CITY OF BOULDER
Community Planning & Sustainability

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CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

APPLICANT RESPONSES
APRIL 20, 2015

DATE OF COMMENTS:	**February 27, 2015**
CASE MANAGER:	**Chandler Van Schaack**
PROJECT NAME:	**~~The Commons~~ Armory Community**
LOCATION:	**4750 BROADWAY**
COORDINATES:	**N09W06**
REVIEW TYPE:	**Site and Use Review**
REVIEW NUMBER:	**LUR2015-00012**
APPLICANT:	**BRUCE D DIERKING**
DESCRIPTION:	**SITE AND USE REVIEW (COMPLEX) - "The Armory Community" - Proposal to subdivide into four blocks, through a two-phased process. Phase I includes blocks 1 & 2, comprising the western portion of the site, to include preservation and adaptive re-use of the existing Armory Mess Hall, together with construction of three new buildings with subgrade parking and surface plazas. Phase II includes blocks 3 & 4, comprising the eastern portion of the site, to include 45-65 residential units.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-7-1, "Form and Bulk Standards,"**
  - **Maximum principal building height - to allow for buildings up to 55' in height where 35' is the by- right height limitation;**
  - **Maximum number of stories - to allow for up to 4 stories where 2 stories is the maximum number of stories permitted by the MU-1 zone district standards;**
  - **Maximum building size - to allow for buildings to exceed the 15,000 s.f. maximum permitted building size permitted by the MU-1 zone district standards.**
- **Section 9-6-1, "Use Standards" – To allow for the following uses which are currently prohibited in the MU-1 zone district:**
  - **Small theater or rehearsal space;**

- **Temporary sales/ outdoor entertainment;**
- **Retail sales;**
- **Live-work.**

- **Section 9-8-1, "Intensity Standards"**
  - **Maximum Floor Area Ratio – to allow for Blocks 1 & 2 to be developed at an FAR of 1.07 where 0.6 is the maximum FAR allowed by the MU-1 zone district.**

I. REVIEW FINDINGS

Overall, staff finds the current redevelopment proposal for the North Boulder Armory site to be in keeping with the previous Concept Plan review in terms of the overall design and proposed land uses. The current proposal remains largely consistent with many of the community priorities identified in the 2013-2014 NoBo Plan Update, including fostering the arts community through land use and placemaking strategies, providing additional multi-modal connections and supporting live-work opportunities, and also continues to address many of the primary goals and policies found in the adopted NoBo Plan including strengthening established areas, redevelopment with a focus on walkable, connected, and mixed use places, a diversity of housing choices, and new community and civic attractions. While the project continues to represent an exciting opportunity for redevelopment of this prominent and under-utilized site, aspects of the site and building design still present some issues in terms of consistency with the overall vision for the Yarmouth North neighborhood as set forth in the adopted NoBo Plan. The project also raises some questions regarding the proportionality of the community benefits which would be created compared to the significant modifications to the land use regulations being requested. These issues are discussed in detail in the reviewer comments below, and will require a revision–level resubmittal. Staff is happy to meet at your convenience to discuss the comments found herein.

Once the comments below have been addressed, please re-submit **seven (7) hard copies** of the revised plans (with a total of **two (2)** copies of the revised drainage report and traffic study), **two (2) half-sized, bounded hard copies and digital copies of the plan set in pdf form** to the front counter of the P&DS Service Center prior to the start of a three- week review track. Please note that review tracks commence on the first and third Monday of each month. Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or vanschaackc@bouldercolorado.gov with any questions or to set up a meeting prior to resubmittal.

We appreciate staff's careful review and initial comments, as well as the productive meetings we have had since these comments were first received. Submitted herewith are the required revisions together with the responses to specific comments provided below.

II. CITY REQUIREMENTS

Access/Circulation David Thompson, 303-441-4417

1. Staff does not support a design variance for the roadway's vertical profile without first understanding the impacts of designing a vertical profile to the design standards found in the City's Design and Construction Standards (DCS) and without reviewing and approving the vertical profile being proposed for the site. If a design variance is being requested, please forward the horizontal and vertical design information as soon as possible for staff's review and consideration.
   Noted. A variance request has been provided which includes vertical profiles for Zamia and 13th Street as well as a description of the two design variances requested.

2. Staff does not support the location of the alley curb cut from 13th Street because the curb cut does not meet the minimum spacing from the corner of the intersection as shown in Table 2-1 of the DCS. Please relocate the curb cut to meet the DCS standards for access spacing and adjust the curb ramps accordingly.
Noted. The site plan has been revised to incorporate this comment. The curb cut off 13th Street has been shifted north to the greatest extent possible without affecting the existing Armory Building. The entry off 13th Street will also function as a one-way "in" drive only. This will avoid stopping sight distance conflicts with the Zamia/13th Street intersection. A one-way "out" drive has been added off Zamia Street meeting City of Boulder Design and Construction Standards.

3. Pursuant to review comments at Concept Plan Review, the site plans must demonstrate and label accordingly that the centerline of Zamia Avenue where the proposed road intersects with Broadway is aligned with the property line for 4777 Broadway and 4725 Broadway on the west side of Broadway in order to accommodate the future extension of Zamia west of Broadway when the those properties redevelop.
JVA modified the plans to incorporate this comment. Notes have been added to the Horizontal Control Plans.

4. Please revise the site plans to demonstrate and label accordingly that the centerline of Zamia Avenue west of 14th Street aligns with the existing centerline of Zamia Avenue east of 14th Street.
JVA modified the plans to incorporate this comment. Notes have been added to the Horizontal Control Plans.

5. Please revise the site plans to show 13th Street north of Lee Hill Road and demonstrate and label according the opposing left-turn out of 13th Street and onto Lee Hill Road from the north and south segments of 13th Street are not in conflict with each other.
As discussed during the Concept Review phase of the project, left hand turning movements at the Lee Hill/13th Street intersection should not be in conflict with each other. Autoturn simulations have been provided illustrating this turning movement which meet City of Boulder comments provided during the Concept Review phase.

6. Please revise the site plans to include a turning radius sheet which demonstrates the proposed curb cut widths and revised curb radii can accommodate the turning movements of the appropriate design vehicles. The radius of curb radii should only be as large as necessary in order to accommodate the turning movements of the appropriate design vehicle and not designed with compound curves. Staff will review and provide additional comments on the width of the curb cuts and curb radii once the turning movements have been evaluated.
Noted. Autoturn simulations illustrating relevant turning movements have been provided. Due to the narrow drive widths, the turning radii at intersections have been set slightly larger than the minimum radius at intersections as outlined in the DCS. However, the radii at intersections should still be below the maximum radius.

7. Please revise the Horizontal Control Plan for Preliminary Block 3 to show the 7' wide bike lane to be constructed on Lee Hill Rd and include the pavement striping and lane widths necessary in order to evaluate how the new section of Lee Hill Road will tie into the existing section of Lee Hill Rd in order to ensure additional public improvements or right- of-way will not be required.
JVA modified the plans to incorporate this comment. The 7' bike lane has been noted on the Horizontal Control Plans. The bike lane ends at the Lee Hill/14th Street intersection and recommences approximately 45-feet east of the intersection at the on-street parking.

8. Please revise the Horizontal Control Plan for Preliminary Blocks 1 and 2 to show (1) the 7' wide bike lane to be constructed on Broadway and how they tie into the existing bike lane south of the project; (2) the bus stop pad to be constructed on Broadway; and (3) the existing traffic signal poles on Broadway at Lee Hill Rd in order to ensure additional public improvements or right-of-way will not be required.
JVA modified the plans to incorporate this comment. The 7' bike lane has been noted on the Horizontal Control Plans. At the

southeast corner of the property the proposed bike lane connects into the existing bike lane continues down the same alignment along Broadway. The width of the existing bike lane is 5.5'.

A bus stop and bus stop pad has been added and labeled on the Horizontal Control Plans.

The traffic signal poles at the Broadway/Lee Hill intersection have been labeled on the Horizontal Control Plan.

9. Please revise the Zamia Avenue typical street cross-section for sections 1 and 2 to reflect the cross-section previously reviewed and approved by staff that showed an 8.5' landscape width and an 8' wide sidewalk within a 67' wide right-of-way dedication. Staff would support a combined right-of-way dedication and public assessment easement dedication for the street cross-section provided the easement dedication did not result in an easement overlap with the ditch company.
JVA modified the plans to incorporate this comment. An 8.5' landscape buffer has been added along Zamia Avenue. As discussed at the Site Review comments meeting held on March 16, 2015, the width of the sidewalk has been increased to 8' over the sections of Blocks 1 and 2 which are classified as commercial. At the point that Blocks 1 and 2 become residential, the width of the sidewalk has remained at 6'.

As discussed at the meeting held on March 16, 2015, easement overlap between the public access easement and the irrigation easement is acceptable so long as the owner accepts maintenance responsibilities.

10. Please revise the 13th Street typical street cross-section for section 3 to reflect the cross-section previously reviewed and approved by staff that showed an 8.5' landscape width along with an 8' wide sidewalk within 68.60' of dedicated right-of-way. Staff would support a combined right-of-way dedication and public assessment easement dedication for the street cross-section provided the easement dedication did not result in an easement overlap with the ditch company.
JVA modified the plans to incorporate this comment. An 8.5' landscape buffer has been added along 13th Street. As discussed at the meeting held on March 16, 2015, the width of the sidewalk has been increased to 8' over the sections of Blocks 1 and 2 which are classified as commercial. At the point that Blocks 1 and 2 become residential, the width of the sidewalk has remained at 6'.

As discussed at the meeting held on March 16, 2015, easement overlap between the public access easement and the irrigation easement is acceptable so long as the owner accepts maintenance responsibilities.

11. Please revise the 13th Street typical street cross-section for section 2 to reflect the cross-section previously reviewed and approved by staff that showed a 10.5' landscape width along with an 8' wide sidewalk within a 60' right-of-way dedicated. Staff would support a combined right-of-way dedication and public assessment easement dedication for the street cross-section provided the easement dedication did not result in an easement overlap with the ditch company.
JVA modified the plans to incorporate this comment. An 8.5' landscape buffer has been added along 13th Street. As discussed at the meeting held on March 16, 2015, the width of the sidewalk has been increased to 8' over the sections of Blocks 1 and 2 which are classified as commercial. At the point that Blocks 1 and 2 become residential, the width of the sidewalk has remained at 6'.

As discussed at the meeting held on March 16, 2015, easement overlap between the public access easement and the irrigation easement is acceptable so long as the owner accepts maintenance responsibilities.

12. Please revise the 13th Street typical street cross-section for section 1 to reflect the cross-section previously reviewed and approved by staff that showed an 8.5' landscape width along with an 8' wide sidewalk within a 67' right-of-way dedicated. Staff would support a combined

right-of-way dedication and public assessment easement dedication for
the street cross-section provided the easement dedication did not result in an easement overlap with the ditch company.
JVA modified the plans to incorporate this comment. An 8.5' landscape buffer has been added along 13th Street. As discussed at the meeting held on March 16, 2015, the width of the sidewalk has been increased to 8' over the sections of Blocks 1 and 2 which are classified as commercial. At the point that Blocks 1 and 2 become residential, the width of the sidewalk has remained at 6'.

