The density for the site is calculated in the following fashion: Allowable density per 9-8-1 B.R.C. 1981 in both the ‘P’ zoning and the ‘OS-O’ land use designation and is ultimately the result of a mapping error for the location of Silver Lake Ditch. In Section II. Amendment Procedures (1.1 Land Use Map Changes) of the BVCP plan states: “The Land Use Map is not intended to be a zoning map. It is intended to provide policy and definition of future land uses in the Boulder Valley.” The ‘P’ zoning has already been established which guides development and intensity standards, which our application follows. The area that has the land use designation of Open Space-Other is largely covered with buildings and asphalt and does not meet the standards of what the City would typically want to purchase as “Open Space Access” and staff recommends that this parcel has not been identified in any open space studies or master plans with any intention of acquisition. Further, within the OS-O land use designation I have not been able to identify any development restrictions or or preventative policies that would prevent buildings from occurring or being located within OS-O landuse. Therefore, we believe we clearly meet this criteria as there is policy to state that we aren’t consistent with OS-O landuse. I do however believe this error should be corrected and the landuse should be updated during the next BVCP update to be consistent with the ‘P’ zoning.

Additionally, our site plan is consistent with many of the goals of the BVCP outlined in Chapter 7 Housing, which is summarized below: (i) Population 7.03 - Populations with Special Needs, Policy 7.06 - Mixture of Housing Types, and Policy 7.09 - Housing for a Full Range of Households. Section 7.09 outlines the needs to address housing for persons at all stages of life. In this proposal we are addressing the needs of people who seek to live independently, assisted living, memory care, short-term rehabilitation and skilled nursing. These are areas of service that are greatly underserved in City of Boulder and the surrounding surrounding areas. The number of quality facilities are decreasing in availability with a population expected to increase rapidly over the coming years.

Section 8 of the BVCP addresses Community Well-Being, which highlights first the needs of a growing older population and their family caregivers. The proposal fulfills this purpose within this section and additionally meets the goals of Policy 8.04 - Addressing Community Deficiencies and Policy 8.10 - Support for Community Facilities.

The proposed development shall not exceed the maximum density associated with the Boulder Valley Comprehensive Plan residential land use designation. Additionally, if the density of existing residential development within a 300 foot area surrounding the site is greater than the density permitted in the Boulder Valley Comprehensive Plan, then the maximum density permitted on the site shall not exceed the lesser of:

(i) the density permitted in the Boulder Valley Comprehensive Plan, or

(ii) the maximum number of units that could be placed on the site without waiving or altering any of the requirements of Chapter 9-6, “Intensity Standards,” B.R.C. 1981.

The density for the site is calculated in the following fashion: Allowable density per 9-8-1 B.R.C. 1981 in both the ‘P’ and ‘OS-O’ designations is 6.2 dwelling units per acre. The site is 15.77 acres, so we are assuming a density of 98 dwelling units. Dwelling Unit Equivalencies per (f) 9-8-6 B.R.C. 1981 on a congregate care facility, five sleeping rooms without kitchens constitutes one dwelling unit and three attached dwellings units larger than 1,200SF with kitchens constitutes one dwelling unit. Currently, we are proposing 95 dwelling units, 93 units attached/detached and 2.4 DUE’s of 12 units without kitchens. There are 43 hospital rooms in Building C, the subacute needle care units which allows 4 future patients to be held for surgery. The Surgical Center parcel of the site, which has 19 years remaining on a land lease before it can be redeveloped. Please see the included “Comparison of Land Use Intensity Chart” requested by City staff for detailed clarification on page A-1.07 of the plan set, as well as the narrative in the response to comments.

The proposed development’s success in meeting the broad range of BVCP policies considers the economic feasibility of implementation techniques required to meet other site review criteria.

In the following areas, applicant feels that the proposal is consistent with a broad range of the BVCP policies:

