due on receipt

Tree	Service	Description	Qty	Total
Ponderosa Pines #8R	Removal	The other 4 smaller Pines will need to be pruned away from any future structures (either during or after construction), but we believe these 4 trees will be able to sustain the negative impacts of construction and the need to prune them away from future structures long-term even though these trees may show signs of stress for a few years immediately following the end of the construction project. Prices for pruning these trees cannot be determined at this time since the placement of exterior structure walls and roof/gutters has not yet been determined. Staying as far away from the root zones of these 4 trees is recommended, but it is clear that proximity to the construction site and staying far enough away to not impact these root zones will not be possible. Complete removal of these trees. Includes removal of all debris unless stated otherwise.	3	1,800.00
Ponderosa Pines #8R	Stump Grinding	Does not include stump removal or grinding. Grind out all of the existing stumps. Note: Cutting Edge Tree Care will call in a utility locate on the property owner's behalf; property owner's cannot call in their own locates. Also, price is approximate until after removal of tree so that exact measurements can be recorded.	3	700.00
Oaks #9	Evaluate	Evaluate health of trees. Oaks #9: are 2 individual trees. The South Oak closest to the playground has a large decay pocket. This tree appears to be safe enough to leave alone and keep for now, but we recommend re-evaluating this tree in 3-5 years to see if the decay pocket has progressed to a point that makes this tree unsafe to leave as is. The other Oak is healthy and looks good. No recommendations at this time for this tree.	2	

Please call 303-362-1002 to schedule a date for service or if you have any ?s Thanks, Kit Wagner

Total



CUTTING EDGE TREE CARE

11810 Jasper Rd. Lafayette, CO 80026
303-362-1002 info@cetreecare.com

Date
2/20/15

Customer Information
The Meadows Swin & Tennis Club Attn: Becky Martinek 5555 Racquet Court Boulder, CO 80303

Estimate

Terms
Due on receipt

Tree	Service	Description	Qty	Total
Silver Maples #10	Evaluate	Evaluate health of trees.	3	
Willows around pond	Evaluate	<p>Evaluate health of trees.</p> <p>The Willows around the pond are in need of pruning. But since they are not in the scope of the construction project's impacted area, we felt recommendations from us at this time are not needed. We just wanted to mention that this species is known for being brittle, resulting in limbs dropping during winds or storms. It is not of high concern at this time as you all already known this information, but we would recommend pruning these trees in the coming years to increase their longevity and the safety of foot traffic by pedestrians on the property.</p> <p>Cutting Edge Tree Care does not advocate the use of neonicotinoids or emamectin benzoate to prevent or treat for any pest or disease. These active ingredients are shown to be detrimental to bees and other non-target insects. We only offer trunk injections of TreeAzin to prevent EAB. This is the only certified organic product with a track record of managing EAB effectively in Ash trees that we feel comfortable and confident in recommending for prevention of this invasive pest.</p> <p>This assessment was done by Charley Wagner ISA certification # RM-2359A.</p>		

Please call 303-362-1002 to schedule a date for service or if you have any ?s Thanks, Kit Wagner

Total

\$3,400.00



CUTTING EDGE TREE CARE

11810 Jasper Rd. Lafayette, CO 80026
303-362-1002 info@cetreecare.com

Date
2/19/15

Customer Information
The Meadows Swin & Tennis Club Attn: Becky Martinek 5555 Racquet Court Boulder, CO 80303

Invoice

Terms
Due on receipt

Tree	Service	Description	Qty	Total
Detailed Tree Assessment	Evaluate	<p>Evaluate health of Ash trees #1, #2, #3, #4, #5, & #6 (climbing and visual assessment). Also include plan for treatment of ones worth keeping and removal and/or planting new species options if appropriate.</p> <p>Perform an assessment of all trees in the construction area Trees #7 (Pear trees) & #8 (Row of Ponderosa Pines).</p> <p>Also perform a hazard tree assessment of Areas #9 (Red Oaks) & #10 (Silver Maples).</p> <p>This assessment will include a basic tree inventory. All of this work will be performed by an ISA certified arborist.</p> <p>Assessment includes write up and property schematic showing which trees we are talking about in each area.</p> <p>We have multiple certified arborists on staff. You can just give them Charley Wagner's ISA certified arborist certificate number: RM-2359A.</p>	1	900.00

Thanks for the business. We really appreciate it!	Balance Due	\$900.00
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BRAY
Architecture, Inc

May 4, 2015

CITY OF BOULDER
Planning Department
PO Box 791
Boulder, CO 80306

RE: Lighting variance request for the Meadows Swim and Tennis Club at 5555 Racquet Court, Boulder, Colorado associated with Site Review - LUR2014-00095

Per the staff request we offer this variance request to support the existing site conditions and the proposed modifications within our Site Review submittal. Variance from table 9-12 of the BRC for the existing tennis court lights and the proposed new court lights at platform tennis courts to be at 50 foot-candles verses the permitted limited of 30 foot-candles.