As discussed at the meeting held on March 16, 2015, easement overlap between the public access easement and the irrigation easement is acceptable so long as the owner accepts maintenance responsibilities.

13. Per previous comment and pursuant to section 9-9-15 of the Boulder Revised Code, 1981 please revise the site plans to show 18-inches of separation between the edge of sidewalks and any proposed obstructions.
18-inches of separation has be provide between the edge of sidewalk and proposed obstructions. A note has been added to the Horizontal Control Plans to address this comment.

14. Please revise the site plans to show all the above ground transformers, pedestals, and cabinets to be installed by the utility companies in order to effectively evaluate the sight triangles or confirm above ground utility obstructions will not be installed within the intersection's corner site triangles.
All above-ground transformers, pedestals and cabinets have been located on the site plan and labelled for clarity.

15. Please revise the site plans to show the transit stop consistent with a RTD bus stop as shown in Standard Drawing SD-C120 and include a detail sheet to include the transit shelter, bench, trash receptacle and short-term bicycle parking.
JVA modified the plans to incorporate this comment. A bus stop and bus pad has been labeled on the Horizontal Control Plans. Benches and trash receptacles have been provided on the landscaping plans. Details will be provided at the time of technical document submittal.

16. Pursuant to RTD Standard Drawing SD-C123, please revise the site plans to show a bus pad adjacent to the relocated bus stop on northbound Broadway.
JVA modified the plans to incorporate this comment. A bus pad has been added adjacent to the bus stop and labeled on the Horizontal Control Plans.

17. Staff is concerned with the impacts on the proposed parking reduction on the adjacent Holiday neighborhood. As such, please provide a justification along with the additional mitigation measures to be implemented to support the requested 25% parking reduction. Please ensure the justification includes a discussion on how guest parking will be accommodated for in the residential units.
The project traffic engineers, Fox-Tuttle-Hernandez, are completing a Parking Study, as suggested by staff, in order to more accurately project parking demand and ensure that the proposed amount of parking provided is appropriate. We acknowledge and agree with staff's concern that the project should not result in material spill-over parking into the Holiday neighborhood. We are working to balance the competing objectives of ensuring that there is no material parking spill-over into adjacent neighborhoods while also incorporating design elements and TDM strategies designed to promote a shift in travel away from single occupant automobile trips. We understand that City policies do not support over-parking new developments and that, in general, there is an expectation that Site Review applicants will establish and maintain TDM strategies designed to reduce automobile use. The by-right parking standards are based on a relatively suburban land use philosophy that supports travel primarily (if not exclusively) by cars, an outcome we understand is not generally desired by City policies. Over-parking developments to ensure that there is always ample available parking is generally viewed as promoting automobile use rather than alternative modes. Some of the strategies identified by Go Boulder! as appropriate mechanisms to achieve mode shift

away from car travel are constrained parking and unbundled parking. Both strategies are incorporated into this proposal, while also limiting the amount of parking reduction to a relatively-modest one so that parking spill-over is less likely to occur. The proposed 25% parking reduction proposed from the by-right standards is based on the analysis of the traffic engineers, Fox-Tuttle-Hernandez, which will be detailed in their formal Parking Study, the mixed-use, urban in-fill nature of the project, as well as the robust TDM plan included in this application. That plan reflects opportunities and implementation of strategies to achieve a material mode-shift, including a mix of uses with opportunity to share parking, the project's location on established and functional bus routes, extensive pedestrian connections to adjacent neighborhoods and uses, plentiful bike parking areas and amenities, Eco-passes for residents and employees, on-site car-share vehicles, as well as constrained and unbundled parking. In addition to the off-street parking provided, there is significant on-street parking provided by parallel and diagonal spaces located around and within the interior streets of the project. Guest parking for the residential units will be accommodated either by on street parking or use of the shared spaces in the parking garages.

18. Please revise the parking level sheets for blocks 1 and 2 to show the 14 accessible parking stalls shown on the data tables and label the van accessible parking stall for both blocks 1 and 2.
    These parking spaces have been added to the data table.

19. Pursuant to Section 9-9-6(g)(3) of the Boulder Revised Code, the short term bike parking must be located within 50' of the entrance for the land use its' supporting. Please revise the short-term bike parking accordingly.
    All of the short term parking is within the 50 foot distance requirement. Please see Sheet L3.0 for details and dimensions.

20. Pursuant to Section 2.12 of the DCS, please revise the site plans to show the installation of street lighting at the corner of Zamia and Broadway and on the north side of Lee Hill Road at the 13th Street intersection.
    Street lighting has been added to the corner of Zamia/Broadway and at intersection of Lee Hill Road/13th Street.

21. Please correct the discrepancy on Sheet A-0.51 which show the southwest bike room for block 2 as being in block 1 and located in the southeast corner.
    Revision has been made.

22. Please revise the site plans to show where the following TDM measures will be located, specifically:

    - On-site car share
    - Collective bike tool/repair space
    - Bike trailers

    The TDM measures have been labelled on the site plan.

23. Per the Boulder Revised Code, please revise the on-street parking to ensure the vehicle parking is located 20' from any existing or proposed cross-walk / curb ramp.
    JVA modified the plans to incorporate this comment. On-street parking has been adjusted to ensure vehicle parking is located 20' from any existing or proposed cross-walk or curb ramp.

24. Consistent with City design practice involving on-street parking, please revise the site plans to remove the individual on-street parking pavement markings and use two reverse curves with a twenty foot radius for the curb extensions.
    JVA modified the plans to incorporate this comment. Two, 10-ft reverse curves have been added at on-street parking stalls to

accommodate street sweepers. We did look at adding the 20-ft reverse curves at the ends of the parking. However, the problem with the two, 20-foot reverse curves was that the curves were so long the ends of the curves ended up extending into the curb ramps or intersections. The narrower street section we are using for the Armory site just didn't work that well with the larger, reverse curves, and we thought that this condition presented a potential vehicular/pedestrian conflict. We reduced the radius to 10-feet in order to provide sufficient distance from the crosswalks/intersections while still providing easier access for street sweepers.

25. Per previous comment, staff does not support the easement overlap between the pedestrian access easement and the irrigation easement because staff is concerned about the impacts of ditch maintenance and ditch maintenance activities on the accessibility of the sidewalk. Please revise the site plan to eliminate the easement overlap.
The easement overlap has been limited to the greatest extent possible. However, due to the tight site constraints it is not possible to eliminate the easement overlap. As discussed at meeting held on March 16, 2015, easement overlap between the public access easement and the irrigation easement is acceptable so long as the owner accepts maintenance responsibilities.

26. Please add an additional sheet to the plans showing turning radius to demonstrate emergency vehicles and appropriate services trucks can make the required turning movements and that the off-sets of the curb ramps on Lee Hill Road do not present a conflict.
JVA modified the plans to incorporate this comment. Additional plan sheets have been added which include Autoturn simulations which illustrate the turning movements of emergency vehicles and other relevant vehicles.

27. Please revise the Preliminary Typical Roadway Sections sheet to show a centerline crown and a 2% cross-slope between the lip of the gutter and the crown for all the typical sections and revise the grading sheets as necessary.
JVA modified the plans to incorporate this comment. The street sections have been revised to list a 2.0% cross slope. Proposed streets have been graded to provide a typical 2.0% cross slope.

28. Pursuant to Section 2.04(I) of the DCS, the service access for Building "A" must be a driveway ramp and the width of the driveway shall be the minimum necessary to accommodate the service vehicle.
JVA has performed truck turning exercises, including in the Loading Area, to show the path of travel for both delivery vehicles and for trash vehicles in this area. The driveway layout shown meets the demands of the vehicles.

29. Please have the traffic engineer contact David Thompson for comments on the Traffic Study and TDM Plan.
Acknowledged.

Building Design Chandler Van Schaack, Case Manager

1. Overall, staff acknowledges the applicant for the project's high quality architecture and building design; however, there are several aspects of the project which require additional details in order to demonstrate conformance with the Site Review criteria. It appears that many of the renderings and color elevations included in the Concept Plan have either been removed from the current submittal or not updated to reflect changes in the plan set. The Site Review submittal should include more rather than less detail when it comes to building design and architecture. At a minimum, the applicant should provide a revised axiometric massing drawing (Sheet A-0.01), revised renderings from the same vantage points that were included in the Concept Plan, and full color elevations of each of the buildings in addition to the black and white elevations. Additional renderings from the Broadway side, from the southeast corner of Block 2 and from the northeast corner of Block 1 would also be helpful. It should be noted that renderings will ultimately become a part of the approved plan set, if approved, and should thus reflect as accurately as possible the proposed massing, streetscapes, building colors and materials, and window treatments including reveals, sills, mullions, etc.

The axiometric massing image should be given similar attention and should include important features such as rooftop decks (I.e., on Building C and D).

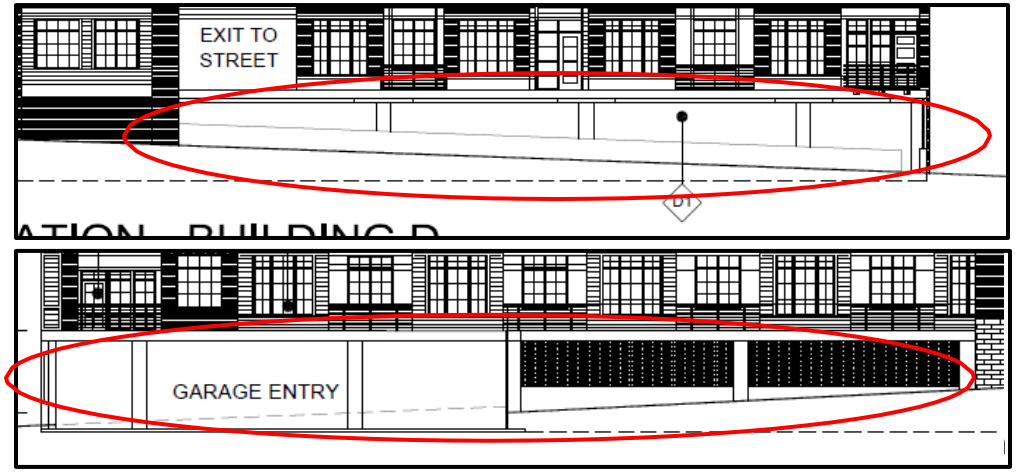
All perspectives have been updated to reflect the building architecture and its relation to the site and pedestrian experience.

Exterior elevations have been rendered in color in a streetscape format to best illustrate the design intent, massing of the buildings, extreme slope of the site, and relationship of buildings to both street and pedestrian sidewalk progressions.

A revised perspective has been included which shows the changes made to Building B (Art Pavilion).

A new perspective view has been included to show changes made to Block 2, particularly at the eastern edge.

