

## MEMORANDUM

**TO:** Planning Board

**FROM:** Katie Knapp, Floodplain and Wetlands Administrator

**DATE:** April 19, 2013

**SUBJECT:** **Call Up Item:** Floodplain Development Permit (LUR2013-00016)  
Arapahoe Ave. Roadway Improvements, 13<sup>th</sup> to Folsom

This decision may be called up before Planning Board on or before **May 3, 2013**.

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A floodplain development permit was approved by Public Works Development Review staff on April 19, 2013 for construction of roadway improvements to Arapahoe Ave. between 13<sup>th</sup> St. and Folsom Ave.

The proposed Arapahoe Ave. roadway improvements are the first phase of planned improvements to Arapahoe Ave. between Broadway and Folsom Ave. The proposed project will replace aging infrastructure and provide improvements for pedestrians, cyclists and vehicular traffic. The project is within the flood conveyance zone for Boulder Creek. The proposed roadway surface will be below the elevation of the existing roadway surface and all new fences will be constructed outside of the flood conveyance zone. The applicant has demonstrated that the project will not adversely impact the floodplain and will be in compliance with the city's floodplain regulations. A copy of the floodplain development permit is attached.

This floodplain development permit was approved by Public Works, Development Review staff on Apr. 19, 2013, and the decision may be called up before Planning Board on or before May 3, 2013. There are three Planning Board meetings scheduled within the required 14-day call-up period on **Apr. 24, 2013, Apr. 25, 2013 and May 2, 2013**. Questions regarding this floodplain development permit should be directed to Katie Knapp in Public Works, Development Review at 303-441-3273 or [knappk@bouldercolorado.gov](mailto:knappk@bouldercolorado.gov).

Attachments:

- A. Floodplain Development Permit



**CITY OF BOULDER**  
**Planning and Development Services**

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1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791  
phone 303-441-1880 • fax 303-441-4241 • web boulderplandevlop.net

**Land Use Review Floodplain Development Permit**

**Date Issued:** April 19, 2013      **Expiration Date: April 19, 2016**  
(Pursuant to Subsection 9-3-6(e), B.R.C. 1981)

**Permit Number:** LUR2013-00016

**Contact Information**

BRYANT GONSALVES  
PO BOX 791  
BOULDER, CO 80306

**Project Information**

**Location:** 0 ARAPAHOE AV

**Legal Description:**

**Description of Work:** FLOODPLAIN DEVELOPMENT PERMIT: Roadway improvements for Arapahoe Avenue from 15th Street to Folsom Street.

**Type of Floodplain Permit:** Floodplain Review W/O Analysis

**Creek Name:** Boulder

**Flood Protection Elevation:** Not applicable

**Conditions of Approval**

- The proposed project/activity is approved on the basis that it satisfies applicable requirements of Chapter 9-3-3, "Floodplain Regulations," Boulder Revised Code 1981. Other floodplain requirements as set forth in Chapter 9-3-3 which are not specifically outlined in the conditions of approval below remain applicable to this project/activity.
- The applicant shall confirm in writing that all improvements have been completed in conformance with this Floodplain Development Permit.

**Inspections**

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2013-00016).

- Final Floodplain Inspection

**CITY OF BOULDER  
PLANNING BOARD AGENDA ITEM**

**MEETING DATE: May 2, 2013**

**AGENDA TITLE:** Public hearing and consideration of a **Site Review** request, no. LUR2012-00058, for the demolition and reconstruction of one unit in an existing fourplex located at 2325 Spruce Street. The proposal includes the addition of a 480 square-foot basement and a 408 square-foot rooftop deck. The site is zoned Residential High-2 (RH-2).

Land Use Code modifications requested through the Site Review process as part of the development proposal include:

- Section 9-9-5, "*Site Access Control*," B.R.C. 1981, one access point is permitted per site, two are existing and proposed;
- Section 9-7, "*Form and Bulk Standards*," B.R.C. 1981, front yard setback, 25 feet required; 12.2 feet proposed;
- Section 9-7, "*Form and Bulk Standards*," B.R.C. 1981, side interior yard (east) setback, 10 feet required; 5 feet proposed;
- Section 9-7, "*Form and Bulk Standards*," B.R.C. 1981, side interior yard (west) setback, 10 feet required; 6 feet proposed;
- Section 9-7, "*Form and Bulk Standards*," B.R.C. 1981, side interior yard combined setback, 20 feet required; 11 feet proposed;
- Section 9-8, "*Intensity Standards*," B.R.C. 1981, minimum lot area per dwelling unit, 3,000 square feet required by-right, may be reduced to 1,600 square feet through a site review approval, 1,750 square feet requested.

