CITY OF BOULDER
Community Planning & Sustainability
739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791 phone 303-441-1880 • fax 303-441-3241 • web www.bouldercolorado.gov

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **May 8, 2015**
CASE MANAGER: **Chandler Van Schaack**
PROJECT NAME: **THE 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

Staff acknowledges the applicant's efforts to address the previous review comments. While many of the issues previously identified by staff have been addressed, there are still several remaining issues which must be resolved before staff can find consistency with the Site Review critera. The applicant should note that due to the prominence of the site as well as the significant modifications to the land use regulations being requested for this project, a particularly high level of detail is required, especially in terms of building architecture and materials and characteristics of the proposed uses. Following approval of the Site and Use Review application, if approved, any changes to the plan documents will require, at a minimum, approval of an administrative Minor Modification. Any of the requested modifications which are only approvable through a special ordinance (i.e., the requested FAR for Blocks 1 & 2 and the currently prohibited land uses) would require a completely new special ordinance to amend. Therefore, it is critical that the next submittal contain the necessary level of detail as described in the comments below, and that all plans including renderings, elevations and site plans, be consistent.

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. Please note that the Planning Board hearing for this project has been tentatively scheduled for **July 30, 2015**. In order to ensure that staff is able to meet all of the required deadlines, this means that the next revisions must be submitted no later than **June 1, 2015**.

The following review comment responses are provided as a part of Submittal Number Three dated February 1, 2016.

II. CITY REQUIREMENTS

Access/Circulation David Thompson, 303-441-4417

1. Per previous comment and per the applicant's response, please revise the Landscape Plans to show the installation of a standard RTD transit shelter, bench and trash receptacle at the Broadway transit stop.
   A standard bus stop with a bench and trash can is shown on the overall site plan.

2. Per previous comment, please revise the Utility Plans to label the two street lights to be installed for the project. The two required streetlights shall be furnished and installed by Xcel Energy at the cost of the applicant and shall include the costs of providing / getting power to the street lights. The streetlights shall be 150 watt HPS full cutoff cobrahead luminaires on 28'6" black tapered steel poles with 10' curved arms.
   The plans have been modified to incorporate this comment. Street lights have been added at the Broadway/Zamia intersection and the Lee Hill/13th Street intersection.

3. Per Section 2.11(B) of the DCS, please revise the seven foot bike lane on Lee Hill Road as shown on the Horizontal Control Plans so that the bike lane does not include the curb pan and show the bike lane terminating at the tangent point of the flow-line on the west side of 14th Street.
   The plans have been revised to incorporate this comment. Per COB section 2.11(B), bike lane with on-street parking are at least 7-ft wide. Where on-street parking is not provided bike lanes are at least 5-feet wide exclusive of the curb pan. Additional information and detail will be provided with the project's technical document review.

4. On the Typical Roadway Sections Sheet, please revise the typical section for Lee Hill Rd to show an 11' eastbound lane in accordance with Table 2-5 of the City's Design and Construction Standards (DCS).
   The plans have been revised to incorporate this comment.

5. Please revise the site plans to extend the Zamia Avenue on-street parking (the section of Zamia Avenue between Broadway and 13th Street on the south side) to within twenty-feet of the curb ramp.
   The plans have been revised to incorporate this comment.

6. Staff does not support the vertical profile being proposed for Zamia Avenue because the profile includes grade breaks and needs to include the vertical profile section of 13th Street in order to fully evaluate the vertical grades. Please revise the vertical profile to replace the grade breaks with vertical curves and include the vertical profile section of 13th between the two sections of Zamia Avenue.
   At this point in time it is assumed that the Zamia/13th Street intersections as well as the Zamia/14th Street intersection will be stop controlled intersections and should not be considered continuous roads. In addition, the grade breaks shown on Zamia are minor and are located at the stop-controlled intersections where the stop condition will help alleviate impediments to traffic movements.

   The diagonal portion of 13th Street has not been included with the Zamia profile as it is assumed that 13th Street is the primary route through the site. However, as shown on the profile for 13th Street, grade at the intersections of Zamia and 13th Street have been kept minor to help promote traffic flow. Additional discussions and information can be provided with the project's technical document review.

7. Staff does not concur with the twenty-five foot curb radii being proposed at the intersections of the local streets. Per previous comment staff wishes to evaluate the impacts of reducing the curb radii to R-20' at these intersections consistent with other projects constructed in the City where the curb cut is twenty-feet wide. Please contact staff to address this comment.
   The curb radii provided are designed to help with vehicle turning movements through the site due to the narrow street sections

provided.