- BVCP Policy 2.21, Commitment to a Walkable and Accessible City
- BVCP Policy 2.23, Trails Corridors/Linkages
- BVCP Policy 2.24, Preservation of Historic and Cultural Resources
- BVCP Policy 2.33, Environmentally Sensitive Urban Design
- BVCP Policy 2.37, Enhanced Design for Private Sector Projects
- BVCP Policy 3.03, Natural Ecosystem
- BVCP Policy 3.08, Public Access to Public Lands
- BVCP Policy 7.06, Mixture of Housing Types
- BVCP Policy 8.13, Trails Network
- BVCP Policy 2.01, Unique Community Identity
- BVCP Policy 2.05, Design of Community Edges and Entreways
- BVCP Policy 2.10, Preservation and Support for Residential Neighborhoods
- BVCP Policy 2.13, Protection of Residential Neighborhoods Adjacent to Non-residential Zones
- BVCP Policy 2.30, Sensitive Infill and Redevelopment
- BVCP Policy 2.34, Improvement of Street Trees and Streetscapes
- BVCP Policy 2.35, Outdoor Lighting/Light Pollution
- BVCP Policy 3.09, Management of Wildlife/Human Conflicts
- BVCP Policy 3.17, Hillside Protection
- BVCP Policy 3.18, Wildlife Protection and Management
- BVCP Policy 6.08, Transportation Impact

2. Site Design

Projects should preserve and enhance the community’s unique sense of place through creative design that respects historic character, relationship to the natural environment, multi-modal transportation connectivity and its physical setting. Projects should utilize site design techniques which are consistent with the purpose of the site review in Subsection (a) of this section and enhance the quality of the project. In determining whether this subsection is met, the approving agency will consider the following factors:

Historically, this site has been used for wellness and general health enhancement, seen through its original use as a project that will provide a state-of-the-art comprehensive facility for geriatric and therapeutic excellence.

As the site was redesigned from previous submittals, the applicant worked with staff to relocate new buildings where either existing buildings or paving currently occurs, thus protecting both the historic character and natural environment of the sloped site. This also greatly minimized cut-and-fill, furthering the preservation of key site components.
III. The project provides for the preservation and mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage basins, and all classified wetland and wetland-like species. "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs (Cynomys ludovicianus), which is a species of local concern, and their habitat;

The proposed landscape design draws inspiration from the original use of the property, which was a sanitarium, and respects the natural setting of the immediate landscape to inspire an immediate proximity to Mt. Sanitas. Open space area. The landscape design takes into consideration many different aspects of the surrounding area and respects some of the existing components that comprise the topography. For instance, Cottage D and the Annex (Building L), the historic wall, and the large incinerator smoke stack are all elements being preserved or relocated on the site.

The proposed site plan includes a detailed tree inventory analysis prepared by a licensed arborist highlighting the health, size and type of existing vegetation on the property for trees and shrubs with a diameter of six inches or more. Unfortunately, a large amount of existing trees on the property are not in a healthy enough condition to survive transplanting or are undesirable species such as certain varieties of Ash, Poplar and Elm. Currently, 9 out of 152 surveyed trees are in excellent condition and are mostly evergreen trees. The site plan explores either preserving or transplanting 25 of the existing healthy trees for reuse around the proposed community. Furthermore, approximately 30 additional trees that were not included as part of the survey along the Western boundary are planned to be preserved.

Currently much of the site is a paved parking lot which is not conducive to prairie dog habitat, however, the design does take into consideration many different aspects of the surrounding area and respects the topography to open space and the foothills. The planting plan promotes a vegetative palette that promotes pollinator species in different areas around the site. Extinction risk for insects is more prevalent as time progresses and high levels of threat for bees and butterflies species have been identified with some of today's most aggressive agricultural practices. The proposed plantings in specific areas highlighted within the property take into consideration native plant species which will intentionally attract and encourage the livelihood of pollinators (bees and insects) along the periphery of the site.

The open space corridors are proposed as common areas around the site promoting pedestrian to travel throughout the site. These open space corridors are either larger common areas or more intimate places that form courtyards or open cloister gardens. They are framed by buildings and flow into other open space. As mentioned above, the open space corridors also incorporate the existing natural environment into the project; for instance, the open space north of the tennis courts is proposed to be more in keeping with the adjacent streetscape. Please see landscape plans for

The plans submitted include a detailed tree inventory analysis prepared by a licensed arborist highlighting the health, size and type of existing vegetation on the property including all classified wetland and wetland-like species, "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs (Cynomys ludovicianus), which is a species of local concern, and their habitat; and

Currenty the property abuts the City of Boulder Open Space and Mountain Parks property. The proposed plan transitions from proposed development to the existing surrounding natural habitat with minimal disruption as the project was intended and re-grading to maintain existing northern access drive and adjacent steep hillside. The revised plan significantly increases this buffer zone and allows for small retaining and more natural use of boulders and plantings to accomplish the required treatment for slope stability. This buffer varies from 50 feet to 100 feet to the western property line depending on the steepness of the existing slope. Additional at the request of Open Space we are eliminating a few social trails and revegetating them, routing pedestrian traffic to the existing defined trails.