Applicant / Property Owner: Daniel D. Brockway

**REQUESTING DEPARTMENT:**

Community Planning & Sustainability

David Driskell, Executive Director

Susan Richstone, Deputy Director

Charles Ferro, Land Use Review Manager

Jessica Vaughn, Planner I

**OBJECTIVE:**

1. Hear applicant and staff presentations.
2. Hold public hearing.
3. Planning Board discussion.
4. Planning Board action to approve, approve with conditions, or deny the Site Review application.

**SUMMARY:**

Description: Demolition and reconstruction of one unit in an existing fourplex, including the addition of a 480 square-foot basement and 408 square-foot rooftop deck. The development proposal includes modifications to the Land Use Code, including setbacks, access and minimum lot area per dwelling unit as well as various site improvements, including paving the parking area located off the alley and providing a trash enclosure.

Project Name: 2325 Spruce Street, Unit 1 Reconstruction

Location: 2325 Spruce Street

Size of Tract: 7,000 square feet (.16 acres)

Zoning: Residential High-2 (RH-2)

Comprehensive Plan: High Density Residential



Figure 1: Vicinity Map

**KEY ISSUES:**

Staff has identified the following key issues regarding the proposed application request and has provided responses below in the "Analysis" section of this memo.

**Key Issue #1:** Is the development proposal consistent with the Site Review Criteria found in section 9-2-14(h), B.R.C. 1981?

**Key Issue #2:** Are the requested Land Use Code modifications, including setbacks, access and minimum lot area standards consistent with the Site Review criteria, especially subsection 9-2-14(h)(2)(F), "*Building Design, Livability and Relationship to the Existing or Proposed Surrounding Area?*"

## PROCESS:

Pursuant to section 9-8-3(b), B.R.C.1981, the required minimum lot area per dwelling unit may be reduced in the RH-2 zone district from 3,000 square feet per dwelling unit, to no less than 1,600 square feet through the Site Review process. Planning Board approval is required for a request to reduce the minimum lot area per dwelling unit. There is no minimum threshold for Site Review in the RH-2 zone district.

## BACKGROUND:



### Boulder Valley Comprehensive Plan (BVCP) Designation

As indicated by the map at the left, the property is designated as High Density Residential (HR) by the [BVCP](#) (refer to the weblink provided). As defined in the BVCP, areas designated HR have residential densities of 14 or more dwelling units per acre.

Figure 2: BVCP Land Use Designations

## Zoning Designation

The site is zoned Residential High-2 (RH-2) and is generally surrounded by properties zoned RH-2. Refer to Figure 3. The RH-2 zone district is defined as:

*"High density residential areas primarily used for a variety of types of attached residential units, including, without limitation, apartment buildings, and where complementary uses may be allowed," section 9-5-2(c)(1)(F), B.R.C. 1981.*



Figure 3: Zoning Designations

## Site Context

The project site is located at 2325 Spruce Street, roughly one block west of the intersection of Folsom and Spruce streets. The site was originally developed in the early 1900s with one single-family home situated at the front of the property, which still exists today. However, in 1976, three apartment units were attached to the single-family home at the rear of the property. Today, the project site is comprised of four, two-bedroom, attached residential units, including the original one-story, single-family unit fronting Spruce Street. There is no previous discretionary approval associated with the property.

With four units, the project site is considered nonconforming because it does not meet the required minimum lot area per dwelling unit of 3,000 square feet of unit. Given the four units and the size of the property (7,000 square feet), the lot area per dwelling unit is 1,750 square feet per dwelling unit. In addition, the original single-family structure is considered nonstandard because it does not meet the

required setbacks of the underlying zone district. The front yard setback is 12.2 feet where 25 feet is required, the east side interior setback is five feet where 10 feet is required, the west side interior setback is four feet where 10 feet is required, the side yard interior combined setback is 11 feet where 20 feet is required, and the rear yard setback is 24.7 feet where 25 feet is required. Finally, the project site has two access points, one along Spruce Street and one at the rear of the property along the alley. Pursuant to section 9-9-5, B.R.C. 1981, only once access point is permitted.