8. Per previous comment, please revise the site plans to show the required short-term bike parking being provided within fifty-feet of Building "A" and in support of the project's TDM Plan and parking reduction show some of the bike parking spaces being able to accommodate bikes with trailers.
   All surface bike parking spaces are within 50 feet of major doorways except for bike parking at the tot lot, pocket park, and other outdoor amenities.

9. In support of the project's TDM Plan and parking reduction, please revise the site plan to show short-term bike parking at the pocket park being able to accommodate bikes with trailers.
   The detention area does not have a playground as in the previous submittal. Standard bike racks are shown, however, there is room to provide bike parking with room for trailers if that is determined to be necessary in this location.

10. Per previous comment, short-term bike parking is not being placed following the criteria found in Section 9-9-6(g)(3) of the Boulder Revised Code. Please revise the plans to disperse the short-term bike parking consistent with the Boulder Revised Code.
    Bike parking is dispersed throughout the site.

11. Please revise the site plans to relocate the short-term bike parking being shown in the City right-of-way to the site.
    There is no bike parking in the City right-of-way.

12. Please revise the bike parking table shown on sheet A-1.03 to show the number of bike parking spaces being provided by the project.
    The bike parking table has been updated and is shown on the Multi-Modal Plan.

13. Please have the traffic engineer contact David Thompson for comments on the Parking Study and Traffic Study/TDM Plan.
    Further discussion is pending review of this resubmittal.

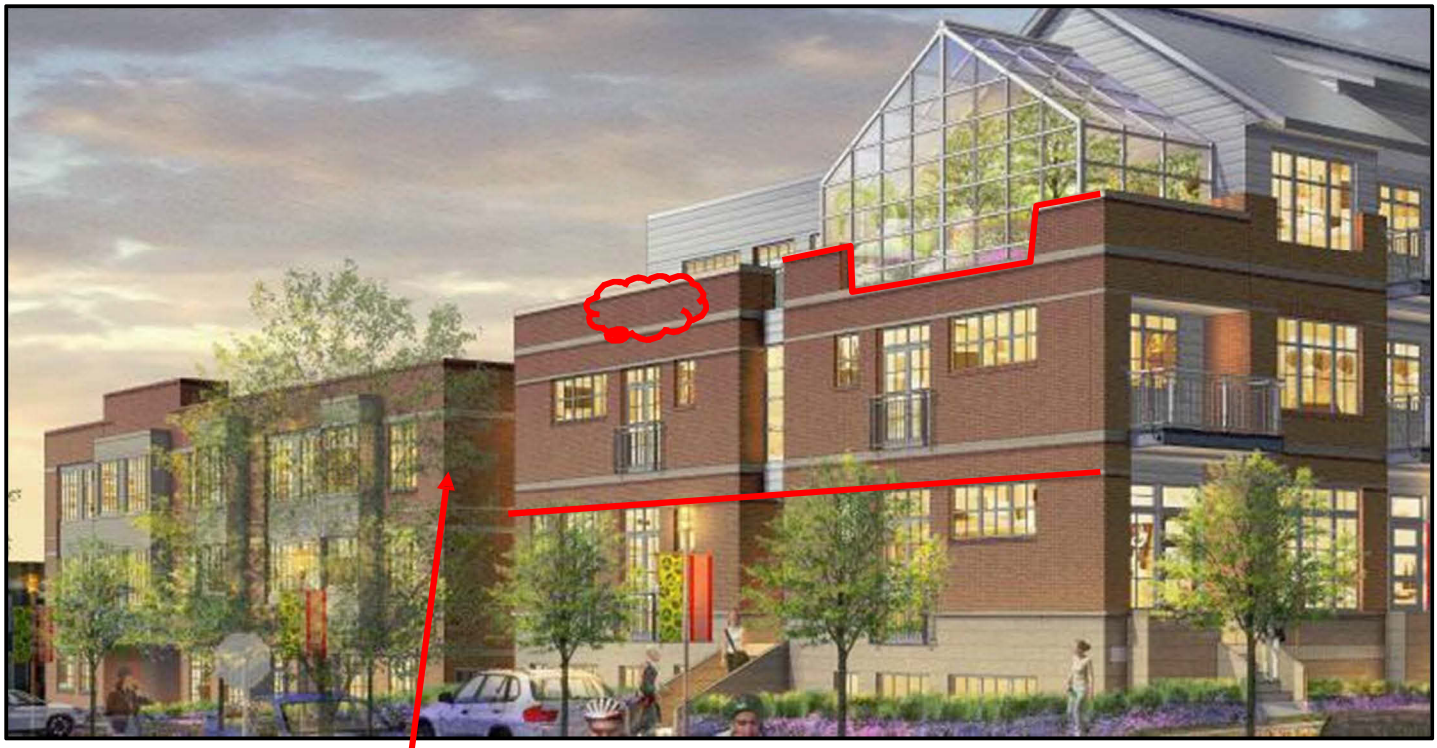
Building Design Chandler Van Schaack, Case Manager

