

November 3, 2014

CITY OF BOULDER
Planning Department
PO Box 791
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RE: Site Review Submittal for the Meadows Swim and Tennis Club at 5555 Racquet Court, Boulder, Colorado

INTRODUCTION

The Meadows Club has been a not-for-profit club for more than 40 years and has served Boulder families and athletes with a neighborhood opportunity for swimming and tennis. The club is owned and managed for and by the members. The development is governed by a PUD from 1976, as a neighborhood grew up around the club. This PUD provided for the two aspects of this proposal: two additional tennis courts on the east side of the property, and the covering of courts 1 and 2. With these aspects in development, the club wishes to update the PUD to provide for the future development of the property.

Key improvements proposed

Lighting – the current lighting on the exterior courts is above levels for private facilities per BRC 9-10. These lights are from the 1970s and, while over the private standards, they are still below the IESNA standards for competitive play. The club proposes being classified as a public recreation use since the club is open for public membership, hosts dozens of public tournaments annually, and is also utilized in regional United States Tennis Association (USTA) league play. With this classification, the club would like to preserve its current lighting and potentially replace the remaining exterior court lights with energy efficient upgrades.

The overall court lighting at the club is being reduced with the proposed covering of courts 1 and 2, and was also reduced in 2010 with the covering of the existing indoor courts. So, while new lighting is proposed at the platform courts, the overall lit area has been reduced.

Platform courts – the current location of the platform courts was a compromise from the original PUD and takes up viewing green space in the center of the club. The club proposes moving the two existing platform courts to an existing tennis court and adding two additional platform courts there, for a total of four platform courts. This will provide for landscape improvements for the center green within the club including placing the platform courts at-grade and adding a viewing pavilion. The courts will inhabit an already lit tennis court area and are situated within the center of the club away from proximity to the neighbors. Having these courts lit is a high priority as it is dependent on participants being able to play evenings in the winter. Play at these courts would end at 10 p.m. similar to the current outdoor tennis court play at the club.

Clubhouse – the clubhouse has been cobbled together over the history of the club, and needs to be upgraded in association with building code classifications for the expansion. The square footage is proposed to be increased by 15,234 square feet to the north. This expansion is wedged between the existing and proposed indoor structures and will not be visibly perceived from outside the club.

Landscape Wall - a new landscape wall is proposed at the northeast border of the property. This landscape wall is needed to satisfy the drainage plan as well as providing court screening to the eastern neighbors.

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The club desires to proceed with construction on previously approved portions, such as the eastern courts this coming spring, with the indoor structure / clubhouse improvements happening in the fall of 2015. The schedule for the platform courts is currently undefined.

SITE REVIEW GENERAL CRITERIA

I. Boulder Valley Comprehensive Plan

- A. *How is the proposed site plan consistent with the purposes and policies of the Boulder Valley Comprehensive Plan?*
- The club provides for family recreation and is a unique opportunity within the community. This club exists as a non-profit, participant-owned facility, and improvements to such serve the purpose of the Boulder Valley Comprehensive Plan by providing a local, accessible, recreation and social opportunity.
- 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.*
1. *The density permitted in the Boulder Valley Comprehensive Plan, or*
 - The project is within the density requirements for the BVCP
 2. *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.*
 - The addition is well within the maximum FAR and no residential units are proposed.
 3. *How is the proposed site plan consistent with the above density criteria?*
 - The project is within the FAR and height requirements.

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 place through creative design that respects historic character, relationship to the natural environment, and its physical setting. Projects should utilize site design techniques which 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?*
 - Open spaces at the club are utilized for recreation, and buffer, as well as kids running and playing. The open areas have patios surrounding them for viewing and socializing.
2. *How is private open space provided for each detached residential unit?*
 - Not applicable
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?*
 - The project is preserving the beautiful existing landscape and adding landscaping to the existing inventory to enhance the site.
4. *How does the open space provide a relief to the density, both within the project and from surrounding development?*
 - The perimeter open space provides buffer to the surrounding neighborhoods, and the club proposes enhancing the landscaping on the tennis court periphery for a more attractive buffer.
5. *How does the open space provide a buffer to protect sensitive environmental features and natural areas?*

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6. *If possible, how is open space linked to an area-or a city-wide system?*
 - The open space is utilized partially as a buffer zone for the existing wetlands.
 - The site exists within an area that is already connected to the surrounding neighborhoods via sidewalks and trails.

B. Open Space in Mixed Use Developments

Developments that contain a mix of residential and non-residential uses:

- Not applicable – no residential proposed.

C. Landscaping

1. *How does the project provide for aesthetic enhancement and a variety of plan 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 and use of local native vegetation where appropriate?*
 - The existing landscaping, including many healthy mature trees provide a variety of colors throughout the seasons. The native vegetation in the pond area (wetlands) is preserved in this renovation.
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?*
 - The project was fully developed many years ago, and new construction will only be taking place in areas that are already hardscaped.
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?*
 - There are more trees than the required number provided. There is more interior parking lot landscape than the required number provided. There is more open space than the required number provided.
4. *How are the setbacks, yards, and useable open space along public rights-of-way landscaped to provide attractive site plan?*
 - Areas along rights-of-way have already been developed and no work is proposed in these areas.