Lighting Variance requirement

Variance: The city manager may grant a variance from the provisions of this section if the city manager finds that one of the criteria of subparagraph (j)(2)(A), (j)(2)(B) or (j)(2)(C), and subparagraphs (j)(2)(D) and (j)(2)(E) of this section have been met:

A. There are special circumstances or conditions applying to the land, buildings, or outdoor light fixtures for which the variance is sought, which circumstances or conditions are peculiar to such land, buildings or outdoor light fixtures and do not apply generally to the land, buildings or outdoor light fixtures in the neighborhood;

The original PUD for the club established a 50' setback/buffer to the surrounding neighborhood that is unique to the development. This buffer is developed with mature landscaping and berming to mitigate sound and the existing lighting to the surrounding community. We wish to maintain those existing lights that are above the 30ftc limit with current levels at approximately 50 ftc that have been in place for the last 40 years and add new lighting at the proposed platform courts in place of an existing lighted tennis court.

The lighting level limit of 30ftc is 40% below the lowest tennis court criteria provided in the national standards of the IES. This is a safety hazard for the members and participants of many of Boulders public tennis events to participate. With this being one of only a handful of lighted tennis facilities in Boulder County it would be to the sports detriment to no longer be able to utilize the facility due to inadequate lighting levels. An example of such low lighting levels exist at NBRC which have gone mostly un-used since there construction verses the EBRC lights which are at levels of 75ftc with much better participation.

D. The granting of the variance will generally be consistent with the purpose of this section and will not be injurious to the neighborhood or otherwise detrimental to the public welfare;

The request reduces the amount of court lighting by 50% of that which has been in operation since the clubs inceptions with the enclosing of 4 of the lighted courts (2 in the previous construction and 2 in the proposed improvements). The new lighting proposed for the platform courts, which are used primarily in winter, are in the place of one of the existing centralized lighted courts and will be at similar levels. All the exterior courts lights are also set on timer clocks that limit use to 10pm.

E. The variance is the minimum variance that provides the relief required.

The proposed new lighting at the platform courts and the existing courts will maintain the lighting levels of 50ftc as an appropriate minimum to the level of play for the club and level any less will limit or potentially eliminate the use of night play on these courts.

The club is integral to Boulder's tennis community and the use of lighted tennis courts is vital to supporting the sport within the community. The club also wishes to support the growing sport of platform tennis that is currently limited within the community to two courts at the NBRC. These courts are currently booked for most nights of the week for a blossoming league that cannot serve the number of players in town with just these two courts. Platform is one of the fastest growing sports in the country and is well suited for Colorado's winters.

The code's limits are in place for residential development with less setbacks and limited to private uses. The clubs request is within the intent of the code with the appropriate setbacks and screening already in place to allow for 'public' sport lighting levels and has already been in operation with more lighting for the last 40 years. We urge you to allow for this variance to continue the clubs success as Boulder's primary club that serve the tennis community.

Please let us know if there is any further clarification on the variance request.

Sincerely,

Jim Bray
AIA, Leed AP, NCARB

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



LSC TRANSPORTATION CONSULTANTS, INC.

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

April 30, 2015

Mr. Jim Bray
Bray Architecture
1300-C Yellow Pine
Boulder, CO 80304

Re: Meadows Tennis Club
Parking Study
Boulder, CO
LSC #150250

Dear Mr. Bray:

In response to your request, LSC Transportation Consultants, Inc. has prepared this parking analysis for the Meadows Tennis Club. As shown on Figure 1, the site is located east of 55th Street to the north of Baseline Road in Boulder, Colorado.

REPORT CONTENTS

The report contains the following: a description of the land use and the typical parking demand per the 2010 ITE *Parking Generation Manual*, 4th Edition for typical operations; an estimate of parking demand for special events; and the development of a parking management plan for special events.

LAND USE AND ACCESS

Figure 2 shows the conceptual site plan. The site has access to 55th Street via Racquet Court. The site includes ten outdoor tennis courts, five indoor tennis courts, and four platform courts. The outdoor courts are lightly used in the winter and the platform courts are typically not used in the summer. Typically, the highest number of courts in use at one time is in the summer with 15 courts available to members. To be conservative, a second analysis is provided assuming the four platform courts are modified in the future to a use that would be popular during the summer months.

VEHICLE PARKING

The site has 92 parking spaces available on the site. The nearby Friends School on the north-west corner of 55th Street and Pennsylvania Avenue has 54 available parking spaces and is agreeable to entering into a shared parking agreement if appropriate. Figure 3 shows the location of the Friends School as well as the recommended pedestrian route between the two properties.

ITE PARKING GENERATION DATA

The Institute of Transportation Engineers *Parking Generation Manual*, 4th Edition, 2010, provides data for Racquet/Tennis Clubs. The land use description in the Manual states that many of the sites sampled may also include ancillary facilities such as swimming pools, whirlpools, saunas, weight rooms, snack bars, and retail stores. Table 1 shows the estimated average parking demand for an average weekday as well for the 33rd and 85th percentile parking demand. Excerpts from the Manual are attached.

On an average weekday, with 15 courts in use, the site would generate an average peak parking demand of about 54 parking spaces, the 33rd percentile demand would be about 46 parking spaces, and the 85th percentile demand would be about 62 parking spaces. The data in the manual suggests the peak parking demand on a typical weekend is only about two spaces per court.

On an average weekday, with 19 courts in use, the site would generate an average peak parking demand of about 68 parking spaces, the 33rd percentile demand would be about 58 parking spaces, and the 85th percentile demand would be about 79 parking spaces. The data in the manual suggests the peak parking demand on a typical weekend is only about two spaces per court.