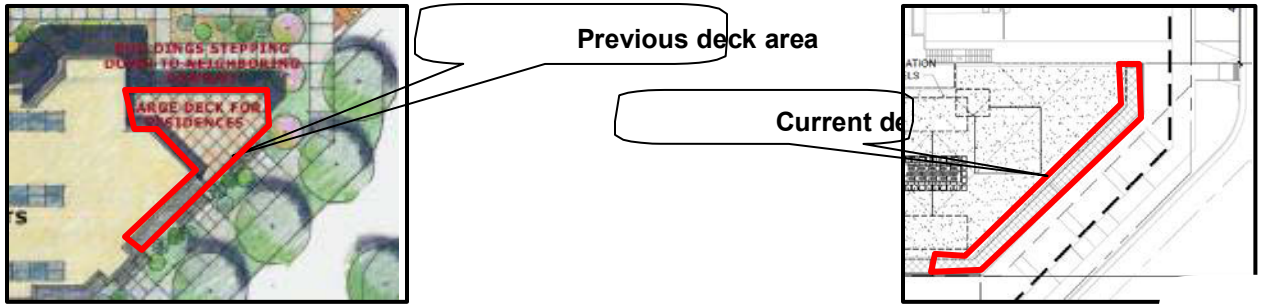
2. As mentioned in the "Parking" comments below, the proposed surface parking lot and podium parking on Block 2 create significant issues in terms of creating an attractive streetscape with transparency and activity at the pedestrian level, and ultimately detract from an otherwise strong building design by making the parking area the visual focal point for travelers along the southern multi-use path and13th Street. Considering the NoBo Plan goals of locating *"compatible building types to face one another across streets…and positioning buildings close to the street to create a more pedestrian friendly atmosphere" (pg. 10, Development Guidelines for All Neighborhoods),* the current Block 2 layout also poses issues in terms of the future streetscape once the east side of 13th Street on Block 4 is developed. It is strongly recommended that the applicant remove the proposed surface parking lot and explore ways of addressing the south and east elevations of Block 2 so as to strengthen the 13th Street streetscape and also act as a compatible transition to the future development on Block 4.



We appreciate this comment and acknowledge that additional architecture was necessary. We have enhanced the areas described by relocating units from the top floor of Building C to the eastern side of Building D along 13th Street. The pedestrian experience along this section of 13th Street is much improved.

3. Also pertaining to the 13th Street streetscape, and the compatibility of the proposed buildings to the future residential development on Blocks 3 and 4, it appears as though the distance that the fourth story of Building C on the northwest corner of Zamia and 13th St. is proposed to be

stepped back has been reduced significantly since the Concept Plan
Review, and the large deck previously proposed for that corner removed (staff notes that the axiometric massing image and architectural rendering have not been updated to reflect this change – please refer to comment #1 above). Given the Planning Board's unanimous support for the previous iteration of the corner as well as the compatibility criteria mentioned above, staff finds that the fourth story should be stepped back further to reduce the mass of Building C on that corner.



We made adjustments to the unit layout by removing a number of units from the top level of Building C and retained the previously-shown rooftop deck on Building C.

4. Staff has some concerns regarding the northern elevation of the southern section of Building C as it interfaces with the community plaza area. Specifically, the easternmost section of the building frontage adjacent to the garage entry, where the interior and exterior stairways are located, presents a large blank wall that is incongruous with the rest of the northern elevation. Staff recommends adding fenestration to that area of the wall, which would help complete the visual patterning along that side of the building as well as daylight the interior stairwell. See comments under "Landscaping" for additional considerations.
   We made changes to the elevations, and they now more clearly reflect what is happening in plan.

5. Additional detail is needed on the retaining wall surrounding the proposed patio space at the southwest corner of Block 1. Please label the wall with the proposed material. Details should also be provided for any additional exposed walls along public rights-of-way, including planter boxes.
   All retaining walls within the utility easement have been agreed to be loose-laid; the Silver Lake Ditch Company has agreed that these can be removed and replaced easily, in the need to access the irrigation ditch.

6. Please provide material samples with the next submittal. Please include all of the different materials proposed for each building, ideally grouped together by building. Please include a sample showing how the groundface CMU w/ brick banding proposed for Building C will be treated, and clearly delineate the different composite siding and stucco varieties proposed for each building. In addition, please include material samples for the proposed window muntins, along with details on proposed window treatments for all elevations including those that do not include a complimentary rendering. More information related to fenestration details will be required. Please note that use of vinyl windows without reveals is discouraged.
   Acknowledged; materials boards have been submitted with this package.

Drainage, Jessica Stevens, 303-441-3121
1. Section 7.05(B) of the *DCS* requires that detention ponding is designed for the 10 and 100-year storm frequencies.

The applicant must demonstrate how flows in excess of the 5 year storm frequency will be routed to the detention area.
In order to ensure that flows from the site are property detained and treated the site's storm system is capable of handling both the major and minor flows. Pipe sizing calculations have been added to the report.

2. Please include additional information on the Grading & Drainage Plans regarding the drainage of the sunken plaza area in Block 1 and the runoff which is collected internal to the buildings and piped into the public storm sewer system as referenced in the Stormwater report upon resubmittal. Back of manhole
As mentioned on page 3 of the report, runoff from within the building footprint will be collected internally and piped into the public storm system within the right-of-way. The sunken plaza is part of the building's architectural system and is being designed and detailed by the architect. The sunken plaza is showing up on the plans for reference purposes only.
3. The applicant is advised that the proposed slide location within the detention pond area may promote dangerous behavior during times of flooding.
Noted.

<u>Stormwater Report</u>

1. Site Review requires the submittal of Conceptual and Preliminary Stormwater Reports. Please review the Preliminary Stormwater Report submittal requirements and revise as necessary. The title of the report should also be updated.
JVA modified the report to incorporate this comment.

2. Section 7.05(B) of the City of Boulder Design and Construction Standards (*DCS)* requires the use of the 10 year storm frequency when designing for detention facilities. Please revise page 2, 4 and 5 and all other supporting calculations within the Stormwater Report upon resubmittal.
Per page 3, the FAA Method was used to size the 10-year and 100-year detention volumes for the site.

Per City of Boulder DCS, the design storm is the 5-year storm for the minor storm event and the 100-year storm for the pertain to detention volume sizing.

3. The Proposed Site Basin boundaries and design points should be reviewed and revised based on the proposed location of the stormsewer system prior to resubmittal.
JVA modified the report to incorporate this comment. The proposed site basin boundaries and design points have been revised based on the proposed location of the storm sewer system.

1. It appears that significant portions of Basin A3 and portions of Basin A4 as shown do not drain to the detention/water quality pond. The design must be revised to accommodate these flows.
JVA modified the plans to incorporate this comment. Drainage swales have been added to Blocks 3 and 4 in order to direct runoff from the blocks into the site's storm sewer system and detention/water quality pond.

5. The runoff coefficients used in the runoff calculations appear to be lower than the values provided in Table 7-2 of the *DCS*. Please review and revise the coefficients accordingly
JVA modified the report to incorporate this comment. The runoff calculations have been revised to match the values provided in Table 7-2 of the DCS.

6. Basin H2 only appears to include overland flow and does not include any channelized flow areas. Please review and revise the time of

concentration calculations accordingly. It may be helpful to show the flow path that has been used in the calculations on the Historic Drainage, Sheet FIG 1.
The historic calculations provided with the report for basin H2 include both overland flow (300 feet at 3.8%) and channelized flow (140 feet at 4.5%).

7. The urbanized check is intended to check the initial overland flow to the first design point, not the total time of concentration. Please revise the report accordingly.
N/A

8. The lengths used in the Proposed Conditions time of concentration calculations appear to be very low. Please review and revise accordingly.
Due to the stage of the design at Site Review (as opposed to full engineered Technical Documents), it is unknown at this time what the exact basin boundaries and design points are, and it is difficult to accurately assume what the time of concentration is. For our preliminary analysis, we assumed a time of concentration of five minutes. A time of concentration of five minutes is the minimum recommended time of concentration for urbanized areas and will provide the most conservative developed flow rates. More detailed calculations will be provided with the project's Technical Document submittal when the final engineering and drainage analysis is completed.

9. The overall impervious value used in calculating the water quality capture volume appears to be low as compared to the impervious values for the individual basins found on the Composite Runoff Coefficient Calculations sheet. Please review and revise accordingly.
JVA modified the report to incorporate this comment. The impervious value used to calculate the water quality capture volume has been adjusted.

Engineering, Jessica Stevens, 303-441-3121

1. Please provide a stamped copy of the Improvement Survey Plat upon resubmittal.
A stamped and signed copy of the Improvement Survey has been included in this submittal.

2. Please provide a copy of the topographic mapping which was used in the preparation of the submittal materials upon resubmittal.
Topography of the site was shown on aforementioned submitted Improvement Survey.

3. Please provide a copy of the Geotechnical Engineering Report referenced in the Groundwater System section of the report upon resubmittal.
The Geotechnical Engineering Report, prepared by Ground Engineering, was submitted in the previous Site Review package.

4. Please include the location of all existing and proposed easements on the Grading & Drainage and Utility Plans.

All easements are labeled and shown on the Grading & Drainage Plans, Utility Plans, and Horizontal Control Plans.

5. The applicant will be required to provide preliminary approval from the Silver Lake Ditch Company and the Armory Lateral prior to approval of the Site Review. Final written approval will be required prior to Technical Document Review approval.
Noted.

2. Please include the existing location of the Silver Lake Irrigation Ditch as it crosses Lee Hill Road on the Grading& Drainage and Utility Plans.

JVA modified the plans to incorporate this comment.

7. The irrigation ditch manholes will not be permitted to be located within a public sidewalk. As indicated in Access/Circulation comment #13, please revise the design of the irrigation ditch along Broadway.
   Based on conversations with staff during the Concept Review phase, we were told that manholes within the sidewalk should be avoided wherever possible. However, the City would be willing to allow manholes within the sidewalk so long as we tried to limit the number of them and provided a pedestrian rated lid.

   Due to the tight design constraints, it is going to be difficult to completely remove all irrigation manholes from within the sidewalk. However, we were able to modify our design so only three manhole lids are located within the sidewalk. We have also tried to limit the amount of encroachment to the greatest extent possible.

8. No portion of a structure including footings and eaves may be located within the right-of-way or an easement. The extents of the parking structures and any overhangs must be clearly identified on the Grading & Drainage and Utility Plans.
   All portions of the structure are shown on the plans. Labels have been added to the Horizontal Control Plans to provide clarification.

9. It appears that the patios, balconies, planter box and elevated paseo level along the southern side of Building C are proposed to be located within the irrigation ditch easement. Structures may not be located within the easement. Please revise the design accordingly.
   This condition has been discussed with the Silver Lake Ditch Company. Based on conversations with the ditch company, it should be acceptable to install more "temporary/removable" structures so long as the Owner accepts the risks that the site feature may be removed in the event the ditch needs to be repaired. An agreement will be signed between the Owner and the ditch company.