(vi) If possible, open space is linked to an area or Citywide system; An existing trail connecting to Mt. Sanitas traverses through the northeastern corner of the site and existing social trails will be re-seeded to maintain open space as it sits today. Also, detached sidewalks throughout the site continue with the existing neighborhood grid to link pedestrian and bike traffic to the larger City System. Applicant has proposed a dedicated public access connection to the Dakota Ridge Trail across the northwest corner of the property where one currently does not exist. Applicant and Open Space have drafted this easement and included it with the submittals. Dakota Ridge Trail System users will currently have to request. Both long-term and short-term bicycle parking is distributed throughout the site. We feel this will provide greater access to the main Sanitas trailhead for people looking to bike rather than drive to this location.

(C) Landscaping:

(i) The project provides for aesthetic enhancement and a variety of plant and hard surface materials, and the selection of materials provides for a variety of colors and contrasts and the preservation or use of local native vegetation where appropriate;

The proposed landscape plan intends to draw inspiration from the original use of the property, which was a sanitarium. The plan is designed to pay respect to the natural setting and incorporate adjacent foothills. The way to the site original historic use and draws inspiration from the small village feel that comprises many of Boulder's quiant neighborhoods. The original use of the property brought visitors natural environment, a healthy, clean environment, the majority of the vegetation proposed will be colorful, with seasonal interest, stimulating the senses of sight and smell. The layout is intended to include drought tolerant native plant species, which will intentionally attract and encourage the livelihood of pollinators (bees and insects) along the periphery of the site.

Acient concrete is proposed in key areas to highlight key points of interests, such as a destination, or promote a combination of pedestrian and vehicular use.

(ii) Landscape design attempts to avoid, minimize or mitigate impacts on off site to important native species, healthy, long lived trees, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;

The plans submitted include a detailed tree inventory analysis prepared by a licensed arborist highlighting the health, size, and type of existing vegetation on the property for trees and shrubs with a diameter of 6 inches or more. Currently, nine out of 152 surveyed trees are in excellent condition and are mostly evergreen trees. The proposed plan calls to preserve a portion of the trees along Mapleton Avenue and other various areas along the perimeter of the property. Most of the trees along 4th Street are older juniors and will be replaced with the proposed landscape plan to be more in keeping with the adjacent streetscape. Please see landscape plans for


While the proposed plan material has not been specifically sized in excess of the requirements of Sections 9-9-12, it is the projects intent to spade and transplant select plant material on site, stockpile and reuse the containerized trees, which would exceed any typical upsizing. Also proposed are various sections of shrub beds that promote the health and liveliness of native pollinators. Pollinators, including some 20,000 species of wild bees, contribute to the growth of fruit, vegetables and many nuts, as well as flowering plants. Extinction risk for insects is more prevalent as time progresses and high levels of threat for some bees and butterfly species have been identified with some of today's most aggressive agricultural practices.

(iv) The setbacks, yards and useable open space along public rights of way are landscaped to provide attractive streetscapes to enhance architectural features and to contribute to the overall design coordination. Examples of this are the high levels of threat for some bees and butterfly species have been identified with some of today's most aggressive agricultural practices.

The site plans have been modified significantly from the Concept Review to substitute existing parking for proposed architecture along 4th Street and Mapleton Avenue as well as addressing the existing neighborhood along 4th Street with smaller, more intimate buildings. The streetscape and associated plantings are designed to complement adjacent neighborhoods along 4th Street and Mapleton Avenue with varying decussis plant material that has seasonal interest. As well as preserving many of the trees adjacent to the existing church and Mapleton Avenue.

Internal to the property, the plantings and detached walk along private drive A are more formal in nature with similar trees planted at a consistent spacing, which frames the formal architecture and landscaping elements. The streetscape and plantings along private drive B are informal in nature, with sporadic spacing, lending itself to a more established residential community that has developed over the years.

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

(i) High speeds are discouraged or a physical separation between streets and the project is provided;

There are two main entry drives off Mapleton Avenue and 4th Street, which are intended to be calmed by placing parallel streets, shorter block lengths and street trees along the length of the streets. Open space corridors are proposed as common areas around the site promoting pedestrian to travel throughout the site. These open space corridors are either larger common areas or more intimate places that form courtyards or open cloister gardens. They are framed by buildings and flow into other open space. As mentioned above, the open space corridors also incorporate the existing natural environment into the project; for instance, the open space north of the tennis courts is proposed to be more in keeping with the adjacent streetscape. Please see landscape plans for tree preservation and relocation plan.