This data suggests the 92 on-site parking spaces are sufficient to accommodate the parking demand for a typical day with either the existing peak demand from 15 courts or a theoretical demand of 19 courts. This is consistent with information provided by the applicant.

For a special event, the estimated parking demand increases to about 130 vehicles based on feedback from the applicant. A shared parking arrangement will be necessary during special events to avoid parking issues in the surrounding neighborhood. Typically, there are five to eight special events per year with three to five home swim meets between June and August, a Fourth of July picnic event, and the "Meadows Open" tournament in late August.

BIKE PARKING

The club's current bike parking is being converted to meet city standards. Ten short term parking spaces are being provided for club members that typically stay at the club for one to three hours for tennis or social events. This is an increase from the half dozen currently provided. In addition, four long-term parking spaces are being provided within the property for secure storage for those who are concerned about theft and also employees that might be staying for longer periods. The long-term parking also meets requirements with visibility from the lifeguards, access to locker rooms, and locked/covered storage. This increase in number of spaces and convenience should promote the already popular bike usage for the club community.

CONCLUSIONS

1. The existing 92 on-site vehicle parking spaces are sufficient to accommodate the estimated parking demand during an average day.

- 2. The 92 on-site vehicle parking spaces provided on site plus the 54 available parking spaces at the Friends School north of the site total 146 available parking spaces which should be sufficient to accommodate the estimated parking demand of 130 parking spaces during a special event.
- 3. Ten short term bike parking spaces and four long-term bike parking spaces are being provided on the site. This is an increase from the half dozen spaces currently on the site.

RECOMMENDATIONS

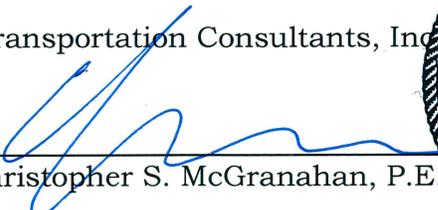
- 4. Based on the findings of this study, the Meadows Tennis Club has entered into a shared parking arrangement with the nearby Friends School for use only during special events.
- 5. During a special event, all staff and members should be encouraged to use the Friends parking lot and walk to the site or if possible walk (or take other alternative travel modes) directly to the site from their point of origin.
- 6. The first few special events in the summer of 2015 should be monitored to determine if modifications to the proposed parking management plan are appropriate. The contingency plan for additional spaces is to enter into a second shared parking arrangement with the nearby Islamic Center of Boulder which has over 40 paved parking spaces plus a significant number of unpaved parking spaces.

* * * * *

We trust this information will assist you in planning for improvements to the Meadows Tennis Club.

Respectfully submitted,

LSC Transportation Consultants, Inc

By: 
Christopher S. McGranahan, P.E.,



4-30-15

CSM/wc

Enclosures: Table 1
Figures 1 - 3
Pages 126 - 127 of the ITE *Parking Generation Manual*, 4th Edition, 2010.

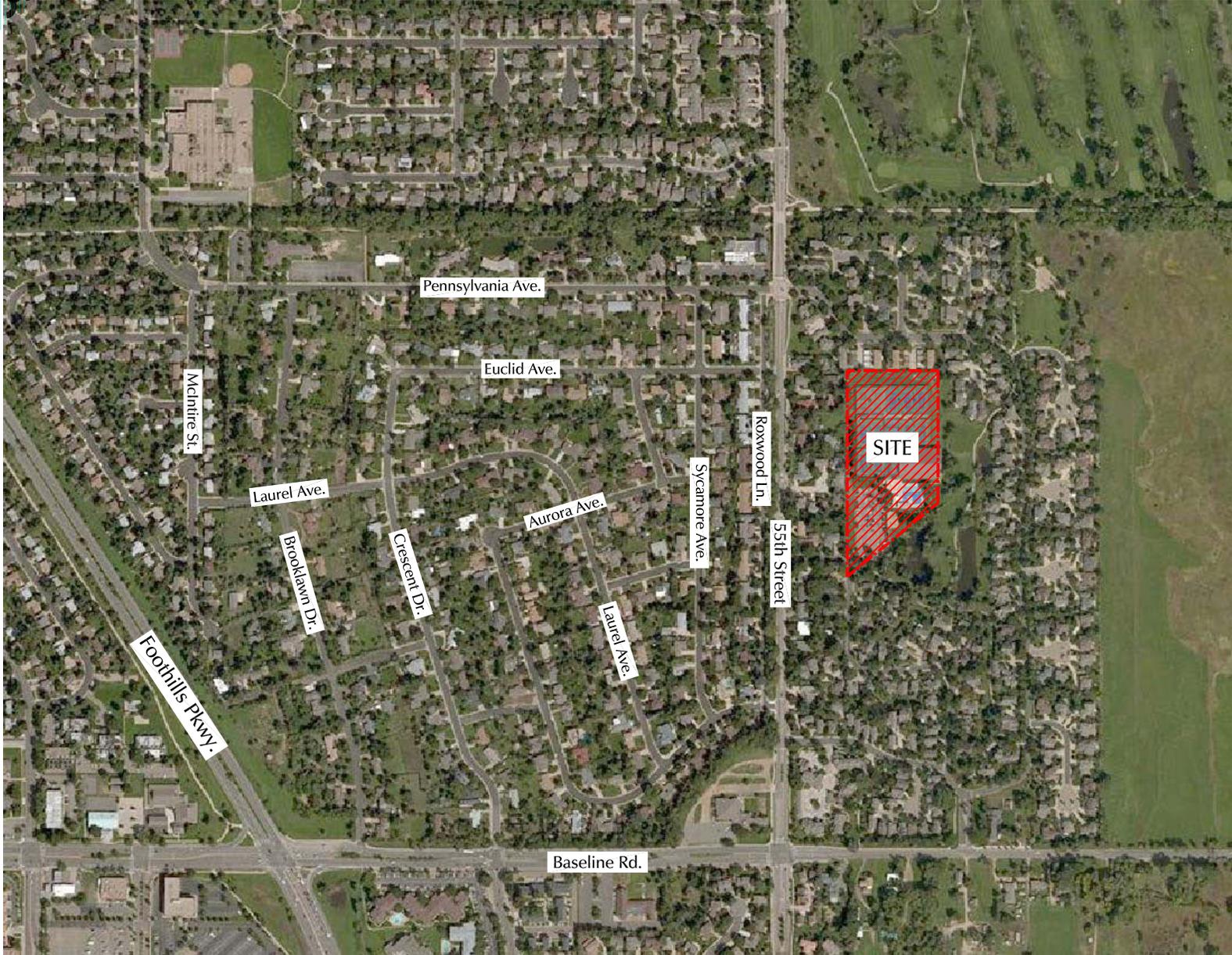
**Table 1
PARKING DEMAND ESTIMATE
Meadows Tennis Club
Boulder, CO
(LSC #150250; April, 2015)**