10. It appears that planters along Broadway, in Block 2 have been proposed to be located within the irrigation ditch easement. Structures may not be located within the easement. Please revise the design accordingly.
    This condition has been discussed with the Silver Lake Ditch Company. Based on conversations with the ditch company, it should be acceptable to install more "temporary/removable" structures so long as the Owner accepts the risks that the site feature may be removed in the event the ditch needs to be repaired. An agreement will be signed between the Owner and the ditch company.

11. The Final Plat document must be recorded prior to recordation of any overlapping easements for the benefit of private utility companies, including Xcel.
    Noted.

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.
Acknowledged.

Fire Protection David Lowrey, 303-441-4356
Per the City Design and Construction Manual the minimum width of the streets, in order to provide adequate emergency access is 20 feet. Due to only receiving an electronic version of this review I am unable to adequately asses the street width and turning radius.

Per earlier discussion concerning this project, the street width did not meet the minimum required emergency access width due to parking

on both sides of the streets.
Noted.

Inclusionary Housing Michelle Allen 303-441-4076

1. Each new residential unit developed on the property is subject to 9-13 B.R.C., 1981, "Inclusionary Housing." The general Inclusionary Housing (IH) requirement is that all residential developments must dedicate 20 percent of the total dwelling units as permanently affordable housing. For rental developments this requirement may be met through the provision of on-site affordable rental units or comparable existing or newly built off-site permanently affordable rental units or through the dedication of land appropriate for affordable housing or by payment of a cash-in-lieu contribution.
Acknowledged. As indicated, we plan to meet the IH requirement for Phase I entirely on site. The Phase II IH requirement will be addressed and satisfied at the time of the Phase II development proposal.

2. Unit Mix - Applicant is proposing 144 rental units in blocks 1 & 2 resulting in 28.8 required IH affordable units. Applicant proposes to meet this requirement on-site entirely in building B block 1. The proposed mix of affordable units includes 5 additional studio units, 1.8 fewer 1 bedroom units, 2 fewer 2 bedroom units and 3,242 additional square feet than required. Staff finds this mix is equivalent to the IH requirement and acceptable.
Acknowledged.

3. Affordable rental units must be owned all or in part by a Housing Authority or similar agency or may be owned and operated by a private entity if the owner voluntarily proposes to serve the housing needs of low income residents of Boulder by exceeding the inclusionary requirement in return for city compensation.
We plan to exceed the IH requirements in return for city compensation as part of the Voluntary Agreement to be adopted by special ordinance.

4. Please note the proposed affordable units do not meet the IH requirement for blocks 3 & 4. If these blocks are included in the site review additional information in the form of the "Unit Data Spread Sheet" and unit floor plans must be provided.
Acknowledged. We understand that Phase II (Blocks 3 & 4) will be required to meet IH requirements separately at the time of proposed development.

5. Per 9-13 B.R.C., 1981, and associated regulations, permanently affordable dwelling units must meet the "Livability Standards for Permanently Affordable Housing." The submittal does not include sufficient information to fully assess if the proposed affordable units meet the Livability Standards:

    a. Please provide scalable floor plans with walls delineating rooms and closets, specific unit identification (number or letter/bldg), show linear feet of proposed cabinetry, storage, and bathroom and kitchen appliances. The floor plans may be submitted as one layout for each unit "type" in an 8x11 scalable format.

Acknowledged. Detailed interior floor plans are being developed and will be submitted in the required format.

6. Applicant proposes that the affordable units be made available to low income artists. Further discussions are needed to determine if this is a desirable outcome for the Inclusionary Housing program and if so, what that would entail to meet and legal and fair housing requirements.
Acknowledged. As discussed with staff, the Applicant strongly desires to work with staff to develop an appropriate mechanism to implement artist affordable housing at the Armory in a manner that will meet all applicable legal and fair housing requirements.

7. Any required documents including the Determination of Inclusionary Housing Compliance form, Covenants to secure the permanent affordability of the units, and an Agreement must be signed and recorded prior to application for any residential building permit. On or off-site permanently affordable units must be marketed and constructed concurrently with the market-rate units.
   Acknowledged.

8. Additional information about the Inclusionary Housing program including the "Livability Standards for Permanently Affordable Housing" may be found on-line at www.boulderaffordablehomes.com.
   Acknowledged.

Land Uses Chandler Van Schaack, Case Manager

1. Currently, it is unclear based on the floor plans (Sheets A-1.11 & A-2.11) and Data Table on Sheet A1.01 what exactly is being requested in terms of non-residential uses. For uses that require a Use Review (art or craft studio space, adult educational facility, over 7,000 s.f. of office uses per building) and particularly for uses that are currently prohibited and which must be approved through special ordinance (i.e., small theater or rehearsal space, temporary sales/ outdoor entertainment, retail sales), the applicant must provide some details on the size, location and operating characteristics of the proposed uses. This information is required both to ensure a certain degree of predictability with regards to the operating characteristics and impacts of the development as well as to determine what the exact parking requirement is and hence how significant a reduction is being requested.

   Of course, at this point we have not identified all tenants and need to have some flexibility to respond to demand and the inevitable evolution and changes of use that will occur over time. We are proposing that retail sales would be allowed in any of the ground floor, non-residential space in Buildings A (the Armory Building), B (the Art Pavilion), and Buildings C and D. This is a maximum total of 24,963 square feet, but given the portion of this space that is expected to be filled by restaurant/brewpub and coffee shop uses, it is likely the actual, commerical square footage remaining will be under 10,000 sf total. Some of this space is likely to fill with other uses such as personal service businesses, office uses and studios, so we anticipate only a minor amount of general retail. In order for the Plaza and Art Pavilion to be successful, it will be important that retail sales and temporary sales be permitted to allow for art shows, farmer's markets and the like.

   All other special uses are proposed only for Building B (the Art Pavilion), including live-work and/or home occupation for artists, art or craft studio space, non-profit membership club, adult educational facility, small theater or rehearsal space and temporary sales, or the Community Plaza, including temporary outdoor entertainment and temporary sales. We are requesting outdoor dining be permitted in the areas shown adjacent to all commercial spaces that may lease as restaurants, coffee shops or other food service. These are either along the interior of the Community Plaza or along Broadway.

   We propose that a Management Plan be developed by the Applicant in cooperation with staff and with neighborhood input that would allow for sufficient flexibility while still providing necessary assurances about mitigating any adverse impacts from these uses.

2. For proposed uses which require a Use Review, the applicant should provide an analysis of the Use Review standards found in section 9-2-15(e), B.R.C. 1981. While it is understood that the exact operating characteristics have not been determined at this point, at a minimum the applicant should describe the anticipated operating characteristics and how the proposed uses will comply with the use review standards. If more than 7,000 sq. ft. of office uses are anticipated in Building C, the applicant should include a maximum requested floor area, hours of operation and the location of the proposed office uses.

   Please see the analysis below:

   9-2-15(e)

Criteria for Review: No use review application will be approved unless the approving agency finds all of the following:

(1)

Consistency With Zoning and Nonconformity: The use is consistent with the purpose of the zoning district as set forth in section 9-5-2, "Zoning Districts," B.R.C. 1981, except in the case of a nonconforming use;

To be addressed per Special Ordinance

(2)

Rationale: The use either:

(A)

Provides direct service or convenience to or reduces adverse impacts to the surrounding uses or neighborhood;

The proposed uses provide a direct service to the neighborhood and community by creating an active, vibrant community gathering place in the Community Plaza and a thriving arts anchor for North Boulder in the Art Pavilion.

(B)

Provides a compatible transition between higher intensity and lower intensity uses;

The non-residential uses are clustered in Blocks 1 and 2 closer to Broadway and with higher density, rental housing. The lower density housing that is more likely to be owner-occupied and that is more geared toward families is located in Blocks 3 and 4, with appropriate separation and buffering.

(C)

Is necessary to foster a specific city policy, as expressed in the Boulder Valley Comprehensive Plan, including, without limitation, historic preservation, moderate income housing, residential and nonresidential mixed uses in appropriate locations and group living arrangements for special populations; or

These uses allow the creation of great places—neighborhood focused amenities that will bring the community together and provide walkable, bikeable dining, shopping and entertainment to the existing neighborhoods in the area, as well as providing historic preservation of the existing Armory Building, on-site permanently affordable housing and market attainable housing in the form of smaller, loft and walk-up style urban homes.

(D)

Is an existing legal nonconforming use or a change thereto that is permitted under subsection (f) of this section;

N/A

(3)

Compatibility: The location, size, design and operating characteristics of the proposed development or change to an existing development are such that the use will be reasonably compatible with and have minimal negative impact on the use of nearby properties or for residential uses in industrial zoning districts, the proposed development reasonably mitigates the potential negative impacts from nearby properties;

To be addressed in the Management Plan.

(4)

Infrastructure: As compared to development permitted under section 9-6-1, "Schedule of Permitted Land Uses," B.R.C. 1981, in the zone, or as compared to the existing level of impact of a nonconforming use, the proposed development will not significantly adversely affect the infrastructure of the surrounding area, including, without limitation, water, wastewater and storm drainage utilities and streets;

Existing infrastructure can support the proposed uses without adverse impacts.

(5)

Character of Area: The use will not change the predominant character of the surrounding area or the character established by adopted design guidelines or plans for the area; and

Although the development would obviously change the character of the Armory site itself, it would not change the fundamental character of North Boulder and would instead contribute to it. During Concept Review, the proposal was found by staff and Planning Board to be largely consistent with the intent of the North Boulder Subcommunity Plan.

(6)

Conversion of Dwelling Units to Nonresidential Uses: There shall be a presumption against approving the conversion of dwelling units in the residential zoning districts to nonresidential uses that are allowed pursuant to a use review, or through the change of one nonconforming use to another nonconforming use. The presumption against such a conversion may be overcome by a finding that the use to be approved serves another compelling social, human services, governmental or recreational need in the community, including, without limitation, a use for a daycare center, park, religious assembly, social service use, benevolent organization use, art or craft studio space, museum or an educational use.

N/A

Landscaping Elizabeth Lokocz, 303-441-3138

Staff appreciates the efforts to address some of the challenges of the site prior to submittal. Please address the following comments at the next submittal. Contact staff with any questions or concerns.

1. Given the many challenges the urban canopy will experience due to Emerald Ash Borer and site review criteria pertaining to the streetscape, the proposed six foot landscape strips is not supportable. In addition, eight feet is the Design and Construction Standard (DCS) requirement and may only be modified for certain road types. Revise the proposed layout to meet the eight foot minimum. Provide dimensions for all proposed planting strips. Ensure that they are clearly to back of curb or face of curb to avoid any future coordination issues.
   Tree lawns are now 8'0" as measured from back of curb to edge of sidewalk. These are dimension on the landscape plans and also shown in the Civil cross sections.