(v) Open space designed for active recreational purposes is of a size that it will be functionally useable and located in a safe and convenient proximity to the uses to which it is meant to serve;
During the Concept Review process, the Planning Board encouraged us to consider continuation of the neighborhood grid into the site plan circulation. We have designed auto circulation on the site to not conflict with heavily trafficked pedestrian areas, such as seen on the Village Green and other large courtyards. The auto circulation is simple and brings traffic up to the roundabout and porte-cochere where a visitor can stop at a car to travel on foot.

Detached sidewalks are provided throughout a majority of the site and automobile traffic is proposed to be blocked off as the drive begins to steeply climb up towards the existing neighborhood building. This is specifically programmed to avoid automobile traffic conflicts.

There is a fine balance between the promotion of the site as a walking connection to the Mt. Sanitas trail system and the protection and security of TAOMH residents. Although, an auto circulation system is designed to be built, the site is not designed to integrate residents with others, safety of the residents is paramount. No direct parking is provided to trail users. Please reference our included “Good Neighbor Plan” for details.

The site is designed with a strong pedestrian connection between adjacent public sidewalks, internal walks and enclosed ‘breecaway’s’ between buildings. Considering the slopes found throughout, the circulation is aided by both external and internal stairs and many well-placed elevators. Again, applicant is proposing public access to and through the site with the conditions outlined within the “Operating Plan and Good Neighbor Policy”

Alternative to the automobile is promoted by incorporating site design techniques that support and encourages walking, biking and alternative to the single-occupancy vehicle;

We have designed the site circulation to maintain a diverse system of walks and paths that encourage pedestrian travel. Also, many of the links between buildings are covered pedestrian walks, which encourage use in all types of weather. The Dakota Ridge Trail connections are being maintained and private connections from our site and the subdivision facilities are also providing electric car charging stations in conjunction with the electric car share program.

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

Because of the frailty of the residents, many planned group activities at off-site locations are serviced through private buses and chauffeured cars to transport the residents to these events. A comprehensive TDM plan has included that all the parking is located underground, which results in a drastic reduction of visual impact of parking on the site. The surface parking spaces are lined by tree streets, pedestrian lighting and planting areas meeting the City of Boulder’s screening and parking standards.

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The western portion of the site transitions from a more traditionally landscaped area into a natural buffer zone leading up the hillside.

Neighborhood Policy", the plans allow for the continued public use of the Dakota Ridge Trail that traverses the entire site and is used by residents.

The西部区域的场地过渡到更传统的景观设计，形成自然的缓冲带，沿着山丘向上。
A strong sense of arrival is found along 4th Street, where a gateway of single-family cottages frames the entrance drive onto the project. A project identity sign, mounted on a masonry wall and grounded by a planting area, announces the project to the streets and continues up the drive into the second block of buildings, which are like matching bookends to encode the street and create a sense of rhythm moving toward the entry roundabout. As the approach to the main reception is made, the main buildings of Building A and B are meant to frame the approach and create a stronger sense of format. An elegant entry feature extends over the entrance framing the sense of arrival.

The increased size of the Village Green opens to the right, expanding the view into the cottages located on the north portion of the property. Along Mapleton Avenue, a similar sense of entry is made with a second project identity sign mounted on a graceful curved wall emblazoned in plantings. A landscape boundary that pretties up the historic stone wall, creates a softer character as progressively moving west on Mapleton Avenue. Building A is designed to be interpreted as a series of buildings linked together and built of similar architectural styles that complement each other but break down the massing and volume. As you proceed north, the ‘grid’ of adjacent streets is further emulated to make it feel as though the neighborhood has been extended up the hill and into the site.

Across the existing site numerous areas exist where slopes exceed 3:1. As noted in the project’s soils report (see page 41), site slopes supported by on-site soils up to 10-feet in height may be constructed on slopes steeper than 3:1. In order to meet the requirements of the soils report and minimize erosion and slope instability, proposed slopes throughout the site have been designed to be no steeper than 3:1. In order to keep slopes shallow, it was necessary to add several small landscape walls around the site. The wall heights have been limited to the greatest extent possible.