Parking Demand Category	Quantity	Parking Generation Rate ⁽¹⁾			Parking Generation Demand		
		33rd Percentile	Average Weekday	85th Percentile	33rd Percentile	Average Weekday	85th Percentile
Maximum Number of Courts in Use at One Time							
Tennis Courts ⁽²⁾	15 Courts	3.05	3.56	4.13	46	54	62
Maximum Number of Courts On-Site							
Tennis Courts ⁽²⁾	19 Courts	3.05	3.56	4.13	58	68	79

Notes:

(1) Source: *Parking Generation*, Institute of Transportation Engineers, 4th Edition, 2010.

(2) Land Use No. 491, Racquet/Tennis Club



Approximate Scale
Scale: 1"=600'

Figure 1
**Vicinity
Map**

Meadows Tennis Club (LSC #150250)

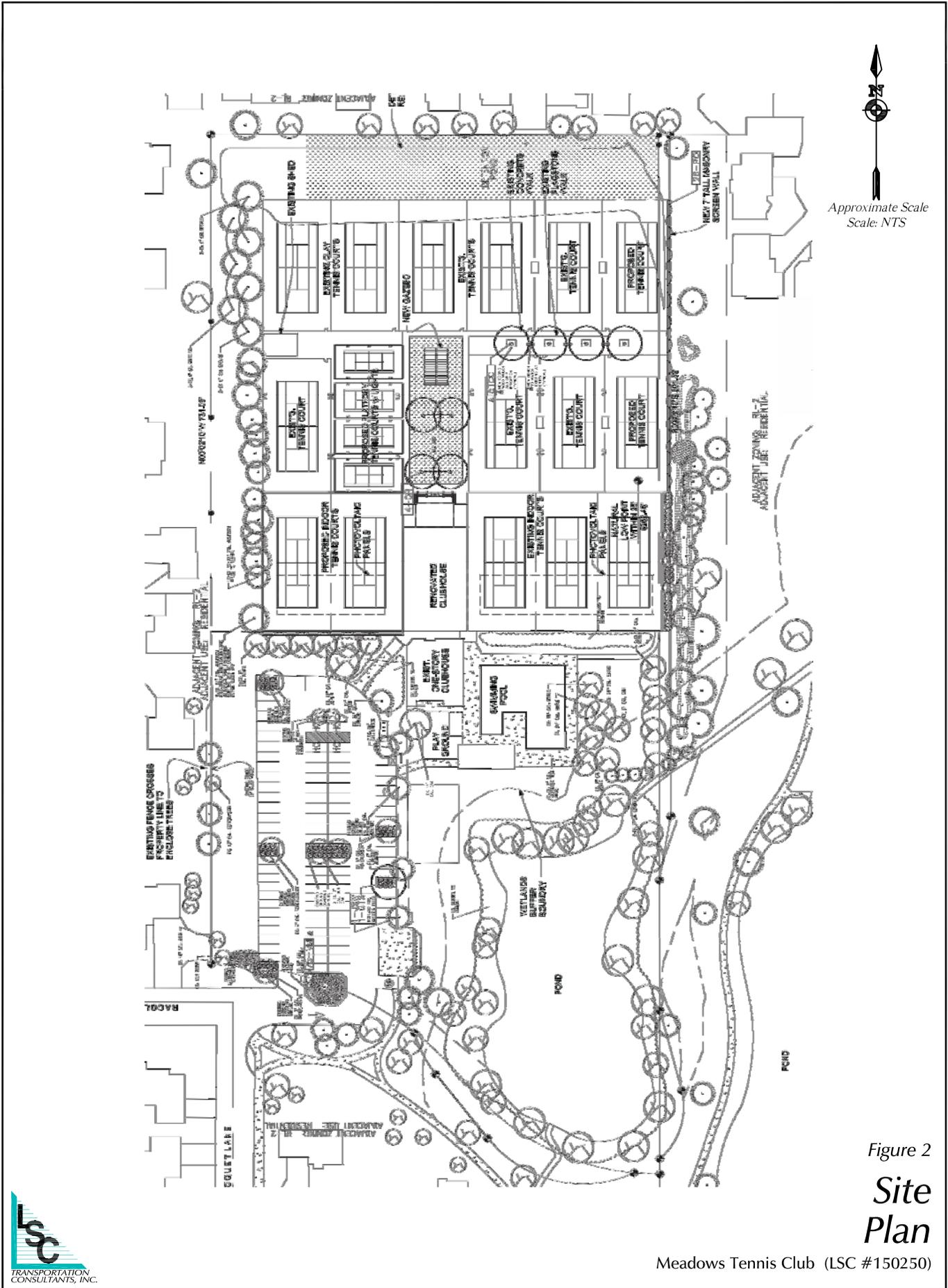
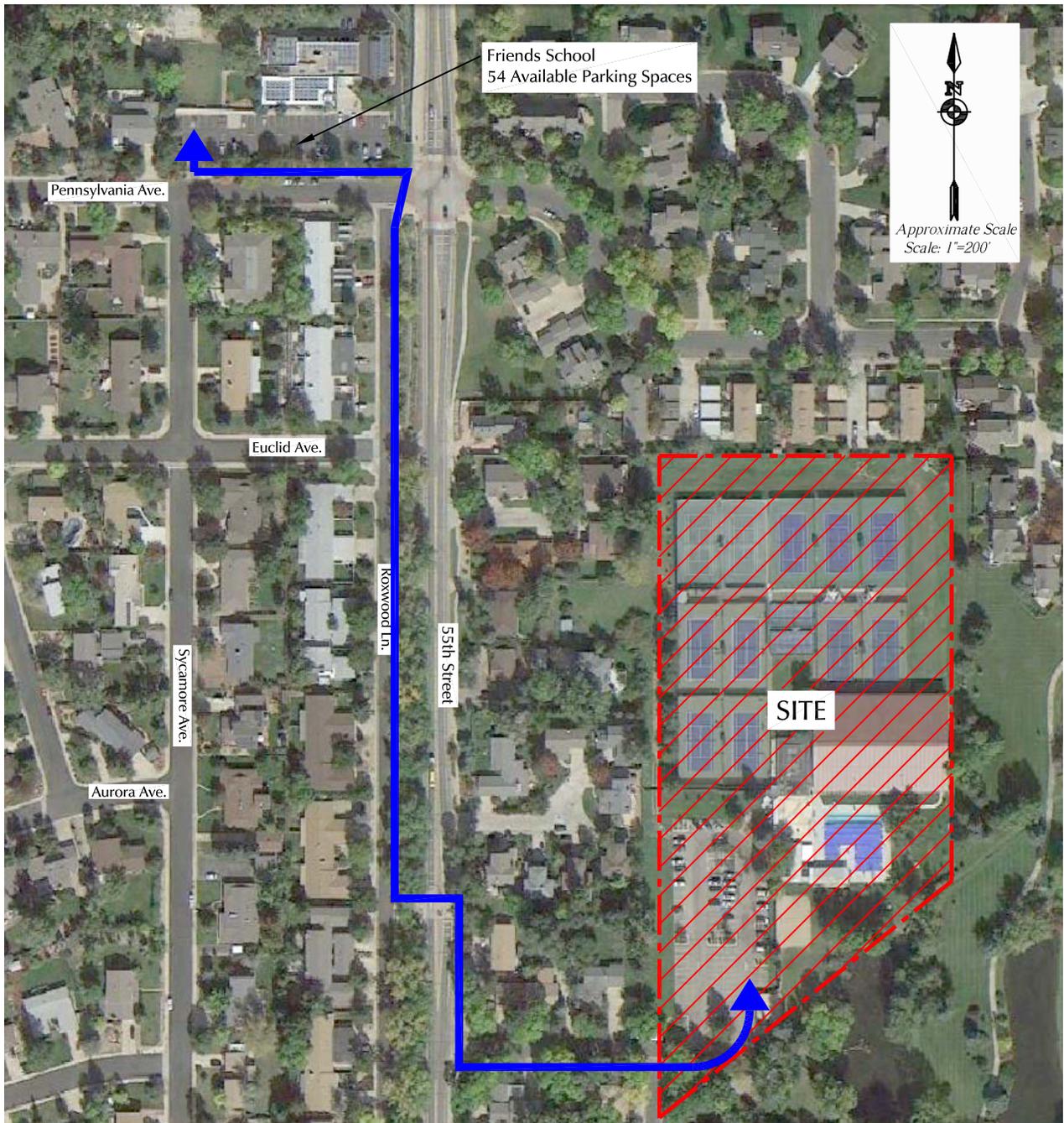


Figure 2
Site Plan

Meadows Tennis Club (LSC #150250)





The route generally follows:

1. North side sidewalk on Pennsylvania Avenue.
2. Cross Pennsylvania Avenue on west side of 55th Street at raised intersection.
3. East side sidewalk on Roxwood Lane.
4. Cross 55th Street at raised crosswalk about 200 feet north of Racquet Court.
5. East side sidewalk on 55th Street.
6. Cross Racquet Court.
7. South side sidewalk on Racquet Court.