2. Staff understands many of the plaza details (Block 1) are yet to be determined; however, provide additional information to help staff understand the quality and likely successful use of the space. Provide cross sections or another illustrative technique to demonstrate the (raised) planters and stage area. Begin to call out materials to understand the intent. This information will be necessary to verify that all areas meet open space standards as illustrated on sheet L4.0.
   Staff is correct that the precise details of the Community Plaza have not been determined at this time. The intent is to use a mix of concrete, pavers and landscape areas together with block or stone planters and seat walls. Steps and seat walls are intended to encourage lingering in the Plaza area and provide comfortable, informal seating for neighbors to stop and enjoy the Plaza. The performance area is intended to be a permanently-installed, raised platform suitable for performances but also consistent with the rest of the Plaza during times when no performance is occurring. Screening will be provided behind the stage area to provide some relief between the active Community Plaza and the more private open space area directly adjacent to the residential units in Building C. The design team will continue to advance these concepts and will identify more detail both in design and materials for review by staff, Planning Board and Council as the project moves through the process.

3. There are several qualitative details that are well presented, but could become problematic in the future if field changes or construction document changes affect them. For example, the transformer locations are shown in locations that have a relatively low visual impact which is excellent. Please complete as much up front analysis on the requirements that could affect the locations as feasible.
   Comment acknowledged.

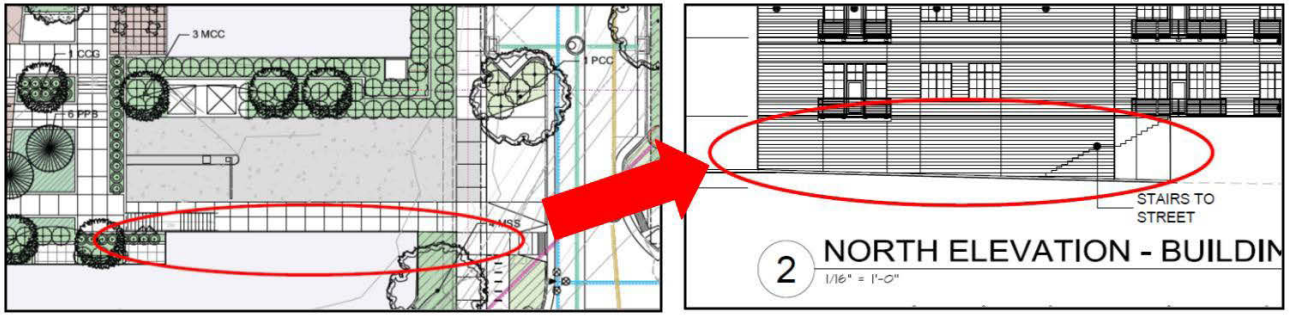
3. The grade change on Broadway and finished floor elevation of building C present a coordination challenge. The planters and stairs need some elevation information to help communicate the height at the street/sidewalk and private patio of the various elements. The civil plans call out a finished floor elevation with a single six inch change between the northern and southern portions of the building. Is likely to be accurate? Could the FFE have more change corresponding the sidewalk grade change?
Please refer to the civil grading plans for detail. Also, the streetscape elevations included in this package illustrate the design intent, as well as the architectural site plan, which shows planters and retaining walls to be used as transitional tools.

4. The proposed play structure on block 4 is oriented such that it will have little shade at any time of the day. The general concept of the pond being useable open space and having a small pocket park incorporated needs additional design development. The play structure may be better pulled away from the pond and walls and should have trees located on the southern and western sides. Gentle slopes into the pond are essential to making it successful. It is not merely enough to consider maintainable slopes, but to have slopes that do not appear to be part of a pond. The pond in the Holiday neighborhood to the east is an excellent example.
The playground has been re-sited to allow for a number of trees to be planted around the playground. The pond area will be suitable for play and will include boulders similar to the Holiday detention pond. The slopes are steeper than Holiday because of the amount of room available for the pond – which is significantly less than was available at Holiday. Slopes are mostly 8:1 and 7:1 and only at the southeast corner, the slopes go to 3:1 due to site constraints.

6. The southern edge of Block 2 is adjacent to an existing small parking lot and garages for the adjacent condo project.
Please locate the existing trees in the parking lot and verify that they are coordinated with the proposed trees. The mix of small flowering trees are a nice amenity for the sidewalk users, but more shade might also be in order. If pockets exist to add or substitute some large canopy shade trees, please consider that alternative.
Trees have been relocated to allow for existing conditions to remain. Two large on-site trees (Tree numbers 96 and 97) in Block 4 are now to remain and be protected.

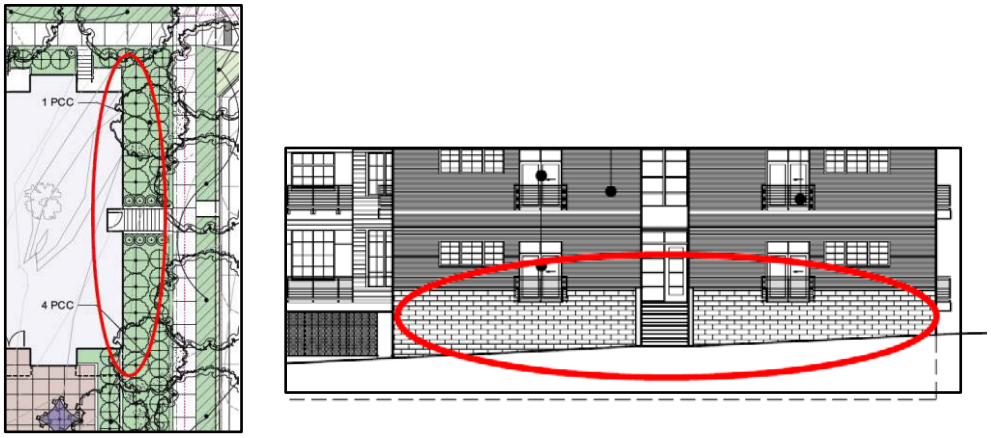
7. Stairs on Zamia? Parking garage at street?
We are unsure what this comment is referring to. From Broadway moving east, the grade is descending, meaning that the parking garage level rises out of the ground and becomes more exposed as one moves further east from Broadway. Initially, landscaping is provided to provide visual relief, and as the garage level reaches grade, units are wrapped along the outside of the garage level along the Zamia/13th Street jog. The pedestrian connection from Zamia to the Plaza in Block 1 does include stairs up from the street level to the Plaza level, which is a number of feet above the level of Zamia. The parking garage exit is now located on this section of Zamia per staff's direction, but the garage is somewhat below street level such that there is a gentle ramp. As noted above, moving east from the garage exit as one gets to the jog, the garage is wrapped with several outward-facing ground level units, both to hide the garage and to maintain the pedestrian experience at street level.

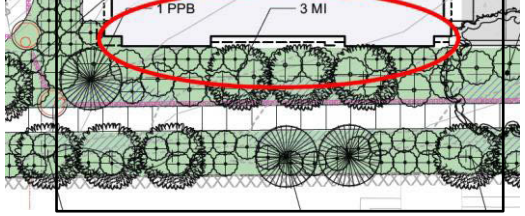
8. The north side of building C adjacent to the garage entry and pedestrian walk is a blank wall and will be quite visible from the adjacent street moving south. Evaluate additional fenestration, or planting opportunities to make this a more inviting entry and add to the visual quality from the street.
This elevation has been substantially changed. Please refer to the architectural elevations. Planting areas have now been added and plants called out on this side of the building.



9. Please specify all the proposed planting in the area on the south side of building C that includes retaining walls to the private patios and some exposed garage wall. Again, consider the visual impact to the street.
   This building has changed and no longer has retaining walls to private patios. Plant materials on the south side of Building C have been specified. Refer to the landscape plans.

10. The same concerns exist for building D (east and south elevations). Evaluate alternative building design and fully detail the adjacent landscape.
    The east and south elevations of building D have plants specified. Refer to the landscape plans. Also, the elevations have been revised to reflect a response to comments made by staff and include enhancement of these facades.





11. Regarding the proposed trees, staff has the following recommendations:
    a. Reduce the overall number of Honeylocust; consider using them only in the most challenging growing conditions such as the small planters on 13th St. at the angled parking in place of the chanticleer pear.
    The quantity of Honeylocusts have been reduced. Refer to the landscape plans for details

    b. Reduce the number of overall hackberry (but do not eliminate) and substitute with one of the suggestions below.
    The quantity of Hackberry have been reduced. Refer to the landscape plans for details

    c. Remove the elm from the list due to scale and pesticide use limitations.
    Acknowledged.

    d. Specify some Japanese pagoda tree, Kentuckycoffee tree and Planetree for increased diversity.
    Additional species have been added. Refer to the landscape plans for details.

    e. Reduce the number of thornless cockspur hawthorne (note that the total in the plant schedule is not correct) and instead add some Japanese tree lilac (clump form).
    The number of Hawthornes have been reduced. Refer to the landscape plans for details.

    f. Remember that spring snow crabapple is a medium sized tree with a relatively broad canopy. It is probably too large for the location next to building C. This would be a good location to experiment a bit and try Turkish filbert, bigtooth maple or sweetgum.
    Plans have been updated.

    g. Indian magic crabapple is probably also too large for the plaza planters. Consider eastern redbud (not currently on the list), snowbird hawthorne, or another alternative.
    Eastern redbud is a larger tree than Indian Magic Crabapple and Snowbird Hawthorne is about the same size but we have substituted these for the crabapple for maintenance reasons.

12. Begin to reduce the number of plants in the plant schedule to the more likely selections. Please note that the final Site Review approval plans are required to provide relatively detailed planting information including shrub selections and numbers. **The plant schedule has been simplified.**

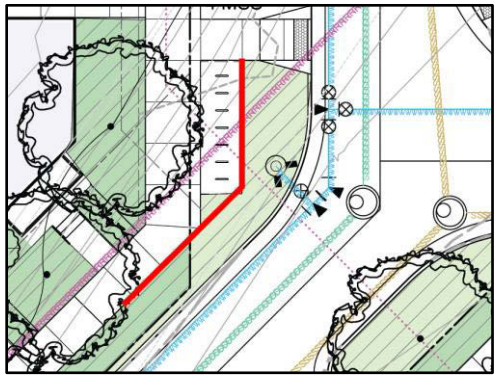
13. The hatches for sod and perennials are not consistent between the legend and plan and are illegible. Consider an alternative to mown sod in all locations that are not intended for active play.
    The hatches and legends have been corrected. The sod comment is acknowledged. We continue to plan on sod in the trees lawns due to past experiences with MF residential projects.

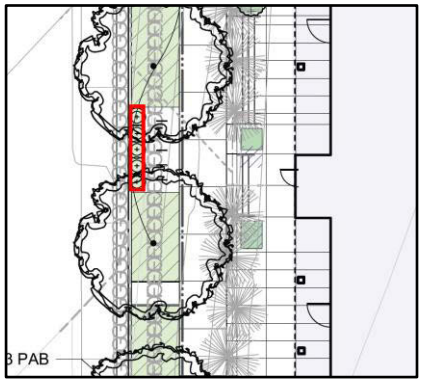
14. The Broadway parallel parking pedestrian connections seem to lack some connections to the north.
    Connections have been added.