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 site patterns are not be modified and the existing winding streets prohibit high speeds. The planters within the parking lot also discourage high speed traffic.
2. *How are potential conflicts with vehicles minimized?*
 - The existing traffic patterns are already established to reduce conflicts and open site triangles at intersections are provided.
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 connection paths for the site are already successfully in place with sidewalks and trails.
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?*
 - Bike parking facilities are provided in excess of the minimum standards and a large portion of members live within a mile of the property, which allows for a lot of members to walk or ride bikes to the club.

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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 club's primary purpose is as a family recreation and social outlet, and as such, families typically travel to and from the club together.
6. *What on-site facilities for external linkage with other modes of transportation are provided, where applicable?*
 - The bike parking already exists and is used in combination with the trails in the neighborhood.
7. *How is the amount of land devoted to the street system minimized?*
 - The project minimizes impact by not increasing the existing street infrastructure.
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?*
 - The traffic patterns within the project are already successfully established
9. *How will city construction standards be met, and how will emergency vehicle use be facilitated?*
 - Parking and drive aisle standards are already in place and adequate fire hydrants are in-place.

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?*
 - The parking area is separated from the surrounding street and provide immediate access to the well-situated entry.
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?*
 - Existing parking is already established and no changes are proposed.
3. *How are parking areas and lighting designed to reduce the visual impact on the project, adjacent properties, and adjacent streets?*
 - The existing parking lot lighting has full cut off fixtures and is situated far enough into the property to prevent trespass lighting onto surrounding property.
4. *How do parking areas utilize landscaping materials to provide shade in excess of the requirements in Section 9-9-14, "Parking Lot Landscaping Standards," B.R.C. 1981.*
 - Existing landscaping is already established and no changes are proposed.

F. Building Design, Livability, and Relationship to the Existing or Proposed Surrounding Area

1. *How are the building height, mass, scale, orientation, and configuration compatible with the area or the character established by an adopted plan for the area?*
 - The building is a simple gable form with earth tone colors to be compatible with the surrounding residential. The new tennis court enclosure will match the existing court enclosure with masonry used to provide texture and break up the scale of the building.
2. *How is the height of the building in general proportion to the height of existing buildings and the proposed or projected heights of approved buildings or approved plans for the immediate area?*
 - The addition will be approximately the same height.
3. *How does the orientation of buildings minimize shadows on and blocking of views from adjacent properties?*
 - The addition is situated far enough within the property that shadows will not be cast over the property line. In addition, trees to be preserved in the vicinity of the addition are as tall or taller than the proposed building.

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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 addition will match the existing structure in materiality. The entry will also be updated.
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?*
 - The building will be utilizing existing site berms to reduce scale, and the use of masonry will provide an attractive finish and break down the scale of the building.
6. *To the extent practical, how does the project provide public amenities and planned public facilities?*
 - The project will fulfill the need for indoor tennis in the community. Since the covering of the previous courts, demand for indoor court time has risen dramatically. There is only one other indoor facility in the city which is well below USTA standards to serve a healthy tennis population.
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?*
 - Not applicable – no residential proposed.
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?*
 - While no residential is proposed, the covering of courts encloses the noise and light of existing courts and the proposed recessed platform courts reduces the potential sound from them as well.
9. *If a lighting plan is provided, how does it augment security, energy conservation, safety, and aesthetics?*
 - Existing lighting will be maintained with all new lighting being an upgrade in energy efficiency.
10. *How does the project incorporate the natural environment into the design and avoid, minimize, or mitigate impacts to natural systems?*
 - The new building is situated to be completely within an area that is already developed, thus minimizing impacts on surrounding systems.
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 hazard?*

Minor amounts of cut/fill are required only for foundation work, otherwise topography will not be altered.

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 building 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?

 - Open space and streets are already well established in this portion of town and not proposed to be modified.
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

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the north lot line to increase yard space to the south for better owner control of shading. How is this criterion met?

- The grid is already established and maintained by our proposed orientation which maximizes the southern exposure for possible photovoltaic arrays.

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 the criterion met?

- The solar analysis illustrates compliance with 9-9-17

4. **Landscaping**

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

- Not applicable as no proposed landscaping will shade adjacent buildings.

H. Additional Criteria for Poles Above the Permitted Height

No site review application for pole above the permitted height will be approved unless the approving agency finds all of the following

- Not applicable – height of addition is below 35'.

We look forward to the opportunity to enhance our community's asset with the proposed developments and value your feedback. Please feel free to contact us with any questions or clarifications.

Sincerely,

Jim Bray

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