Figure 3

Pedestrian Route to Overflow Parking

Meadows Tennis Club (LSC #150250)

Land Use: 491

Racquet/Tennis Club

Description

Racquet/tennis clubs are privately-owned facilities that primarily cater to racquet sports (tennis, racquetball, or squash—indoor or outdoor). This land use may also provide ancillary facilities, such as swimming pools, whirlpools, saunas, weight rooms, snack bars and retail stores. These facilities are membership clubs that may allow access to the general public for a fee. Tennis courts (Land Use 490), health/fitness club (Land Use 492), athletic club (Land Use 493) and recreational community center (Land Use 495) are related uses.

Database Description

The database consisted of two suburban sites and one urban site. Parking demand at the urban site was similar to the suburban sites and, therefore, the data were combined and analyzed together.

- Average site parking supply ratio: 3.6 spaces per court (five study sites).
- Average number of members: 1,030 (three study sites).
- Average number of employees: 9 (five study sites).

The weekday parking demand data were collected between 4:00 and 8:00 p.m. The Saturday parking demand data were collected between 5:00 and 9:00 p.m.

The database included two study sites with Saturday parking demand data. The suburban site had six courts and a peak parking demand ratio of 2.00 vehicles per court between 7:00 and 8:00 p.m. The urban site had 12 courts and a peak parking demand ratio of 2.00 vehicles per court between 6:00 and 7:00 p.m.

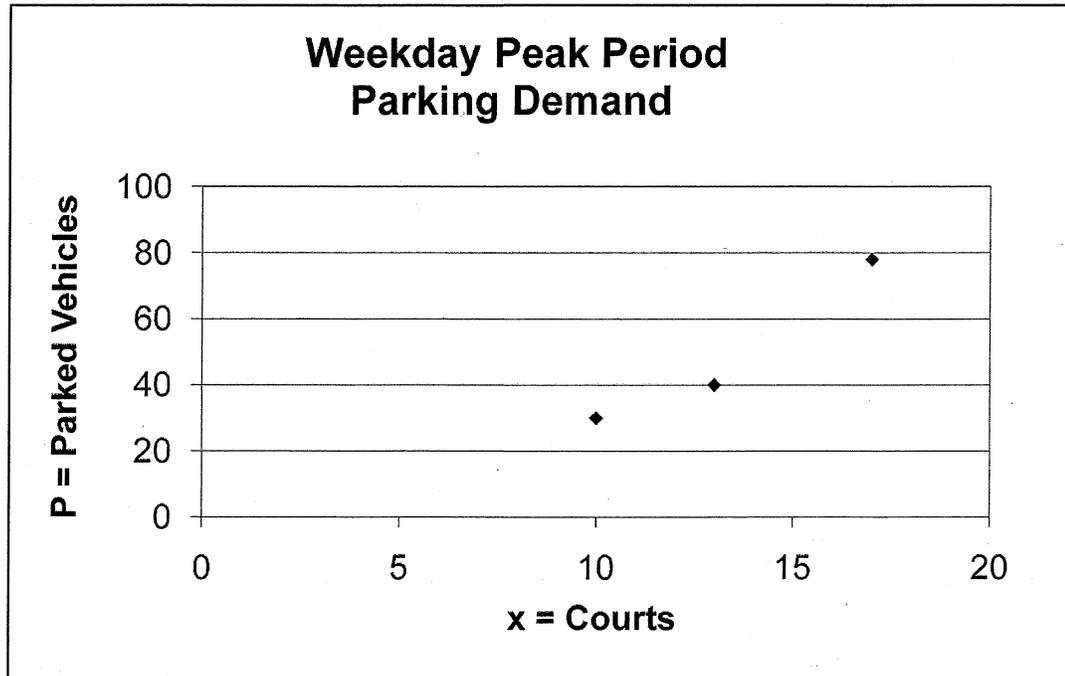
Study Sites/Years

Dewitt, NY (1988); Lake Oswego, OR (1995); Portland, OR (1995)

Land Use: 491 Racquet/Tennis Club

Average Peak Period Parking Demand vs. Courts On a Weekday

Statistic	Peak Period Demand
Peak Period	5:00–8:00 p.m.
Number of Study Sites	3
Average Size of Study Sites	13 courts
Average Peak Period Parking Demand	3.56 vehicles per court
Standard Deviation	0.90
Coefficient of Variation	25%
Range	3.00–4.59 vehicles per court
85th Percentile	4.13 vehicles per court
33rd Percentile	3.05 vehicles per court



◆ Actual Data Points

May 1, 2015

To: City of Boulder Planning Division

Attn: Chandler Van Schaack

From: The Meadows Club, General Manager Bob Shoulders

Re: Management Plan

The Meadows Club has been a Colorado not-for-profit club for more than 40 years and has served Boulder families and athletes with a neighborhood opportunity for community based swim meets and tennis tournaments. The club is owned and managed for and by the members and has been given Tax Exempt status as a 501 (C) (7) entity by the IRS.