15. Utility conflicts should be avoided to the greatest extent possible. Revise the following locations if possible to maintain a consistent street tree planting pattern:
    a. Gas to building C
    b. Water to building A
    c. Storm to Pool area

Comment acknowledged.

16. Please label streets for easy reference. **Streets have been labeled on the landscape plan sheets.**
17. A few minor pavement changes will avoid future maintenance issues: **These changes have been made.**
    a. Remove notch for bike racks at 13th and Zamia
    b. Pave to curb at Broadway





Legal Documents Julia Chase, City Attorney's Office, Ph. (303) 441-3052
Upon request of the Project Manager, the Applicant will be required to provide an updated title commitment current within 30 days. **Acknowledged.**

Neighborhood Comments
Staff has received numerous comments related to the proposed development. The majority of comments received are in favor of the proposed development, with a particularly strong desire expressed for the proposed Arts Pavilion and related artist housing and art-related uses. Generally speaking, people who have expressed support for the project have expressed support for the project as a whole; however, some people who generally support the arts-related goals of the Armory project still expressed concerns regarding 1) the proposed density, 2) potential parking and traffic impacts, 3) potential impacts associated with the proposed restaurant/ brewpub uses and 4) the proposed building heights (issues are listed by rate of recurrence in comments). Several comments also expressed "conditional" support for the project but expressed the strong desire for some kind of assurance that the arts-related uses will be implemented. The public comments are included as **Attachment B.**
Acknowledged. We held a Town Hall neighborhood meeting on March 3 and are planning another for early May. We have also met with a number of neighbors and smaller neighborhood groups and corresponded with neighbors and interested community members. We are carefully considering and weighing all neighborhood input with the goal of addressing these concerns to the greatest extent reasonably possible.

Open Space Chandler Van Schaack, Case Manager
1. Additional information is required to determine how the proposed project would meet the 20% usable open space requirement generated by the requested height modification (9-9-11(c)(3), B.R.C. 1981), and to what extent any additional open space provided beyond this requirement will create community benefit. Currently, the open space diagram and table shown on Sheet L4.0 are insufficient, as the categories included in the table do not correspond with the usable open space types listed in section 9-9-11, and the diagram does not correspond with the table. Please make the following changes to the open space diagram and table:

Blocks 1 & 2 should have a dedicated open space plan which clearly labels each of the different open space types being included in the calculations. In order to help show how the proposed open spaces will be used (i.e., the *type* of community benefit they are providing), staff recommends delineating open space areas by usage and general characteristics rather than breaking the entire site down into the four metrics currently provided (landscape, hardscape, decks/terraces, ROW). The open space types should be based on the types listed in section 9-9-11(e), B.R.C. 1981, which are included below along with examples of what could be included as corresponding open spaces areas.
The open space plan is limited to only Blocks 1 and 2 and have been categorized per the categories below. The open space exceeds the required by a substantial amount. Not counting any roof decks or individual decks or patios, Block 1 has 35% open space and Block 2 has 33% open space.

- Landscaped areas meeting the requirements of sections 9-9-12, "Landscaping and Screening Standards," and 9-9-13, "Streetscape Design Standards," B.R.C. 1981 (individual landscaped areas not included in areas listed below)

- Outdoor activity or recreational elements (For Block 1: Community Plaza; For Block 2: Residential Courtyard)

- Outdoor garden/ landscaped courtyard

- Landscaped areas, plazas, patios adjacent to street (plazas, patios along Broadway, Mess Hall landscaping)

- Exterior paved surfaces w/ passive recreation amenities (Mess Hall patio, Broadway promenade)

- Individual balconies, decks, patios – 25% max (Building C 3rd floor deck, unit decks)

- Landscaped ROW – 10% max

2. Please note that not all hardscape areas can be counted toward the required usable open space (i.e., corridors between buildings, trash enclosure area, parking garage entries, etc.). Any hardscaped areas included in the open space calculations must meet the standards found in section 9-9-11(e)(5), B.R.C. 1981. **Comment acknowledged**.

5. It appears that several of the proposed individual unit decks do not meet the minimum 60 square foot requirement set forth in section 9-8-1, B.R.C. 1981. Please revise the plans so that each unit has at least 60 square feet of private open space.
All decks and patio spaces shown on previous plan meet the 60 SF requirement, but decks/patios for Studio units were not shown. This has been revised on this re-submittal; now all units comply.

Parking Chandler Van Schaack, Case Manager

1. Additional information is needed in order to evaluate proposed parking reduction. As mentioned in the "Land Uses" comments above, currently the floor plans do not correspond with the parking information within the Data Tables shown on Sheet A-1.01. If the applicant is proposing to limit the number of indoor and outdoor restaurant seats as part of the parking calculations, then the proposed seating or at least a range of proposed seating will need to be shown on the floor plans as well, and included in the written statement.

The discrepancy between the plans and data table has been corrected.

As noted above, the Applicant is seeking to find the right balance between providing enough parking to avoid spill-over without providing so much parking that automobile use is encouraged and TDM strategies undermined.

Section 9-9-6 (f) (1) of the Boulder Development Standards states that a parking reduction for mixed use developments may be granted by the city manager "with the total reduction not to exceed twenty-five percent of the required parking." Section 9-9-6 (f) (3) provides the parking reduction criteria with four requirements listed:

(A) The parking needs of the use will be adequately served through on-street parking or off-street parking;
(B) A mix of residential uses with either office or retail uses is proposed, and the parking needs of all uses will be accommodated through shared parking;
(C) If joint use of common parking areas is proposed, varying time periods of use will accommodate proposed parking needs; or
(D) The applicant provides an acceptable proposal for an alternate modes of transportation program, including a description of existing and proposed facilities, proximity to existing transit lines, and assurances that the use of alternate modes of transportation will continue to reduce the need for on-site parking on an ongoing basis.

The Armory Community project meets the above listed criteria for a parking reduction. Based on the Boulder Revised Code by-right standards and without any reduction, the site requires 283 spaces. There is a mix of residential, retail, and office land uses that will be able to share the parking and it is assumed at least 20% non-auto use reduction for the site. Per the ULI Shared Parking data, the mix of uses can be reduced to 242 parking spaces (15%), which satisfies (f) (3) (B). The project proposes to provide a total of 262 parking spaces (212 in the parking garages and 50 on-street). This satisfies the criteria (f) (3) (A) which states the parking needs can be adequately served through on-street or off-street parking. This is a total of 9% parking reduction (counting on and off-street spaces) and does not exceed the maximum of a 25% reduction. The Armory site is located along the highly utilized and well-connected SKIP route. With the redevelopment, the bus stop on Broadway adjacent to the site will be improved. The TDM plan proposes Eco-Passes for all residents and employees, which satisfies (f) (3) (D). In addition to the transit improvements, the site will provide the required number of bike parking spaces throughout the site (both short term and secured long term), storage of bike trailers, and a work station. There will be at least one car share vehicle located on-site as well. The site parking plan, with proposed reductions, is anticipated to adequately service site parking demands without impact to adjacent neighborhoods.

A formal parking study is being completed by Fox-Tuttle-Hernandez and will be submitted shortly.

2. While staff was largely in support of the parking layout proposed through the Concept Plan review process, the current mix of at-grade, podium and underground parking is a significant change from the Concept Plan, and presents several site planning and building design issues which must be resolved in order for the project to move forward. Specifically, the removal of the proposed "clubhouse" building from the southeast corner of Block 2 and its replacement by a surface parking lot has significantly increased the visual prominence of the parking area and
created large gaps in the visual continuity of both the southern and eastern Block 2 frontages. Considering the goals related to de-emphasizing parking lots and improving the quality of street design contained in the NoBo Plan as well as the intent of the Site Review criteria to minimize the amount of land dedicated to parking and to reduce the visual impacts of parking on adjacent streets, the Block 2 parking should be redesigned to remove the surface parking lot and hide/ de-emphasize the podium parking to the greatest extent possible.
To respond to Building Design and parking comments made by staff, the layout of the southeast section of Block 2 has been

revised. All parking has returned to be structured, units have been brought out to the street along 13th Street, and the edges of the facades on South and East elevations have been enhanced.

Plan Documents Chandler Van Schaack, Case Manager

1. It is unclear why Blocks 3 & 4 were not included in the current development proposal; however, the request for approval of the Phase 2 development of these lots at a higher density than would be allowed by the code is not supportable without significantly more information. As the applicant is aware, Blocks 3 & 4 would be split zoned, with approximately 48 percent of the net area (83,751 sq. ft.) zoned RMX-2 and 52 percent (91,274 sq. ft.) zoned MU-1. Assuming that the applicant intends to develop the MU-1 portion of Blocks 3 & 4 (rather than "transferring" all of the allowable FAR to Blocks 1 & 2, which would preclude future development on that portion of Blocks 3 & 4), development within the MU-1- and RMX-2- zoned portions of Blocks 3 & 4 will have to meet the applicable zoning standards for those respective portions unless modifications to those standards are specifically approved as part of this process or a later Site Review Amendment. Based on staff's calculations, the maximum "by-right" density that would be possible on Blocks 3 & 4, assuming that the proposed FAR on Blocks 1 & 2 is viewed as a completely separate modification rather than a transfer of FAR, is 46 units total (19 units on the RMX-2 portion of the site plus 27 units on the MU-1 portion at 2,000 sq. ft. each to equal a 0.6 FAR). A density bonus is also available for the RMX-2 portion of the site which would allow for a total of up to 65 units (20 DU/ acre for the RMX-2 portion) if 40% of the units were made permanently affordable.

Considering the intent of the RMX-2 zone district standards is to ensure the provision of a number of different housing types as well as proportionality between increased density and affordable housing, any request to exceed the zoning requirements should include, at a minimum, an indication of the types of housing proposed (preferably with detailed design guidelines) as well as a proposal for how the intent of the affordable housing requirements will be met at the time of development. If the applicant does not intend to provide the required 40% affordable units for the RMX-2 portion of the site *and* intends to exceed the maximum allowable density and/or FAR, they will need to clearly show how the project will provide community benefits that are at least proportional to the requested modifications.
Therefore, staff finds that Blocks 3 & 4 should either be included in the current proposal (i.e., full site, architectural and engineering plans) so that the proportionality between what is being requested in terms of modifications to the land use code and what is being provided in terms of community benefit can be determined for the project as a whole, or else Blocks 3 & 4 should be removed entirely from the plans such that any modifications requested at a later date will require a separate process. It should also be noted that the city will require the full 13th Street and Zamia connections be constructed as part of Phase 1, regardless of whether Blocks 3 & 4 are included in the proposal or not.