Although the project site is not considered a local landmark nor is it located within a local historic district, it was surveyed as part of the 1988 Boulder Survey of Historic Places. The survey notes the date of construction as the early 1900s and is a representative example of Boulder’s early, simple, housing vernacular with its hipped-on-box roof configuration and open front porch. The survey also recognizes that through the years, multiple significant modifications have been made to the structure, making it ineligible for landmark designation or as a contributing building as part of any future historic district. That said, given the age of the existing building, a demolition permit review and approval is required. A demolition permit was reviewed and approved by the Landmarks Design Review Committee in June 2012 and has since expired, as of Dec. 2012. A condition of approval has been included requiring that the demolition permit be renewed prior to building permit.

Within the immediate area of the project site are a mix of multi-family residential developments, including large condominium and apartment complexes, single-family detached residential uses and commercial uses, including the Nature Conservancy and a photography studio located at 2304 Pine Street.

**PROPOSAL:**

The applicant’s Site Review request includes the demolition and reconstruction of the original, existing 1,127 square-foot single-family unit facing Spruce Street. The other three units located at the rear of the property are not being altered as part of the development proposal. While the proposal includes modifications to the Land Use Code, the applicant is essentially requesting to maintain, and in some cases improve, the existing site conditions. Refer to Table 1 below for a summary of the current site conditions and the requested Land Use Code modifications.

<b>Table 1: Current Site Conditions and Land Use Code Modifications Summary</b>			
	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>Site Access</b>	1	2	2
<b>Front Yard Setback</b>	25	12.2	12.2
<b>Side Interior Setback (east)</b>	10	5	5
<b>Side Interior Setback (west)</b>	10	4	6
<b>Side Yard Combined</b>	20	9	11
<b>Min. Lot Area per Dwelling Unit*</b>	3,000 sq. ft./1,600 sq. ft.	1,750 sq. ft.	1,750 sq. ft.

*\*Minimum Lot Area per Dwelling Unit is reported as by-right/Site Review with Planning Board approval.*

As part of the development proposal, the applicant is also proposing 480 square feet of additional floor area as a result of excavating the existing crawl space to provide a basement. In addition, the applicant is also proposing a 408 square-foot rooftop deck. The deck will be screened from view by the proposed roof configuration and a wood railing.

Open space is provided in excess of what is required (2,400 square feet) with 3,100 square feet provided in the form of individual side yard patio areas, passive landscaped areas as well as a new rooftop deck for the reconstructed unit.



**Existing South Elevation**



**Proposed South Elevation**

**Figure 4: Existing and Proposed South Elevations**

The architectural concept includes traditional single-family home elements, including a single-story, and large front porch that will be oriented toward the street. Refer to Figure 4 above. The building material palette is comprised primarily of cultured stone with horizontal wood lap siding. The development proposal also includes various site improvements, including paving and striping of the existing parking area along the alley, providing a trash enclosure and preserving the existing Linden Tree in the front yard.

Overall, the development proposal will decrease the degree of nonconformity on the site by paving and striping the parking area located off the alley and by providing a trash enclosure.

Refer to [Attachment A](#) for the Applicant's Proposed Plan Set.

**ANALYSIS OF KEY ISSUES:**

**Key Issue #1: Is the development proposal consistent with the Site Review criteria found in Section 9-2-14(h), B.R.C. 1981?**

Yes. The proposed redevelopment of the project site meets the goals and intent of the Boulder Valley Comprehensive Plan (BVCP) and the Site Review criteria. In particular, the development proposal is consistent with several BVCP policies related to compatibility with, and complementary relationship to adjacent land uses as well as those that speak to neighborhood preservation and using neighborhoods as building blocks. Of the existing building stock within the same block (2311, 2315 and 2333 Spruce Street),

the majority of those on the north side of Spruce Street fronting the street, including the project site, are one story buildings that resemble cottage-style structures constructed in the first half of the 20<sup>th</sup> century. The majority of the existing buildings fronting Spruce Street within the same block as the project site have had large additions, constructed in the 1970s, attached to the rear of the original buildings. The development proposal to reconstruct the subject single-family style fourplex unit was found to be consistent with the existing character of the area both because it maintains an existing residential unit and because the existing neighborhood development pattern will be unaltered.

Similarly, the development proposal meets the intent of several Site Review criteria related to site layout and building design in terms of creating a building that is oriented toward the street and that contributes to creating a vibrant and active streetscape by utilizing pedestrian scale, authentic materials as well as locating the front porch at grade.