The development is governed by a PUD from 1976 and preceded the neighborhood that grew up around the club. In addition to the two anticipated tennis courts on the northeast border of the property, and the covering of courts #1 and #2 as detailed in the original PUD; the club wishes to expand the club house to provide more interior space for the members. There are no additional memberships being added or additional uses proposed that were not anticipated in the original PUD. While the club is expanding the size of the clubhouse, there will be no increase in memberships which are capitated at 400 by the club by-laws which are included in this plan. Note that this is below the allowable of 450 per the original PUD.

With no increase in usage, the current parking lot is more than adequate for the daily needs of the club; however, four times during the summer, there arises the need for overflow parking which has previously been absorbed by the grass areas surrounding the parking lot and tennis courts. To alleviate the parking overflow created by three community swim meets that are hosted at the club and our 4th of July party, the club has arranged for parking spaces less than 1/3 of a mile away at the Friends' School located at 5465 Pennsylvania. Meadows will staff the Friends' School parking area and actively monitor and manage the parking arrangement on these four dates which will include providing a drop area for swimmers and shuttle arrangements back to the club. All of the times and dates included in the written agreement between the Meadows Club and Friends' School is included with this management plan.

Our best estimate of the participants in our swim meets indicates that we probably have about 300 swimmers per home meet which expands to approximately 500 attendees; however, only about 400 of those arrive by car in approximately 125-130 vehicles. With our current inventory of 92 spaces and the overflow arrangement with Friends' School for an additional 60+ vehicles we should be well within our capacity of parking spaces.

To actively manage the Friends' school parking overflow access, we will

- Communicate in advance via email to all swim team members and the visiting team to utilize the overflow lot or consider alternative transportation via bike, walking trail or bus.
- Station a Meadows parking representative at the drop area near our pool gate to direct swim meet participants to drop their belongings and proceed to either available parking spaces on

site or to the Friends' school lots.

- Station another Meadows parking representative at Friends' School to ensure orderly parking space usage and to communicate via cell phone with the club lot as to availability
- Have a shuttle vehicle available to bring families back and forth from the overflow lot to the Meadows should swim meet families not wish to walk

It is important to note that two of our activities, platform tennis and our swimming pool are calendar opposite seasonal activities. Our pool opens Memorial Day weekend and closes the weekend after Labor Day. Our platform tennis courts are a winter only sport.

The club is primarily a neighborhood club with nearly a third of the membership living within walking or biking distance (see included map). As part of our parking overflow plan, we will be actively encouraging our members and swim meet participants to utilize alternative transportation to lessen the demand for parking spaces. The club bike parking rack currently has the capacity to hold over 75 bikes and is being improved with additional access. There is additionally an RTD stop located near the site at Baseline Road and 55th Street, approximately 1,200 feet away from the club.

We are not proposing any changes to the existing uses or hours of operation of the building or site as part of the application or this management plan. The existing Meadows Club outdoor tennis hours of operation are 7am-10pm seven days a week. The pool hours are 7am until 8pm. We have been in operation for almost 40 years without incident during similar hours of operation. Additional tennis activity often happens before and after these hours, but is limited to indoor use only; off hours play is limited to four people per court in the existing three indoor courts or five aggregate courts (20 players total) with the new addition. The current property has is in good standing with the neighborhood and there are not any current complaints about hours of operation that we are aware of.

We have timers that will shut off the tennis court lighting systems to ensure the neighbors surrounding the club can peacefully enjoy their property. To further block any light from our facilities, the east facing windows of our current indoor tennis courts (#3, #4 and #5) have light reducing shading installed.

Any issues involving noise ordinances will be dealt with proactively.

- Our swim meets will no longer use a bullhorn to direct meet activities and will rely on whistles and cowbells to start heats and direct meet traffic.
- Parking lot and tennis court signage will direct members and visitors to be courteous and keep any yelling or car stereo volume to a minimum.
- Pool parties will be directed in advance to not allow amplified music and to respect the neighborhood by cleaning their activities up and vacate the space by the pool closing time of 8 pm.

The Meadows' staff consists of three full time administration staff, one full time maintenance/operations director and three full time tennis pros. Additional summer employees are added for swimming and tennis camps. There will be no increase in staffing associated with the proposed expansion.

Friends' School



Educating The Whole Child
Head, Hand & Heart

May 1, 2015.

By signing below, Friends' School and the The Meadows Club agree to the following terms and conditions regarding the rental of Friends' School parking spaces as specified below.

The Meadows Club will utilize Friends' School parking spaces for overflow parking on Saturday June 20th from 7AM-2PM, Saturday June 27th from 7AM-2PM, Saturday July 4th from 7AM-5PM and Saturday July 18th from 7AM-2PM. Friends' School agrees to allow The Meadows Club to utilize a maximum of 60 spaces.

The Meadows Club will provide at least one staff member to manage traffic flow and parking during all rental periods.

In consideration for the use of these parking spaces, the Meadows Club will allow the Friends' School the use of it's facilities for Friends' School field day on May 20th, 2015, at no cost to Friends' School

INSURANCE AND INDEMNITY

Friends' School assumes no liability with respect to bodily injury, illness or any activities undertaken under the contract, whether concerning persons or property in the Meadows Club's organization or a third party. The Meadows Club shall insure or otherwise protect itself with respect to bodily injury, illness or any other damages or losses, or any claims arising out of any activities undertaken under this contract. The Meadows Club will provide Friends' School with a Certificate of Liability Insurance with Friends' School listed as additional insured.