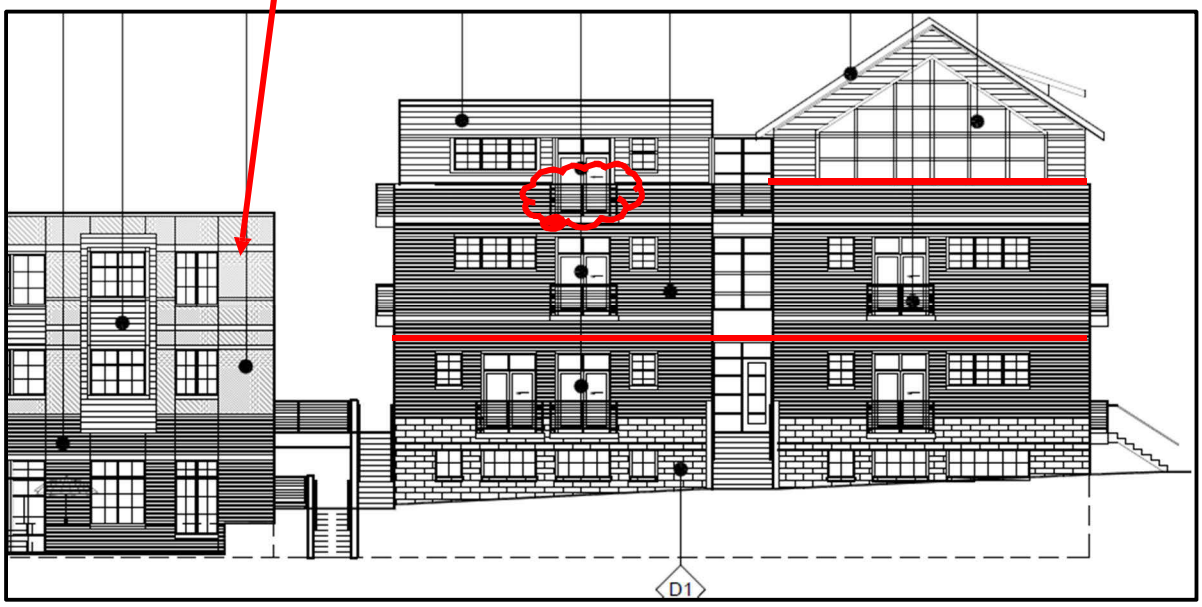
Staff has identified several discrepancies between the architectural renderings (Sheets A-0.41 – A-0.43) and the building elevations which must be rectified before the plans can be approved. Several of these discrepancies are listed below. It should be noted that in almost all cases, the rendering shows the preferable design option compared to the associated elevation. Note that many of staff's comments below related to building materials and detailing are in alignment with the comments made by the Design Advisory Board on May 6, 2015. Staff supports all of the proposed refinements that were raised by DAB. Please note that minutes from the meeting are forthcoming and will be emailed to the applicant as soon as they're available.

Please note that since the building designs have changed, we are not addressing the comments related to the previous building design that no longer apply.

