



CITY OF BOULDER
Planning and Development Services

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CITY OF BOULDER
TECHNICAL DOCUMENT REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **October 12, 2011**
CASE MANAGER: **Elaine McLaughlin**
PROJECT NAME: **VIOLET CROSSING**
LOCATION: **4474 N BROADWAY**
COORDINATES: **N08W06**
REVIEW TYPE: **Utility Plan, Transportation, Stormwater Plan, Final Architecture, Final Landscaping, Final Site Plan**
REVIEW NUMBER: **TEC2011-00016 and TEC2011-00017**
APPLICANT: **OZ ARCHITECTURE**
DESCRIPTION: **FINAL PLANS, FINAL PLAT, AND CONSTRUCTION DOCUMENTS for Violet Crossing 98 unit residential development**

I. REVIEW FINDINGS

There are several remaining simple corrections that must be completed prior to finalizing the disposition for this Technical Document Review application. Please submit four sets of corrected documents, collated and stapled, in response to the comments below prior to final approval, directly to the case manager.

Once the final plans are reviewed for completeness, staff will provide a City Attorney signed Subdivision Agreement for your signature. Upon return of the signed Subdivision Agreement, one set of final plat mylars will be required from you that already have signatures from Xcel and Qwest. Staff will then route the mylar for city signatures and forward the Final Plat mylar along with a cover memo to Planning Board for a required 14-day call-up to the Planning Board. Completion of that call-up period will signal approval of the final plat, after which you will be able to apply for Building Permit.

II. CITY REQUIREMENTS

Engineering Brian Campbell, 303-441-3121

1. Under-grounding of the existing electric lines is a requirement of this project. Discussions have occurred with the applicant's engineer and a cost estimate for this work is needed with the next submittal. Additionally, the city is exploring the option of under-grounding the span of electric from the northeast corner of Violet/Broadway to the northwest corner of Violet/Broadway. The applicant needs to provide a cost estimate for this portion with the next submittal to determine whether or not this is a viable option.
2. The applicant is required to provide the city with a financial guarantee equivalent to the amount provided in the cost estimate dated 5/16/2011 of \$323,622 plus the amount to underground the overhead electric along Violet. This shall be provided prior to approval of the Final Plat per Section 9-12-13 of the Boulder Revised Code, 1981.

Fees

Please note that 2010 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.

Legal Documents (Julia Chase, City Attorney's Office, Ph. 303-441-3050)

Prior to final plat approval, the Applicant is required to provide an updated title commitment current within 30 days.

(Note: The Applicant shall ensure that any lenders must sign a Lender's Consent and Subordination on the Final Plat.)

Plan Documents

Preliminary Plat

1. In the title block, please revise the last line which says "Sheet 1 of 1" (instead of "Sheet 1 of 2").
2. Revise the description of the purpose of Outlot A on the Land Use Table to read the same as the Final Plat: "Public Access, Utilities, Accessways, Bikepaths, Pedestrian Pathways, Trails, Parks, Drainage, Flood Control".

Final Plat

1. Replace "(Name of Bank)" with "Wells Fargo Bank, National Association" under the Lender's Consent and Subordination. Add "Wells Fargo Bank, National Association" to the notary block too.
2. Owner's signature block and acknowledgment: Move up the signature line for Soterios Terry Palmos and the Acknowledgment so that there can be more room for the seal of the notary. In the notary block, correct the spelling of "Soterios" and delete the extra "blank" so it reads as follows:

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Soterios Terry Palmos, as Agent of North Broadway Center, LLC, a Colorado limited liability company."

3. Add a heading centered above the signature line for the Director of Planning which appears as follows:

APPROVALS

Director of Planning

Transportation (per Michelle Mahan, 303-441-4417)

1. A geotechnical soils report and pavement analysis are required for the 14th Street connection and also for the emergency access lane which transverses the site per section 1.03(B) of the City of Boulder Design and Construction Standards.
2. The Utility Plan shows the existing overhead electrical pole at the corner of Broadway and Violet located within the proposed sidewalk and labeled "to be relocated out of walk or relocated". As mentioned previously, the city is exploring undergrounding the span of overhead electric from the northeast corner of Violet/Broadway to the northwest corner of Violet/Broadway. The applicant should provide a cost estimate in order for the city to determine whether or not this is a viable option (see additional comment under Engineering). The plans must also show the proposed location of the utility pole if it is determined that the undergrounding of the span over Broadway is not feasible at this time.
3. The Master Utility Plan (sheet C3.0) shows several utility boxes and other appurtenances located within the public sidewalk along Broadway and Violet. The plans must be revised to show these to be relocated and also must show the proposed locations. All proposed locations of public utility appurtenances must be coordinated with and approved by the appropriate utility company. Revise the plans accordingly.
4. Sheet SP1.0, the Architectural Site Plan, has not been provided and must be submitted at this time. Additionally, it must dimension the landscape buffer along the west side of 14th Street consistently with the Engineering and Landscape Plans.

5. The signage and striping plan shows proposed signage near the multi-use path entrance to the bicycle/pedestrian bridge less than the allowable 10-foot separation from trees. A minimum separation of 10-feet must be provided between all trees and signs. Revise the plan accordingly.

III. INFORMATIONAL COMMENTS

Flood Control (Katie Knapp 303-441-3273)

1. The floodplain development permit and the CLOMR application for this project did not include the proposed pedestrian bridge. A new floodplain development permit will be required for this work.
2. The project site is currently within the conveyance and high hazard flood zones. The proposed flood channel improvement project must be completed and the associated LOMR floodplain map revision approved by FEMA prior to the issuance of any building permits for the project.

Transportation (Michelle Mahan, 303-441-4276)

1. A financial guarantee will be required at the time of final engineering and prior to building permit application for the full cost of providing eco-passes to all residents for the first 3 years following certificate of occupancy issuance.
2. The city is currently in the process of completing the internal transfer of City Park's property to public right-of-way and easement for the construction of 14th Street and the portion of the multi-use path which is on City Park's property. This will need to be completed prior to right-of-way permit.