For all motor vehicles used in conducting activities under this contract, the Meadows Club shall ensure that the driver is protected by a policy of insurance covering bodily injury and property damage

The Meadows Club agrees that it shall indemnify and save harmless Friends' School, their officers, agents and employees from:

(a) any claims or losses for services rendered by any subcontractor, person or firm performing or supplying services, materials or supplies in connection with the performance of this contract; and

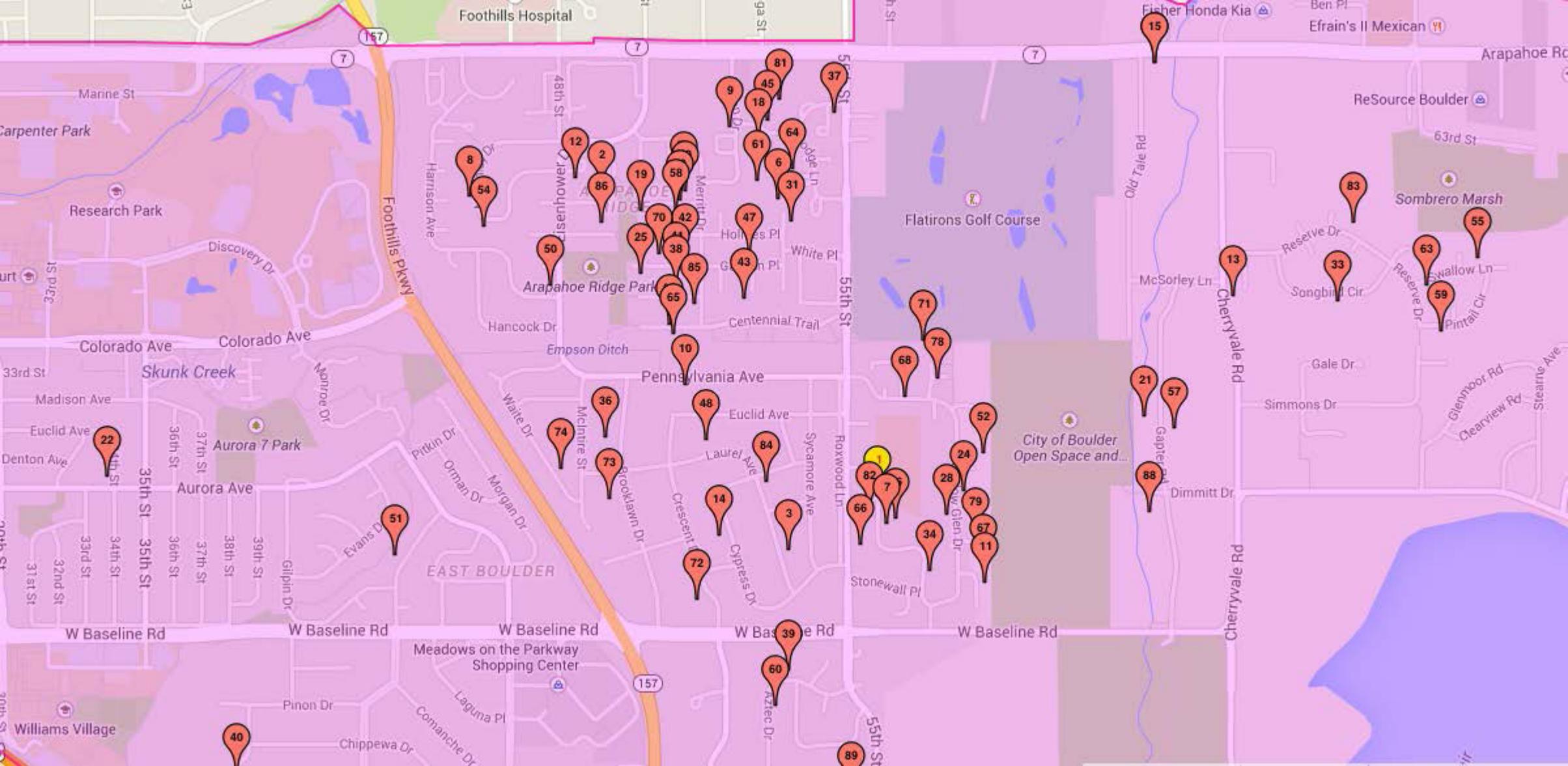
(b) any claims or losses resulting to any person or firm injured or damaged by the erroneous or negligent acts, including disregard of federal and state statutes or regulations, by the Meadows Club, its officers, employees or subcontractors in the performance of this contract.

FRIENDS' SCHOOL, INC.

By  _____
Jennifer Cope, Director of Finance & Operations Date 5/1/15

THE MEADOWS CLUB

By  _____
Bob Shoulders, General Manager Date 5/1/15



Foothills Hospital

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Ben Pl
Efrain's II Mexican

Arapahoe Rd

Marine St

Carpenter Park

Research Park

Discovery Dr

Foothills Pkwy

Harrison Ave

48th St

Isenhower Dr

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