1. The rendering for Building E (Sheet A-2.21) as well as the streetscape elevations on Sheet A-0.46 show the east elevation of Building E as continuing the brick with accent banding from Building D, while the elevation on Sheet A-0.42 shows the upper two stories of Building E as Stucco. In order to comply with the intent of section 9-2-14(h)(2)(F)(vii) pertaining to the use of high quality materials and to continue the strong design elements of Building D, the applicant should revise the Building E elevation to match the rendering (i.e., replace the stucco with brick).
   (Specific comment no longer applies and has not been addressed)

2. The images below illustrate additional discrepancies that must be resolved, including window dimensions and location (i.e., the windows on the rendering are taller and are "hung" from the banding while the windows on the elevations sit well below the banding), banding, and treatment of the greenhouse and parapet. Again, in this case staff finds the rendering shows the preferred design, and the elevations and materials should be revised accordingly.
   (Specific comment no longer applies and has not been addressed)




D1

3. There are also discrepancies between the renderings of Building B shown on Sheets A-0.43 and the elevations shown on Sheets A-0.46 and A-1.22. Specifically, the rendering of the south elevation of Building B as seen from the community plaza shows the composite siding being continued into the recessed deck areas, where the elevation on Sheet A-1.22, while not labeled as such, appears to show all of the deck areas being treated with stucco. Staff finds that continuing the composite siding into the recessed deck areas is far preferable to treating those areas with stucco, both from a material quality standpoint as well as a visual interest standpoint. This was echoed at the May 6, 2015 BDAB meeting.

   Similarly, the rendering of the north elevation of Building B implies, based on the recessed area visible on the west side of the building, that composite siding will continue into those recessed areas; however, the elevation, also not labeled as such, appears to show stucco. The elevations should be revised to show composite siding in the recessed areas as shown on the renderings, and color elevations should be provided. Per BDAB's comments, the applicant should also explore simplifying the northern and western elevations by reducing the overall number of materials and increasing the area of the composite wood siding. In addition, staff shares some of the concerns raised by DAB about how the proposed design and lighting of the "lantern" feature. The renderings propose a "sculptural" staircase as the main element with warm nighttime illumination. Without specific details on the staircase and the type of lighting proposed, it is unknown whether the lantern feature will be executed as proposed. (For example, a more basic staircase with fluorescent or certain LED lighting will not create the same effect in the evening as what is being proposed). Therefore, staff will need more detailed information on the staircase and the proposed interior lighting.

   As mentioned in the initial reviewer comments, renderings will ultimately become a part of the approved plan set, if approved, and should thus be as accurate as possible. In addition, detail drawings should be provided for fenestration illustrating window materials, reveal depths, etc. Basic detail drawings are acceptable for Site Review with the understanding that more detailed construction drawings consistent with the Site Review materials will be required during Tech Doc.

   (Specific comment no longer applied and has not been addressed)

4. Staff notes that the building materials for the Zamia Ave. entry elements (the southwest corner of Building C and the northwest corner of Building D) have been changed from composite siding to stucco. Staff does not support this change based on the same material quality criterion listed above. If anything, a change to a higher quality material may be supportable; however, as discussed previously, stucco should be used as an accent material rather than a primary building material, especially on more prominent building facades. Per BDAB's comments, the applicant should consider going back to a metal panel siding or some other high quality material other than stucco. In addition, as noted at the BDAB meeting, the color elevations of the "ice cube" corner element have been changed and are currently different from the rendering. As noted by BDAB, the "ice cube" feature should be revised to include more of a symmetrical, cruciform fenestration pattern.

   (Specific comment no longer applies and has not been addressed)

5. Staff agrees with BDAB's comments regarding the Broadway frontage of Building C north of the glass lobby feature – for the purposes of creating pedestrian interest and creating a sense of permanence, it would be preferable to continue the brick down the pillars to ground level. Similarly, the Building D row houses along Broadway would benefit from a simplification of the overall materials palette and replacement of much of the lap siding, especially at ground level and within deck areas, with brick.

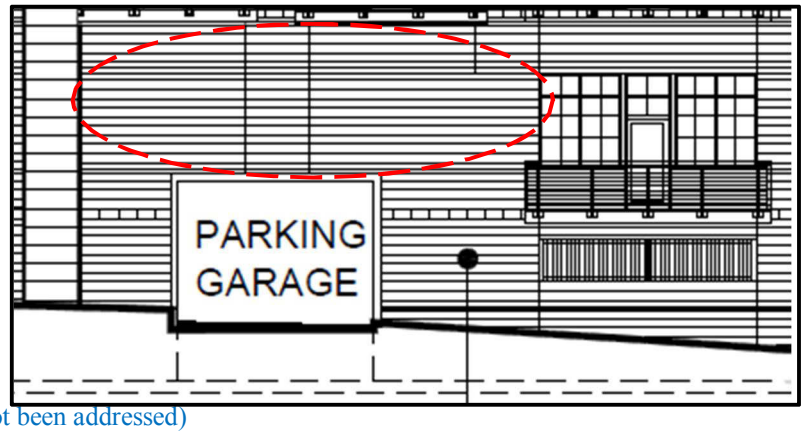
   (Specific comment no longer applies and has not been addressed)