In the urbanizing areas along the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the building and site design provide for a well-designed urban edge; the Academy of Mapleton Hill is designed with the major buildings enclosing a large village green space, which is intended to provide both active and passive outdoor spaces. Just as the design of streets and plazas in larger urban areas requires people to both reside and activity, the village green space has areas for private sitting, meandering and small children’s play. Porches and patios, while providing similar structure to shade entertainers, speakers and market festivities. The tree lawn of the Village Green is designed to allow rows of seats to be arranged, yet, when left open, it has visual interest and does not feel like a blank slate of green space.

The buildings themselves are arranged so that it creates a rhythm along the drives and sidewalks. All driving surfaces, parking and sidewalks are part of a private piece of land, yet the intent was to suggest continuation of both auto and pedestrian neighbors grids. The same direct movement and visual continuity is maintained throughout the site. Pedestrian connections are continued with perimeter sidewalks and with the trail connection established in the Trailhead subdivision.

Buildings are located in such a way as to where the larger buildings are interior to our site and to respect the natural surrounding properties. The strud that the NE portion of our property have been significantly reduced in size and height as to not burden the adjacent property owners. The same can be found along 4th street and the decreased size of the cottages.

Lot Layout and Building Siting: Lots are oriented and buildings are sited in a way which maximizes the solar potential of each principal building. Lots are designed to facilitate siting a structure, which is unhindered by other nearby structures. Wherever practical, buildings are sited close to the north lot line to increase yard space to the south for better owner control of shading.

In our case, the buildings do not interfere with each other and sloped roof forms meet at a mansard roof, which allows ample area of flat roofs above to house both rooftop units and solar panels.


Because of the design of our buildings, we are able to entertain the distribution of solar panels on the flat roof portion of mansard roofs, which will be studied in further detail as the design matures.

In general, the taller buildings are grouped close in proximity to the Village Green and secondary structures are dispersed throughout the site with ample open area and space located between the buildings, not making solar shadowing an issue with the current site design. We plan to utilize and optimize solar throughout the site.
### SITE DEVELOPMENT DATA:

#### BUILDING 1 - ACADEMY ON MAPLETON HILL

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<th>Building</th>
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- **2**
- **1,512**
- **1,373**

### COMPARISON OF LAND USE INTENSITY OF CONGREGATE CARE:

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# The Academy on Mapleton Hill

## Site Development Data

### Developer:
- Mapleton Hill Investment Group

### Consultant:
- JRCG

### Sheet Information:
- Sheet Name: Site Review Submittal #4
- Sheet Number: A-1.08
- Date: 03.06.2018

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#### Site Review #1
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- 04.03.17

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- 07.26.17

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- 11-06-17
- 11.06.17

#### Site Review #4
- 01-16-18
- 01.16.18

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<td>1</td>
<td>12,000</td>
<td>12,000</td>
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<tr>
<td>B</td>
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<td>2</td>
<td>24,000</td>
<td>12,000</td>
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<td>C</td>
<td>11-06-17</td>
<td>3</td>
<td>36,000</td>
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### Total Development Data

<table>
<thead>
<tr>
<th>Component</th>
<th>Square Feet</th>
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<tbody>
<tr>
<td>Total</td>
<td>62,000</td>
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### Site Development Data

<table>
<thead>
<tr>
<th>Component</th>
<th>Square Feet</th>
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</thead>
<tbody>
<tr>
<td>Total</td>
<td>62,000</td>
</tr>
</tbody>
</table>

---

*Note: All data and information provided are for demonstration purposes only.*
SITE PHOTOS OF EXISTING CONDITIONS

1. VIEW SOUTH OF EXISTING NURSES’ DORM
2. VIEW WEST FROM MAXWELL AVENUE [EXISTING COTTAGE BEYOND]
3. VIEW LOOKING EAST ALONG MAXWELL AVE. TOWARD NEIGHBORHOOD
4. VIEW NORTH TOWARD ANNEX ACCESS DRIVE
5. VIEW SOUTH TOWARD CURRENT HOSPITAL
6. VIEW OF EXISTING HOSPITAL FROM MAPLETON AVENUE
7. VIEW NORTHEAST TO EXISTING MEDICAL CENTER
8. VIEW NORTH UP TOWARD EXISTING COTTAGES

