

Congregate Care Zoning Information

Use Standards:

Congregate Care Senior Housing Parcel	3.01 ac
Congregate Care Senior Housing Total	53,642 SF
First Floor	27,635 SF
Common Area	4,304 SF
Room Area	18,105 SF
Circulation/Maintenance Area	5,226 SF
Second Floor	26,007 SF
Common Area	2,889 SF
Room Area	18,105 SF
Circulation/Maintenance Area	5,013 SF

The Permitted Density/Occupancy is computed based on the designation of Congregate Care in B.R.C. 9-8-6 (g). Three (3) Congregate Care units constitute one (1) dwelling unit for purposes of calculating density and required Open Space.
 Subtotal (50/3=16.67 units) 17 units

Form and Bulk Standards:

Congregate Care Senior Housing Setbacks	
To 55th Ave. R.O.W.	30'
To Kewanee Drive & Sauk Place	20'
Building to Outlot J	20'
Building to Outlots A and C	20'
Building Height	35'

Intensity Standards:

Open Space Requirements	Required Open Space	Provided Open Space
Open Space Requirement Intensity 6:	6,000sf per unit (88 units x 6,000sf)	With NO building Coverage Expansion 12.12 ac
		With Max. building Coverage Expansion 13.84 ac
		13.35 ac

The Congregate Care Senior Housing facility may expand up to 12,600sf in building coverage. All setbacks shall be maintained.

Development Standards:

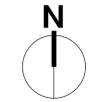
City Parking Standards	Requested Parking Study (See LSC report /memo 10-11-12)	Provided
	1.14 spaces/units based on Operator experience at other Facilities. 50 units result in required 57 spaces	63 spaces (1.26 per unit)
	Over flow guest parking may also occur on street	
	Per 9-9-6 Table 9-3: required 3 handicap parking spaces	6 spaces provided
	Bicycle parking 10% of required off street parking=4 spaces	6 Bicycles

Solar Access (see sheet SA1)
 City of Boulder Solar Access Area II.

Street R.O.W.
 Type 1 Residential Street: 60' R.O.W. with 29' pavement, 8' tree lawn and 5' detached walk
 Type 2 Residential Street: 33' R.O.W. with 29' pavement width, 11' access and Utility easement which contains 6.5' tree lawn, 4' detached walk and 0.5' behind walk

Notes:
 The specific building placement is illustrative only. Final unit placement to be determined in accordance with the future builder/market designation, but shall otherwise conform to the Form and Bulk Standards listed on this sheet. Refer to Final Plat for lot dimensions and Easements. Accessory Buildings and Uses per B.R.C. 9-7-1.

1 Site Plan
 Scale: 1" = 20'-0"



PREPARED BY:

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SITE REVIEW DOCUMENTS FOR:

BOULDER CREEK COMMONS
 5399 KEWANEE DRIVE AND 5697 S. BOULDER ROAD
 LOCATED IN THE SW 1/4 OF SECTION 3 AND THE SE 1/4 OF SECTION 4,
 T1S, R70W, 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

ISSUE	DATE
Site Review	06-18-2012
Site Review 2nd Submittal	11-05-2012
Site Review 3rd Submittal	12-21-2012
Revision	01-29-2013
Site Review 4th Submittal	02-25-2013
Revision	03-22-2013
Final Submission	03-29-2013

DESIGNED BY:
 DRAWN BY:
 CHECKED BY:

CONGREGATE CARE SENIOR HOUSING SITE PLAN

PROJECT NO. B1006

A7