6. As noted by BDAB, the alleys/ corridors leading into the Community Plaza will be critical components in the overall attractiveness of the public space to pedestrians. As such, staff encourages the applicant to incorporate creative measures to draw pedestrians into the space and make the spaces themselves pleasing and visually interesting. Details and/or renderings should be provided of the building facades facing the interior of the corridors, and additional details provided on the bridges spanning the corridors, in order to ensure that these spaces are incorporated into the overall aesthetic of the project.

   The pedestrian passages have been activated with entrances to the upper level residential units. Sidewalks connect through the pedestrian passages to the street or interior sidewalks and parking. There is landscaping appropriate to the scale of the space. Residential units face the pedestrian passages and there is a variety of door and window openings on the elevations facing the pedestrian passages.

7. Staff has some concerns regarding the southern elevation of Building C, specifically the portion of wall above the parking garage exit on Zamia Ave., as illustrated in the figure to the right. While staff

understands that there are no units on the first floor above the exit, currently that wall presents a somewhat expansive blank area which may detract from the overall quality of that façade as viewed by the pedestrian. The applicant should explore daylighting the drive aisle with fenestration or some other treatment to continue the excellent patterning on the eastern portion of the Building façade.

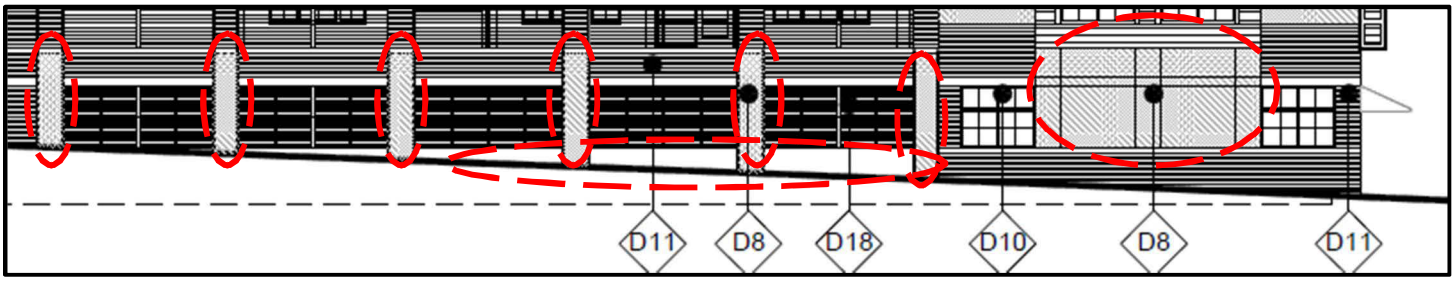


(Specific comment no longer applies and has not been addressed)

8. As discussed by BDAB at the May 6, 2015 meeting, staff has significant concerns with utilizing stucco as a primary building material in any instance, as there have been numerous instances within the city of projects where poor installation/ application has led to undesirable outcomes. That being said, any proposal to utilize stucco in this project should include extra details on the type of stucco being used, the application method, and treatment of windows and reveals. It should also be noted that, if accepted, any changes to the type of stucco or application processes approved through this process will not be supported by staff either in Tech Doc or building permit.

   Noted by Applicant. Stucco will not be EIFS. "Stucco" is used as an accent/secondary material. As the design matures, details and photos illustrating the methods intended will be submitted.

9. Regarding the southern elevation of Block 2 as viewed from the proposed multi-use path, staff finds that the site review criteria pertaining to pedestrian interest and material quality would be better met by treating the parking garage pillars and exposed lower wall with brick rather than stucco as currently shown, and by continuing the brick banding on the first floor of Building E across the entire southern elevation rather than having the blank stucco expanse under the central 2nd story windows as currently shown. To the extent that it would be possible to add fenestration to this area, that would be preferable as well. Please see the image below for highlighted areas of concern. It would also be helpful if the applicant could provide a rendering or elevation of the southern elevation of Block 2 that includes the proposed landscaping in order to demonstrate the extent to which that will help provide screening of the parking area.