There was apparently some misunderstanding of our intention as described in the initial submittal. Because we are proposing to focus the higher intensity mixed-use portions of the project in Blocks 1 and 2 and reserve Blocks 3 and 4 for a later phase that would be purely mixed density residential similar to the Holiday neighborhood, we saw this as effectively reducing the overall <u>intensity</u> of uses that could otherwise be in the MU-1 portions of Blocks 3 and 4 and providing a significantly greater residential buffer between the non-residential uses and the Holiday neighborhood than would exist if all the MU-1 area were developed as mixed use. In other words, we are suggesting that it is better to cluster the mixed use intensity in Blocks 1 and 2 rather than to spread it out evenly throughout the entire MU-1 area of the site, which extends nearly to 14th Street. That said, we are <u>not</u> proposing a technical transfer of density—FAR or dwelling units—from Blocks 3 and 4 to Blocks 1 and 2 under the Code, and we apologize if our narrative was unclear or misleading on this point. Rather, we believe that our intentions regarding the future development of Phase II as mixed density residential similar to the Holiday neighborhood, rather than as higher intensity mixed use, further supports the request for additional floor area ratio to be permitted in Phase I, thereby effectively clustering some of the overall intensity on the western two blocks and maintaining a larger buffer between those mixed use areas and the adjacent Holiday neighborhood to the east.

Further, we are <u>not</u> requesting any density bonus or increase for Blocks 3 and 4 or other variance as part of this submittal, and we acknowledge that Blocks 3 and 4 will be subject to the FAR and density limitations and other requirements set forth in the BRC unless other standards are approved as part of a later Site Review Amendment for Phase II. We acknowledge that any modifications would need to be proposed and justified in that later process. Depending on the assumptions one makes about the size of units in the MU-1 portions of the site, the by-right density is likely to in the general range of 45-55 units total, with additional density possibly permitted as set forth in the MU-1 and RMX-2 zoning standards.

We acknowledge that all streets and the water quality/detention area and pocket park will be required to be developed in Phase I.

2. Staff finds the written statement and Intensity Analysis unclear regarding to the zone-specific modifications being requested and the regulatory processes involved. Specifically, all references to a floor area transfer between Blocks 3 & 4 and Blocks 1 & 2 should be removed, as a floor area transfer is not being proposed. Staff recommends revising the intensity analysis to address Blocks 1 & 2 and Blocks 3 & 4 separately, including the zoning requirements and requested modifications for each. Please see **Attachment A** for a recommended Intensity Analysis Table format. Please note that an **(X)** denotes a field where further information is required. Also note that the table format is not final and can be modified if desired; the intent is mainly to show the how the information should be laid out so that the requested development modifications for Blocks 1 & 2 and Blocks 3 & 4 are clearly shown.
We included a detailed analysis reflecting multiple ways one could analyze the effective *intensity* of the proposal. We understand that staff is requesting an analysis that is based only on the FAR of Blocks 1 and 2 (ignoring the MU-1 portions of the site that will be included in Phase II), and that is now included in the requested format, both on a gross basis and a net of rights of way basis. Because we are clarifying that there is no request in this application related to variances for Phase II, we have removed those blocks from the intensity analysis table to avoid any further confusion. See attached.

3. For the requested Height Modification, please provide the following application materials, as required by section 9-2-14(e), B.R.C. 1981,
   - ☒ A list of the height of each principal building located or known to be proposed or approved within one hundred feet of the proposed project;
   - ☒ A written statement and drawings which describe the way in which the proposal accommodates pedestrians, including, without limitation, uses proposed for the ground level, percent of transparent material at the ground level, and signage and graphics; and
   - ☒ A detailed plan showing the useable open space and a written statement of how it serves the public interest.
   - ☒ It is also recommended that the applicant provide a digital model of the proposed development that includes all buildings and properties within one hundred feet of the proposed project.

   Above-listed materials have been included in the re-submittal package.

Review Process Chandler Van Schaack, Case Manager

1. As discussed during the previous Concept Plan Review, a special ordinance is required for the proposed development. Specifically, the applicant's request for an increase in the maximum allowable FAR on Blocks 1 & 2 from 0.6 to 1.07 as well as the requested modifications to the Use Standards to allow for several uses which are currently prohibited in the MU-1 zone district are not possible through the discretionary review process and thus require a special legislative action. A draft special ordinance will be provided by staff following review of the revised plan materials. A special ordinance requires a recommendation of approval by the Planning Board at a public hearing as well as two readings and final approval by City Council. At this point, none of the three hearings have been scheduled.

Acknowledged. We respectfully request that the Planning Board hearing be scheduled during the month of July, with the City Council meetings to follow in August.

2. Please note that following approval of the current Site and Use Review application, if approved, a Preliminary and Final Plat will be required in order to subdivide the existing property into four new lots, in accordance with Chapter 9-12, "Subdivision," B.R.C. 1981. Preliminary and Final Plat applications may be submitted concurrently, and are subject to the Land Use Review and Technical Document Review process, respectively. Approval of a Final Plat is a staff-level decision that is subject to a 14-day Planning Board call-up period.
Acknowledged.

2. A Request for a height modification requires approval by the Planning Boar d at a public hearing, and includes a 30- day City Council call-up period. The proposed Use Review application is a staff-level decision that includes a 14-day Planning Board call-up period. Because there are effectively three separate review processes required for the special ordinance, site review and use review, with the latter two being contingent upon approval of the ordinance, staff will refer both the site and use review applications to the Planning Board for a final decision, at which time the draft special ordinance will also be presented to the board for a recommendation to council. If approved, the site and use review applications will include a condition requiring approval of the special ordinance by City Council.
Acknowledged.

Jessica Stevens, 303-441-3121

3. The site is currently inhabited by a prairie dog colony. Please contact Val Matheson at 303-441-3004 regarding prairie dog management for the property prior to resubmittal of the Site Review.
We spoke with Ms. Matheson and understand the requirements and timing to comply with the City ordinance. We have contracted Roe Ecological Services to perform an initial study of the colony and prepare a report which will be submitted when available in approximately two weeks. Additionally, we are having ongoing discussions with the Prairie Dog Coalition regarding prairie dog management options and have responded directly to several neighborhood inquiries about prairie dogs. We are committed to following all applicable laws and regulations and to acting humanely and transparently in connection with prairie dog management.

Site Design Chandler Van Schaack, Case Manager

1. The NoBo Plan recommends daylighting and enhancing existing ditches to be used as natural amenities. This was further discussed at the Concept Plan hearing, with a recommendation from the Planning Board to consider ways of incorporating the ditch into the project, either wholly or partially daylighted, as an amenity. If the applicant does not intend to address this recommendation, there should be a response provided which explains why it is either impossible of infeasible to make improvements to the ditch.
We carefully reviewed and considered all options for daylighting all or a portion of the ditch. Due to the site topography and other constraints, as well as the ditch company's requirements and considerations of safety, it was determined that daylighting is not feasible. The ditch crosses the property diagonally to the fall line, resulting in a very challenging situation to maintain gravity flow of the water. The most likely candidate for daylighting would have been along the northern section of 13th Street; however, in order to maintain flow, the ditch would have to be as deep as six feet, resulting in an unsafe condition, particularly for children, and one that would inhibit pedestrians. Additionally, it should be noted that this ditch is dry for most of the year and does not provide the same kind of riparian experience that a creek or river would. We are continuing to work cooperatively with the ditch company toward the plan as shown. Planning Board suggested that even if the ditch could not be daylighted, it might be possible to include features that remind pedestrians that the ditch crosses the property. We will continue to explore options to do so, possibly by incorporating a work of art and/or explanatory information at the location of the diversion structure for the Armory Lateral.

2. The applicant should consider options for increasing the visibility of the community plaza from Broadway and Zamia.
As discussed in the Concept Plan hearing, the sight lines into and through the community plaza are currently limited, with only one sight line from Broadway through the small plaza at the northwest corner of the site. While staff understands that moving or enlarging the plaza area currently providing the sight line from Broadway may have significant design implications, staff finds that a larger and more centrally located plaza would make the Community Plaza more inviting, provide better views of the mountains to the west and provide better visibility for the Armory building to the east without sacrificing the protected feeling of the community plaza. A better sight line into the community plaza would also help to meet the intent of the usable open space criteria found in section 9-9-11, B.R.C.
1981 to "provide visual connections between small open areas on a site and larger open spaces beyond" as well as the intent of the Site Review criteria to create transparency and activity at the pedestrian level.
We note that there is a competing concern of not losing the intimacy and protection from the roar of street traffic coming from Broadway. The most successful plazas in North Boulder are separated from the street and at least partially shielded from Broadway. That said, we have addressed this concern be increasing the spacing between Building B (the Art Pavilion) and Building C, thereby creating not only the improved sight lines requested, but also a grand paseo from Broadway into the plaza. There will also be charming, pedestrian-friendly access to the Plaza from the north, east and south, as well as a grand entry adjacent to the Art Pavilion.

Utilities, Jessica Stevens, 303-441-3121

1. Horizontal separations between utility mains and services must be provided in accordance with the requirements of Section 4.06(A) of the *DCS*. The separation requirements are to be measured from outside of pipe to outside of pipe. Please revise the design to provide the required separations. The following is a list of locations which do not appear to meet the required separations, additional conflicts may exist;

   - The fire hydrant and irrigation ditch at the southeast corner of Broadway and Zamia
   - The thrust block for the fire hydrant and the storm drain at the western intersection of 13th and Zamia
   - The storm manhole, valve and thrust block for the water main at the western intersection of 13th and Zamia
   - The sewer main, the thrust block for the water main and the storm inlet at the western intersection of 13th and Zamia
   - The storm and sanitary manholes at the western intersection of 13th and Zamia
   - The fire hydrant and the underground electrical at the eastern intersection of 13th and Zamia
   - The storm manhole and the thrust block for the water main at the eastern intersection of 13th and Zamia
   - The water valve and the storm sewer at the eastern intersection of 13th and Zamia
   - The storm manhole and the water line at the southern end of 13th
   - The thrust block for the fire hydrant and the storm drain at the southern end of 13th
   - The storm inlet and manhole and the water main at the southern end of 13th
   - The storm inlet and the sanitary manhole at the southern end of 13th
   - The fire hydrant valve and the storm main at the eastern end of Zamia
   - The storm manholes and the water main at the eastern end of Zamia
   - The sanitary manhole and the irrigation line in 13th north of Zamia
   - The storm manholes and the water line in 13th north of Zamia

   JVA modified the plans to incorporate these comments.

2. Trees proposed to be located within the public right-of-way or easements must be located a minimum of 10 feet away from existing or future utilities in accordance with Section 4.04(A)(5) of the *DCS.* Please revise the design to provide the required separations. Please include the tree trunk locations on the Utility Plans upon resubmittal. The following is a list of locations which do not appear to meet the required

separations, additional conflicts may exist;

- The storm inlet and fire hydrant on at the western intersection of 13th and Zamia
- The storm inlets along the eastern side of 13th
- The irrigation pipe at the southeastern corner of Building C
- The underground electrical crossing 13th
- The underground electrical and gas within the southern end of 13th
- The gas service to Building A
- The existing fiber optic and gas lines in the eastern side of Broadway appear to conflict with the proposed street trees.
- The applicant may contact the owners of private utilities to determine if the proposed separation is acceptable.

The plans have been modified to incorporate these comments.