VIEW SHED KEY
SITE PHOTOS OF EXISTING CONDITIONS

1. View South of Existing Parking & Slopes
2. View West of Detention Area Along Slope of Trailhead
3. View West of Retaining Wall and Parking
4. View South of Existing Slope of Access Drive
5. View North of Parking and Existing Buildings
6. View of Existing Hospital Loading from Mapleton Ave.
7. View North of Site from Top of Hospital
8. View North of Storage Sheds and Slopes

DEVELOPER: MAPLETON HILL INVESTMENT GROUP
ARCHITECT: THE ACADEMY ON MAPLETON HILL
ENGINEER: BOULDER, COLORADO
DATE: 08-01-16
SHEET NUMBER: A-2.03
SHEET NAME: SITE PHOTOS
CONSULTANT: 5
NOTE: THESE ARE IMAGES DIRECTLY OFFERED FROM THE MAPLETON HILL NEIGHBORHOOD ASSOCIATION TO BE USED AS INSPIRATION.
NOTES:
1. BENCHMARK INFORMATION: ELEVATIONS ARE BASED ON THE CITY OF BOULDER POINT R-6-2, BEING A SPIKE IN POWER POLE LOCATED NEAR THE NORTHEAST CORNER OF PARCEL B, WITH A PUBLISHED ELEVATION OF 5480.89 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.
NOTE: SITE PLANS HAVE BEEN RE-ORIENTED TRUE NORTH FOR ILLUSTRATIVE COMPARISON CONVENIENCE
SITE PLAN EVOLUTION

A-4.03

NOTE: SITE PLANS HAVE BEEN RE-ORIENTED TRUE NORTH FOR ILLUSTRATIVE COMPARISON CONVENIENCE
THE ACADEMY ON MAPLETON HILL
BOULDER, COLORADO
DATE: 08-01-16
SHEET NUMBER: 1
SHEET NAME: ILLUSTRATED SITE PLAN
REVISION: A-4.05
 CONSULTANT: MAPLETON HILL INVESTMENT GROUP
SITE REVIEW SUBMITTAL #4      LUR 2016-00065
SITE REVIEW #104-03-17SITE REVIEW #2
07-26-17BDAB11-06-17SITE REVIEW #301-16-18SITE REVIEW #4
ILLUSTRATED SITE PLAN
NORTH
*The depictions herein are artists illustrative renderings for purposes of design intent only and as such may vary from the final Technical Documents without an amendment to the approved Site Plan.
Comparison

Existing Site Photo

SketchUp Study Model - Existing Condition

SketchUp Study Model - Proposed Condition

Precedent Imagery

Perspective - Design Intent

Proposed Site Plan

- multi-purpose gathering: movie night and concert events
- iconic meeting point along axis
- cafe extension / plaza
- portable furniture celebration
- lighting / fun interactive art pieces
- trees / bosque seating
- bike parking
- water quality garden
- plantings: prairie foothills
- massing / swaths (minimal and native)

*The depictions herein are artists illustrative renderings for purposes of design intent only and as such may vary from the final Technical Documents without an amendment to the approved Site Plan.
Proposed Site Plan

- flex lawn space
- covered dining
- celebration lighting
- stone seatwalls
- possible seating / tables
- fire pit/water feature
- urban gardening / food production / edible garden
- planting: herbs/aromatics
- floral pots
- tree grove
- intimate and social seating areas

Perspective - Design Intent

COURTYARD A - SOCIAL COURTYARD

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Proposed Site Plan

- formal reception area / connectivity
- stone seatwalls
- waterfall
- natural boulder retaining walls
- seating / tables
- fire feature

• artistic trellis
• planting: herbs/aromatics
• floral pots
• tree grove
• native landscaping

Perspective - Design Intent

*COURTYARD A/B-RECEPTION COURTYARD

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Proposed Site Plan
- raised planting
- grilling station
- social nodes/ intimate and gathering lighting for various activities
- fire feature
- planting butterfly / bird garden
- intimate lighting
- native planting softens edges and rooms while inviting butterfly/birds into the space

Perspective - Design Intent

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Proposed Site Plan

- organic paths
- shade structure / gazebo
- game tables
- physical therapeutic features
- mobility courtyard: ramps, stairs, textured walks
- intimate garden nodes: 2-3 people
- ornamental pots
- interactive elements for physical therapy
- organic fencing, casting shadows
- courtyard garden

Perspective - Design Intent

*The depictions herein are artists illustrative renderings for purposes of design intent only and as such may vary from the final Technical Documents without an amendment to the approved Site Plan.*
Existing Site Photo