(Specific comment no longer applies and has not been addressed)

Community Benefit / Affordable Housing Michelle Allen, Housing 303-441-4076 & Chandler Van Schaack

A significant number of variations from the land use regulations are requested, including a significant increase in density. As discussed previously, what is being proposed is not possible to accomplish under the existing regulations. A legislative action by the City Council will be required to modify the land use regulations. That said, the community benefit proposed as compared to the significant modifications to the land use regulations being requested are not proportional and therefore not supportable as proposed. Acknowledged community benefits include 16 percent of additional open space/plaza beyond what is required by code, preservation of the historic Armory mess hall and creation of public art space and affordable studio space, the details of which, including who will manage the space and specifics on how the space will be used, are yet to be determined. It is assumed the arts space will be provided at no cost to the North Boulder arts community.

The affordable housing proposed meets but does not exceed the standard Inclusionary requirement and as such does not offer additional community benefit. Several avenues are available to increase the affordable housing community benefit including providing additional affordable units, lowering some of the rents to be affordable to 50 percent area median income rather than the Inclusionary standard of 60 percent area median income and paying an affordable housing linkage fee for any new non-residential floor area. The linkage fee would be similar to what is proposed city wide and would be based on 2009 TischlerBise Study and as outlined in item 5C of the May 5, 2015 City Council memo.

Staff is available to meet with the applicant to assist in determining an acceptable community benefit package.

The project as proposed does not include inclusionary housing. The Developer proposed to pay the fee in lieu as required. The project does provide a variety of residential unit types that are in high demand including studio units, "small" one-bedroom units and "small" two-bedroom units.

Drainage, Scott Kuhna, 303-441-4071

The plans show a "Drainage Easement" for the detention/water quality pond in Block 4. Detention and water quality ponds intended to detain and treat stormwater runoff for multiple lots and blocks shall be located in "Outlots", with maintenance responsibilities detailed in the subdivision agreement.

The plans have been modified to incorporate this comment.

Engineering, Scott Kuhna, 303-441-4071

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 by Applicant.

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.

Noted by Applicant.

Inclusionary Housing Michelle Allen, Housing 303-441-4076

Staff has completed the Livability Standard review of the floor plans dated 4/20/15 and finds the proposed floor plans to be acceptable with the following comments.

- Please revise any bedrooms shown with a 9 foot dimensions to account for trim. The required room dimensions are based on finish trim dimension.
- The floor plans for building B dated 4/20/15 indicate 32 affordable units, please verify.
- Please revise the individual unit floor plans to include unit floor area calculated as per B.R.C. 9-16 Definitions, Floor Area for Attached Dwelling Units.
- Please revise as appropriate the Livability Standard checklist, floor plans and unit data spread sheet so the data on each is consistent for each unit.
- Please revise the unit data spread sheet to include a column for the floor plan designation for each unit.
  (These specific comments no longer apply and have not been addressed)

Land Uses Chandler Van Schaack, Case Manager

As indicated in the "Community Benefit" comments above, additional information on the proposed operating characteristics of the Arts Space and Community Plaza will need to be determined prior to drafting of the special ordinance. While staff understands that exact scheduling and uses cannot be determined at this point, the Applicant should work with staff to determine a general framework for use of the proposed facilities, including potential "accessory" uses and functions, overall hours of operation, definition of "arts-related uses," allotment of space for art exhibits and/or markets, etc.

(This specific comment no longer applies and has not been addressed)

Landscaping Elizabeth Lokocz, 303-441-3138

The majority of the previous comments were well addressed. The following concerns remain and need to be addressed for staff to respond to Site Review criteria. This information will provide for a better Planning Board discussion.

1. Some level of materiality and detail is needed for (Block 1). Site Review sets the quality of the project. As previously requested, 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.

   (This specific comment no longer applies and has not been addressed)

2. Per DAB's discussion related to the private courtyard, the proposed planters / seat walls may not be the best the best design solution based on the residential use. Per DAB's comments, please study the proposed courtyards (and visit the Solana and 29

North to determine what has been successful and where there is room to improve the design).

(This specific comment no longer applies and has not been addressed)

Legal Documents Julia Chase, City Attorney's Office, Ph. (303) 441-3052

Prior to signing the Development Agreement (if approved) and upon request of the Project Manager, the Applicant will be required to provide the following:

1) An updated title commitment current within 30 days of signing the agreement; and
2) Proof of authorization to sign on behalf of the owner.