3. The applicant may want to consider a revised utility design which relocates the water main between the storm and sanitary mains. The required horizontal separations between utilities should be maintained wherever possible. However, staff would consider a minimal variance to the required separation between trees and the stormsewer if the 10 foot requirement cannot be achieved.
   JVA modified the plans to incorporate this comment. The water main was relocated between the storm and sanitary lines. Ten feet of separation has been provided between the outside of pipe/outside of pipe between the sanitary and water mains. Five feet of separation has been provided between the outside of pipe/outside of pipe between the water and storm sewer mains.

4. Water valves may not be located within the gutter. The gutter will have the potential to hold water and freeze throughout the year. The design should be revised to avoid this conflict.
   JVA modified the plans to incorporate this comment. The water main was relocated between the storm and sanitary lines.

5. Section 5.08(C)(1)(c) of the *DCS* requires the installation of two valves at all tee type connections. Please revise the Utility Plans accordingly.
   JVA modified the plans to incorporate this comment.

6. A minimum of 10 feet of additional utility easement is required beyond the fire hydrant assemblies in accordance with Section 5.10(A)(2) of the *DCS.* Please revise the Preliminary Lot & Easement Plan, Sheet C3.6 accordingly.
   JVA modified the plans to incorporate this comment. Ten feet additional utility easement has been provided beyond the fire hydrant assemblies.

7. All water mains and services shall be PVC Class 200 AWWA C900 DR14, unless analysis is provided to demonstrate that Class 52 Ductile Iron will not be affected by corrosive soils. Please revise the plans to remove the references to DIP for fire hydrant lines.
   JVA modified the plans to incorporate this comment.

8. Sanitary sewer manhole lids may not be located within the wheel path. Please revise the utility design accordingly.
   JVA modified the plans to incorporate this comment.

9. Sanitary sewer service connections to manholes should be avoid except where the criteria found in Section 6.08(B)(4) of the *DCS* are met. Please review the service tap location for Building A and revise accordingly.
   JVA modified the plans to incorporate this comment.

10. Additional utility easement will be required behind all storm inlets to allow for continued maintenance. Please label the sidewalk easements along Zamia and 13th Streets as Public Access and Utility Easements to accommodate this requirement.
JVA modified the plans to incorporate this comment.

11. Please include the location of the existing overhead electrical lines along Broadway on the Utility Plans.
Existing overhead utility lines are shown on the plans. Existing overhead electric lines have been labeled on the utility plans.

12. Section 9-12-12(a)(3)(D) of the *BRC* requires that existing electrical utilities must be placed underground as a requirement of subdivision. Please show the new underground electrical lines located along Broadway on the Utility Plans.
The design team met with Xcel energy prior to the project's site review submittal. No underground electrical lines along Broadway are anticipated at this time.

13. The applicant has proposed that underground electrical and gas lines will be located underneath the sidewalk. Handholds will be prohibited from being located within the sidewalk in accordance with Section 9.20(B)(8) of the *DCS*.

Noted. Further coordination will be held with Xcel at the time of Technical Document Review to ensure that handholds are located outside of the sidewalk.

<u>Utility Report</u>

1. The applicant will be required to provide a stamped and signed copy of the Utility Report prior to Site Review approval.
Noted.

2. The *DCS* does not include Preliminary and Final Utility Report requirements. There is only one report required at the time of Site Review. Please revise pages 2 and 3 accordingly.
JVA modified the report to incorporate this comment.

3. Calculations of the required domestic water and sanitary demands for the proposed uses must be provided within the report.
JVA modified the report to incorporate this comment.

4. Upon resubmittal the applicant must include a copy of the EPANet model results and associated system map.
JVA modified the report to incorporate this comment. A water CAD model has been provided.

5. City records indicate that the 8 inch water mains that run along 14th Street to the east of the site and along 13th to the south of the site are PVC. Please revise the plans and report accordingly, or provide supporting documentation that the pipes are DIP.
JVA modified the report to incorporate this comment.

6. Buildings C & D are located in two separate blocks and cannot be one combined entity which shares a water service. It appears that the applicant may have been referring to Buildings B & C. Please revise the report accordingly.
JVA modified the report to incorporate this comment.

III. INFORMATIONAL COMMENTS

All Informational Comments are acknowledged.

Building, Kirk Moors 303-441-3172

1. The Community and Resident's plazas must have 60 percent of the Public entrances meet accessibility requirements (IBC sec. 1105.1 and 1004.5)
2. Since the finished floor elevation is lower than the street at the Northwest corners of the proposed structures, it must be demonstrated how drainage away the buildings will be accomplished as per IBC section 1808.7.4.

Drainage, Jessica Stevens, 303-441-3121

1. The Conceptual Stormwater Report has anticipated impervious values for Blocks 3 and 4. The applicant will be required to submit for a simple stormwater report review for the blocks to verify that the proposed values have not been exceeded. The applicant is advised that if the anticipated impervious values are exceeded a standard stormwater report review will be required to review the required modifications to the detention and water quality pond.

2. The storm drainage pipes and the detention and water quality pond located within Block 4 shall be labeled as private maintenance responsibility at the time of Technical Document Review.

3. A Final Drainage Plan and Report will be required as part of the Technical Document Review process. All plans and reports shall be in accordance with the *DCS.*

4. A construction stormwater discharge permit is required from the State of Colorado for projects disturbing greater than 1 acre. The applicant is advised to contact the Colorado Department of Public Health and Environment. (http://www.cdphe.state.co.us/wq/PermitsUnit/SWConstructionApplication.pdf)

5. An Erosion Control Permit is required must be obtained from the City of Boulder for projects disturbing greater than 1 acres. Please see the Erosion Control Permit application form.

Engineering, Jessica Stevens, 303-441-3121

1. The applicant will be required to obtain approval for modifications to irrigation ditches or laterals from the impacted ditch company. This includes the crossing of any irrigation ditch or lateral for vehicular or utility purposes and the release of stormwater runoff into any ditch or lateral. Please contact Silver Lake Ditch Company president, Jim Snow at 303-845-0900.

2. Easement will be required to be provided for continued maintenance access to the Silver Lake ditch and Armory Lateral.

3. The applicant is advised that the proposed improvements are located within existing Silver Lake Ditch easements. No portion of a structure may be located within an easement. The easements must be vacated prior to Technical Document Review approval.

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

   Step 1 -- Identify applicable Colorado Discharge Permit System requirements for the site.
   Step 2 -- Determine any history of site contamination (underground storage tanks, groundwater contamination, industrial activities, landfills, etc.) If there is contamination on the site or in the groundwater, water quality monitoring is required.
   Step 3 -- Submit a written request to the city to use the municipal separate storm sewer system (MS4). This submittal should include a

copy of the Colorado Department of Public Health and Environment (CDPHE)

permit application. The written request should include the location, description of the discharge, and brief discussion of all discharge options (e.g., discharge to MS4, groundwater infiltration, off-site disposal, etc.) The request should be addressed to: City of Boulder, Stormwater Quality, 4049 75th St, Boulder, CO 80301 Fax: 303-413-7364

Step 4 -- The city's Stormwater Quality Office will respond with a DRAFT agreement, which will need to be submitted with the CDPHE permit application. CDPHE will not finalize the discharge permit without permission from the city to use the MS4.

Step 5 -- Submit a copy of the final discharge permit issued by CDPHE back to the City's Stormwater Quality Office so that the MS4 agreement can be finalized.

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

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

Residential Growth Management System, Sloane Walbert, 303-441-4231
Please be advised that you must apply for and obtain growth management allocations before you may submit for a building permit for any residential unit. An agreement for meeting city affordable housing requirements must be in place before an allocation may be issued.

Utilities, Jessica Stevens, 303-441-3121

1. A Final Utility Connection Plan will be required as part of the Technical Document Review process (which must be completed prior to building permit application). The Final Master Utility Plan (Utility Connection Plan) will be required to show all existing water service lines and fire lines.

2. Utility easements will be required to be dedicated for all water meters located outside of the public right-of-way.

3. All fire hydrants and public water lines will need to be located within public utility easements.

4. All new electrical utilities shall be located underground in accordance with Section 9.20(A) of the *DCS.*

5. Maintenance of sand/oil interceptors and all private wastewater and storm sewer lines and structures shall remain the responsibility of the owner.

6. Floor drains internal to covered parking structures, that collect drainage from rain and ice drippings from parked cars or water used to wash-down internal floors, shall be connected to the wastewater service using appropriate grease and sediment traps.

7. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.

8. The applicant is advised that at the time of building permit application the following requirements will apply:

    a. The applicant will be required to provide an accurate proposed plumbing fixture count to determine if the proposed meters and services are adequate for the proposed use.

b. Water, wastewater and storm Plant Investment Fees and service line sizing will be evaluated.

c. If the existing water and/or wastewater services are required to be abandoned and upsized, all new service taps to existing mains shall be made by city crews at the developer's expense. The water service must be excavated and turned off at the corporation stop, per city standards. The sewer service must be excavated and capped at the property line, per city standards.

d. The approved fire line plans must accompany the fire sprinkler service line right-of-way permit application.

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

IV. NEXT STEPS

Once the comments above have been addressed, please re-submit **seven (7) hard copies** of the revised plans (with a total of **two (2)** copies of the revised drainage report and traffic study), **two (2) half-sized, bounded hard copies and digital copies of the plan set in pdf form** to the front counter of the P&DS Service Center prior to the start of a three- week review track. Please note that review tracks commence on the first and third Monday of each month. Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or vanschaackc@bouldercolorado.gov with any questions or to set up a meeting prior to resubmittal.

V. CITY CODE CRITERIA CHECKLIST

A completed checklist will be provided following review of the revised plan set.

ARMORY COMMUNITY

INTENSITY ANALYSIS TABLE

(Site Review Comment Response Resubmittal April 20, 2015)

	Blocks 1 and 2	
Zoning	MU-1	
Area	Gross	Net
	176,683 SF	154,973 SF
Max Floor Area (per BRC)	106,010 SF	92,983 SF
Proposed Floor Area	N/A	170,210 SF
Max FAR (BRC)	0.6	0.6
Proposed FAR	0.96	1.09
% of Permitted FAR Devoted to Art Pavilion	32%	36.50%
Max # of units (BRC)	N /A (Based on FAR)	N/A (Based on FAR)
Proposed # of units	146 units	146 units
Max DU/Acre (BRC)	N/A (Based on FAR)	N/A (Based on FAR)
Proposed DU/Acre	36	41
IH Requirement (BRC)	20%	(29.2 units)

IH Proposed	30 units	(in Building B)
Required Open Space	20% Block 1: 20,133 SF Block 2: 10,715 SF	20%
Proposed Open Space	Block 1: 37,329 SF Block 2: 18,593 SF	37% 35%
Required OS/DU (BRC)	60 SF/unit	60 SF/unit
Proposed OS/DU	60 SF/unit	60 SF/Unit
Max Regulatory Building Height (BRC)	35'	35'
Proposed Regulatory Building Height	55' Max	55' Max
Proposed Actual Building Height	46' Max	46' Max