SketchUp Study Model - Existing Condition

SketchUp Study Model - Proposed Condition

Precedent Imagery

Proposed Site Plan
- organic paths
- shade structure / gazebo
- physical therapeutic features
- mobility courtyard: ramps, stairs, textured walks
- intimate garden nodes: 2-3 people
- ornamental pots
- rocking chairs at veranda
- wandering path
- activity stations
- tactile/ sensory stations

Perspective - Design Intent

*Courtyard D - Wandering Garden

Perspective - Design Intent

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Proposed Site Plan

- naturalistic open space
- native planting
- hillside slope
- boulder walls
- proposed planting to attract pollinators
- seasonal color

Perspective - Design Intent

*Naturalistic Open Space Area

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MATERIALS KEY
1. Masonry Field
2. Masonry Accent #1
3. Masonry Accent #2
4. Masonry Accents Band
5. Masonry Sills
6. Masonry Stone
7. Masonry Window/Door
8. Composite Siding #1
9. Composite Siding #2
10. Composite Siding #3
11. Composite Panel #1
12. Composite Panel #2
13. Composite Panel #3
14. Composite Panel #4
15. Composite Panel #5
16. Composite Wood
17. Metal Wall Accent Panels
18. Metal Storefront/Frame
19. Metal Wainscot
20. Metal Wainscot
21. Metal Railings
22. Garage Door
23. Windows/Doors Wood (Existing)
24. Windows/Doors Wood (New)
25. Windows/Doors Vinyl #1
26. Windows/Doors Vinyl #2
27. Concrete Masonry
28. Heavy Profile Asphalt Roof
29. Glass Panels
30. Stucco/Panels
31. Stucco Wall
32. Stucco Field
33. Stucco Accent #1
34. Stucco Accent #2
35. Fascia/Soffit
36. Columns
37. Retaining Wall
38. Concrete/Rein forced Concrete
39. Not Used
40. Not Used
41. Metal Roof

MATERIALS LEGEND FOR COTTAGE R5:
- Trim - Beige
- Windows - Dark Brown/Black
- Stone Masonry - Gray/Buff/Red
- Stone - To Match Building A North Siding #1 (Field) - Clay
- Siding #2 (Accent Top Panel) - Tan
- Metal Roof (Accent) - 5V Crimp
- Asphalt Roof - Medium Gray
- Exposed Concrete Foundation
- Metal Deck Rail - Black

MATERIALS LEGEND FOR COTTAGE R6:
- Trim - Beige
- Windows - Warm Gray
- Stone Masonry - Gray/Buff/Red
- Stone - To Match Building A North Siding #1 (Field) - Clay
- Siding #2 (Accent) - Sage
- Metal Roof (Accent) - 5V Crimp
- Asphalt Roof - Medium Gray
- Metal Deck Rail - Brown

MATERIALS LEGEND FOR COTTAGE R7:
- Trim - Beige
- Windows - Lt. Warm Gray
- Stone Masonry - Gray/Buff/Red
- Stone - To Match Building A North Siding #1 (Field) - Clay
- Siding #2 (Accent) - Tan
- Metal Roof (Accent) - 5V Crimp
- Asphalt Roof - Medium Gray

DEVELOPER:
MAPLETON HILL INVESTMENT GROUP

ARCHITECT:
THE ACADEMY ON MAPLETON HILL
BOULDER, COLORADO

CONSULTANT:
SITE REVIEW #1 04-03-17
SITE REVIEW #2 07-26-17
SITE REVIEW #3 11-06-17
SITE REVIEW #4 01-16-18

MAPLETON HILL INVESTMENT GROUP
SITE REVIEW SUBMITTAL #4  LUR 2016-00065
CONSULTANT:
SITE REVIEW #1 04-03-17
SITE REVIEW #2 07-26-17
SITE REVIEW #3 11-06-17
SITE REVIEW #4 01-16-18

CONSULTANT:
SITE REVIEW SUBMITTAL #4  LUR 2016-00065
SITE REVIEW #1 04-03-17
SITE REVIEW #2 07-26-17
SITE REVIEW #3 11-06-17
SITE REVIEW #4 01-16-18
**4. FIRE DOOR SEPARATION EXAMPLE**

- 11" (279mm) 6-ply/5-ply plywood board
- 2x4" (96mm x 48mm) wood studs
- Fire-rated stud or fire-rated stud
- 4" (102mm) 2x6" (90mm x 90mm) (2 layers)
- 1/4" (6mm) Air Space
- Backer Board
- 1/4" (6mm) 2x4" (90mm x 90mm) Aluminum Clips
- Fire blocking as required