Noted by Applicant.

Neighborhood Comments

Staff has continued to receive comments from the public following resubmittal of the revised plans. In general, comments have continued to express support for the proposed project; however, staff has received some comments from nearby residents in opposition to the requested height modification. People have also expressed concerns regarding the proposed density as well as the request to allow for live-work units. New comments received since the resubmittal are included as Attachment A.

Because the direction/concept for the overall site has changed and the number of buildings has increased, the elevation package as submitted will continue to be refined during staff's review period. Updated elevations will be included in the next submittal.

Plan Documents Chandler Van Schaack, Case Manager

1. As previously requested, please provide full color elevations of each of the buildings in addition to the black and white elevations. On several of the black and white elevations it is difficult to differentiate between material types.

   (This specific comment no longer applies and has not been addressed)

2. While the Site Data and Intensity Analysis on Sheet A-0.06 are more accurate and comprehensible in this submittal, there are still some formatting changes which should be made to further improve its usability.
   a. Please be sure to clearly indicate when you are referring to Gross versus Net site data. Staff recommends listing all the gross site data first, then listing the ROW dedications, then listing the net site data. Please be sure to include not only the net areas of Blocks 2 and 2 & 3 and 4 but also the net area of the different zone districts as well. In the Intensity Analysis table, please add a label so that it is clear that all of the data pertains to Blocks 1 & 2 only. Please add "Site" in front of "Area" on line 2. Please relocate the FAR row to below the "Site Area" row and above the "Max Floor Area" row.
   b. Please be sure that the "IH Proposed" row is accurate. It currently says that the project exceeds IH when in fact it meets but does not exceed at this point (please see comments under "Community Benefit/ Affordable housing" below for additional information).
   c. Please add references to relevant Sheet numbers next to the open space calculations. Also, because the Gross open space requirement is not relevant, please relocate the required and proposed open space numbers to the NET column.

   (This specific comment no longer applies and has not been addressed)

3. It is unclear from the materials boards provided by the applicant which materials correspond to those listed on the plan set. Please be sure that all materials listed in the plan set are clearly called out on the materials boards (i.e., include corresponding C1, C2, etc. labels on the materials boards, add sheet numbers as necessary). Staff has returned the original materials boards to the applicant so that new labels may be added which more clearly specify which materials correspond to those listed on the plan set.

   Revised material boards will follow.

4. The revised renderings are significantly darker in color than the previous submittal. Please ensure that the renderings are printed as accurately as possible with regards to color.

   (This specific comment no longer applies and has not been addressed)

5. There is currently a discrepancy between the elevation drawings on Sheet A-0.46, which show an approximately 6' tall screen wall, and the trash enclosure label on Sheet A-1.01, which indicates "an 8' planter bed and a 13' high serpentine arts wall." Please note that per section 9-9-15, "Fences and Walls," B.R.C. 1981, the maximum fence height is 7 feet. Please revise accordingly.

   (This specific comment no longer applies and has not been addressed)

6. In preparing the final packet for staff approval, the applicant should separate those Sheets which do not include either images

(renderings, elevations, plans drawings) or information (requested modifications, project data, operating characteristics of proposed uses) on the final project from the final approval set. These include all sheets that would generally be considered background and/or general application information (i.e., Sheets A0.02, A0.11, A0.12 – A0.16). These Sheets should be collated separate from the main approval set, preferably with the main application packet. Regarding the narrative sheets (A.03 – A.05), please change the format to standard use of capital lettering rather than all capitals, and be sure that all of the information contained in the narrative has been updated to reflect the most up to date plan submittal.

Comment is noted. The "background" material has been omitted from the current submittal.

Review Process Chandler Van Schaack, Case Manager

Please see the initial reviewer comments dated February 27, 2015 for detailed information on the review process for the proposed project.

Utilities, Scott Kuhna, 303-441-4071

1. The applicant should be aware that there is no wastewater main in 14th Street for the entire frontage of this property. It may be difficult to serve future buildings in Block 3 and Block 4 without pumping sewage to the west to the proposed wastewater main in 13th Street, based on the grade of the site.

   Noted by Applicant. The site plan has been modified since the previous site review submittal. Sewer mains and service lines for Blocks 3 and 4 have been included.

2. The plans show three (3) water valves at most of the tee connections. Only two (2) valves shall be installed at tee- type connections per Section 5.08(C)(1) of the City of Boulder *Design and Construction Standards (DCS)*.