**3. FIRE DOOR SEPARATION EXAMPLE**

- 1/2" (12.7mm) 1x2" (35mm x 24mm) 300mm o.c.
- 2.5" (64mm) Air Space
- 2 1/2" (64mm) 2x4" (90mm x 90mm) Aluminum Clips

**2. FIRE RATED WALL**

- 2x4" (96mm x 48mm) wood studs
- 1/2" (12.7mm) 1x2" (35mm x 24mm) 300mm o.c.
- 2 1/2" (64mm) Air Space
- 2.5" (64mm) 2x4" (90mm x 90mm) Aluminum Clips

**1. ALUMINUM BURN CLIP**

- A-2-1/2" Long Clip
- A-2-4" Long Clip

**Aluminum Breakaway Clip**

- A-2-4" 4" Long Clip
2. View from Entry Roundabout to the Village Green

1. View traveling west along Entry Drive to Roundabout

Illustrative View Only
VIEW FROM VILLAGE GREEN LOOKING TOWARD BUILDING B

VIEW FROM VILLAGE GREEN LOOKING TOWARD BUILDING A

ILLUSTRATIVE VIEW ONLY
VIEW FROM VILLAGE GREEN LOOKING NORTH TOWARD J COTTAGES

ILLUSTRATIVE VIEW ONLY
THE ACADEMY ON MAPLETON HILL
BOULDER, COLORADO

DATE: 08-01-16
SITE REVIEW
04-03-17
SITE REV. RESUBMIT
11-06-17
SITE REV. RESUBMIT
01-08-18

PRELIMINARY OVERALL GRADING AND DRAINAGE PLAN
SITE REVIEW SUBMITTAL
THE ACADEMY ON MAPLETON HILL
BOULDER, COLORADO

CONSULTANT:

PRELIMINARY EARTHWORK EXHIBIT

C1.8
GENERAL LANDSCAPE NOTES

1. All work shall conform to the City of Boulder Codes. Contractor shall verify location of all underground utilities and structures prior to excavation or trenching. Damage to these utilities shall be determined by the contractor at no cost to the owner. Owners representative or landscape architect.

2. Plan quantities take the site at its existing condition. Without the written approval of the owner, modifications may be made to the site at owner's cost.

3. Grading, shaping, and grading shall be performed with satisfactory execution.

4. All trees and shrubs locations shall be verified by the contractor and approved by the owner. Owner’s representative or landscape architect.

5. Plant quantity shall not be permitted without approval by the owner. Owner’s representative or landscape architect.

6. Water protection and control of trees shall be provided where necessary to maintain the health and survival of plant materials.

7. Wood mulch to be used shall not exceed wood mulch to a depth of 3 inches minimum with landscape fabric.

8. Wood mulch to be used shall not exceed wood mulch to a depth of 3 inches minimum with landscape fabric.

9. All landscape materials shall be delivered to the site prior to the start of construction and remain on site until completion of construction.

10. Site shall be graded and shaped to meet the City of Boulder codes. Owner is responsible for grading and shaping the site.

PLANT LIST

SEED MIX

<table>
<thead>
<tr>
<th>SEED MIX</th>
<th>COMMON NAME</th>
<th>SPECIES NAME</th>
<th>VARIETY</th>
<th>% OF MIX</th>
<th># PLANTS/ACRE</th>
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<tbody>
<tr>
<td>SEED MIX</td>
<td>SIDE OATS GRAMA</td>
<td>Bouteloua curtispenula</td>
<td>VAUGHN</td>
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<td>Bouteloua gracilis</td>
<td>NATIVE, ALMA, OR HACHITA</td>
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<td>SAN LUIS</td>
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<td>SEED MIX</td>
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<td>SEED MIX</td>
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<td>Pascopyrum smithii</td>
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<td>10%</td>
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<td>SEED MIX</td>
<td>SWITCHGRASS</td>
<td>Panicum virgatum</td>
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<td>SEED MIX</td>
<td>LITTLE BLUESTEM</td>
<td>Schizachyrium scoparium</td>
<td>CIMARRON OR PASTURA</td>
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<td>SEED MIX</td>
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<td>Stipa viridula</td>
<td>LODOR OR</td>
<td>10%</td>
<td>1.93</td>
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TOTALS | | | | 100% | 16.95 |