   The plans have been revised to incorporate this comment.

3. The plans show two (2) fire hydrants within 80 feet of the each other to the east of Building E, and two (2) fire hydrants within 60 feet of each other at the intersection of 14th Street and Zamia Ave. The applicant should coordinate with Dave Lowrey at 303-441-4356.

   Noted by Applicant. The site plan has been modified since the previous site review submittal. Fire hydrants have been revised to meet requirements of COB section 5.10(A).

4. The plans show a proposed irrigation service line north of Building B connecting to the existing water main on the north side of Lee Hill Road. It's not clear why the irrigation tap is not being made to the proposed water main in 13th Street which would save disruption to Lee Hill and eliminate the need for an easement dedication. Clarification is necessary.

   The site plan has been modified since the previous site review submittal. The irrigation tap for Block 1 has been shifted to connect to the proposed water main within Zamia.

5. Per Section 5.09(A)(4) of the *DCS*, services shall be installed perpendicular to the distribution main, up to and including the meter and pit. Re-alignment of the domestic and fire service lines to Building D is required.

   The site plan has been modified since the previous site review submittal. Building water service connections have been revised.

6. Per previous comments from city staff, 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 existing fiber optic and gas lines in the eastern side of Broadway appear to conflict with the proposed street trees.

     Comment acknowledged.

   - The applicant may contact the owners of private utilities to determine if the proposed separation is acceptable.

     Comment acknowledged. The team will pursue this as the project moves forward. Please note that if this separation is not acceptable, there will not be street trees along Broadway.

III. INFORMATIONAL COMMENTS

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

1. At time of technical documents submittal, please provide additional design information at the intersections of Zamia and 13th Street in order to evaluate how the intersections will convey run-off.

   Noted by Applicant.

2. Staff has concerns that the curb-and-gutter adjacent to the diagonal parking on 13th Street will not drain and result in ponding

issues. The engineer might consider constructing a cross-pan between the diagonal parking and the travel way to facilitate drainage through this area.

The site plan has been modified since the previous site review submittal. The diagonal parking has been removed.

Drainage, Scott Kuhna, 303-441-4071

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.

   Noted by Applicant. The site plan has been modified since the previous site review submittal. Blocks 3 and 4 are included as a part of this site review submittal.

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.

   Noted by Applicant.

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*.

   Noted by Applicant.

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)

   Noted by Applicant.

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

   Noted by Applicant.

6. The applicant is advised that the proposed slide location within the detention pond area may promote dangerous behavior during times of flooding.

   Noted by Applicant. The site plan has been modified since the previous site review submittal. The slide has been removed.

Engineering, Scott Kuhna, 303-441-4071

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.

   Noted by Applicant. Coordination with the Silver Lake Ditch Company is underway.

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

   Noted by Applicant. A irrigation easement is provided for 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.

   Noted by Applicant.

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.

Noted by Applicant.

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

Utilities, Scott Kuhna, 303-441-4071

1. Final Utility Plans 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 will be required to show all existing water service lines and fire lines.
   Noted by Applicant.

2. Utility easements will be required to be dedicated for all water meters located outside of the public right-of-way.
   Noted by Applicant. Utility easement are provided for all water meters located outside the public right-of-way.

3. All fire hydrants and public water lines will need to be located within public utility easements.
   Noted by Applicant. Utility easement are provided for all fire hydrants and public water lines located outside the public right-of-way.

4. All new electrical utilities shall be located underground in accordance with Section 9.20(A) of the *DCS*.
   Noted by Applicant. Transformer locations and utility easements are shown based on coordination with Xcel. Additional coordination is required with Xcel for final gas and electric main layout during technical document review.

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

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.
   Noted by Applicant.

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.
   Comment acknowledged.

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.
      Noted by Applicant.

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

   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.
      Noted by Applicant.

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

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

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.Please note that the Planning Board hearing for this project has been tentatively scheduled for **July 30, 2015**. In order to ensure that staff is able to meet all of the required deadlines, this means that the next revisions must be submitted no later than **June 1, 2015**.

Applicant thanks the City in advance for the cooperation and coordination required to bring this project to an approved status, and we look forward to discussing it further.

V. CITY CODE CRITERIA CHECKLIST

A completed criteria checklist will be provided following review of the revised plan set.
Noted by Applicant.