Please refer to [Attachment B](#) for the complete Site Review criteria analysis.

**Key Issue #2: Are the requested Land Use Code modifications, including setbacks, access and minimum lot area per dwelling unit standards consistent with the Site Review criteria, especially subsection 9-2-14(h)(2)(F), "Building Design, Livability and Relationship to the Existing or Proposed Surrounding Area?"**

Yes, the requested Land Use Code modifications were found to be consistent with the Site Review criteria in terms of contributing to creating a building forward design that will provide pedestrian interest along Spruce Street as well as consistency with the existing character of the area relative to building mass, scale and materials.

**Setbacks:** The applicant is requesting setback modifications as indicated in Table 1 above. It is important to note that the proposed setbacks and building footprint for the reconstructed unit are consistent with the existing setbacks and building footprint of the original structure. The proposal to maintain the existing setbacks will result in a building that is oriented toward the street with and that is consistent with the setbacks of the surrounding development. All of which are oriented toward the street with minimized front yard setbacks. Refer to Figure 5 below.



**Figure 5: Existing Street Frontage**

**Access:** Currently, the project site is accessible from a driveway along Spruce Street and the alley to the north. The code requires that access be taken from the lowest category street however, section 9-2-14(c)(8), B.R.C. 1981, site access can be modified through Site Review. The proposal to maintain the two site access points will provide site access that is consistent with the character of the surrounding area and adjacent properties fronting on Spruce Street. The existing site

access from Spruce Street is consistent with the city's design and construction standards for driveways, including width, sight triangles and separation.

Currently, of the six properties on the block, four of them front Spruce Street and have access from both Spruce Street and the alley. Maintaining the dual access points is compatible with the majority of the properties within the same block and does not pose any transportation engineering or safety issues. The remaining two properties on the block are both located on the corners; one at 23<sup>rd</sup> and Spruce streets and the other at 24<sup>th</sup> and Spruce streets. Neither property is accessible from Spruce Street however both have two points of access.

**Minimum Lot Area per Dwelling Unit:** Section 9-8-3(b), B.R.C. 1981, states that the Planning Board may reduce the minimum lot area of 3,000 square feet per dwelling unit to 1,600 square feet of lot area per dwelling unit in the RH-2 zone district pursuant to Site Review approval. One of the factors of the site design site review criterion is that functional open space be provided for the occupants and visitors of the site. The reconstruction of the single-family style unit fronting Spruce Street includes ample private open space, including the front porch, a rooftop deck as well as an at grade yard. Overall, on site open space is provided in excess of what is required for all four units (3,100 square feet where 2,400 is required) through individual side yard patio areas, passive landscaped areas as well as a new rooftop deck for the reconstructed unit.

#### **PUBLIC COMMENT AND PROCESS:**

Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the project site and a sign posted on the property for at least 10 days. All notice requirements of section 9-4-3, B.R.C. 1981 have been met. In response to the initial public notification, no comments were received.

#### **STAFF FINDINGS AND RECOMMENDATION:**

Staff finds that the application satisfies the Site Review criteria pursuant to subsection 9-2-14(h), B.R.C. 1981, if the conditions listed below are incorporated into the approval of this application.

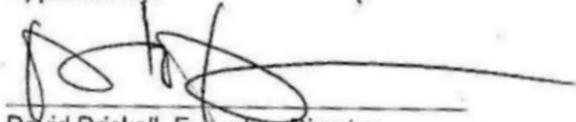
Therefore, staff recommends that Planning Board approve Site Review case no. LUR2012-00058, incorporating the staff memorandum and the attached Site Review Criteria Analysis as findings of fact and subject to the recommended Conditions of Approval below:

#### **CONDITIONS OF APPROVAL**

1. The Applicant shall be responsible for ensuring that the **development shall be in compliance with all approved plans** dated March 28, 2013 and Feb. 27, 2013 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.
2. Prior to building permit application, the Applicant shall obtain a **demolition permit** consistent with Section 9-11, "Historic Preservation," B.R.C. 1981, for the demolition of all structures 50 years or older.
3. The building permit application for each building shall show that the building meets the energy efficiency requirements of the 2012 IECC as locally amended. Should the 2012 IECC not have been adopted at the time of building permit application, the building permit application for each building shall

show that the building is designed to meet a set of prescriptive requirements that result in a building that is at least 20 percent more energy efficient than the 2012 IECC.

Approved By:

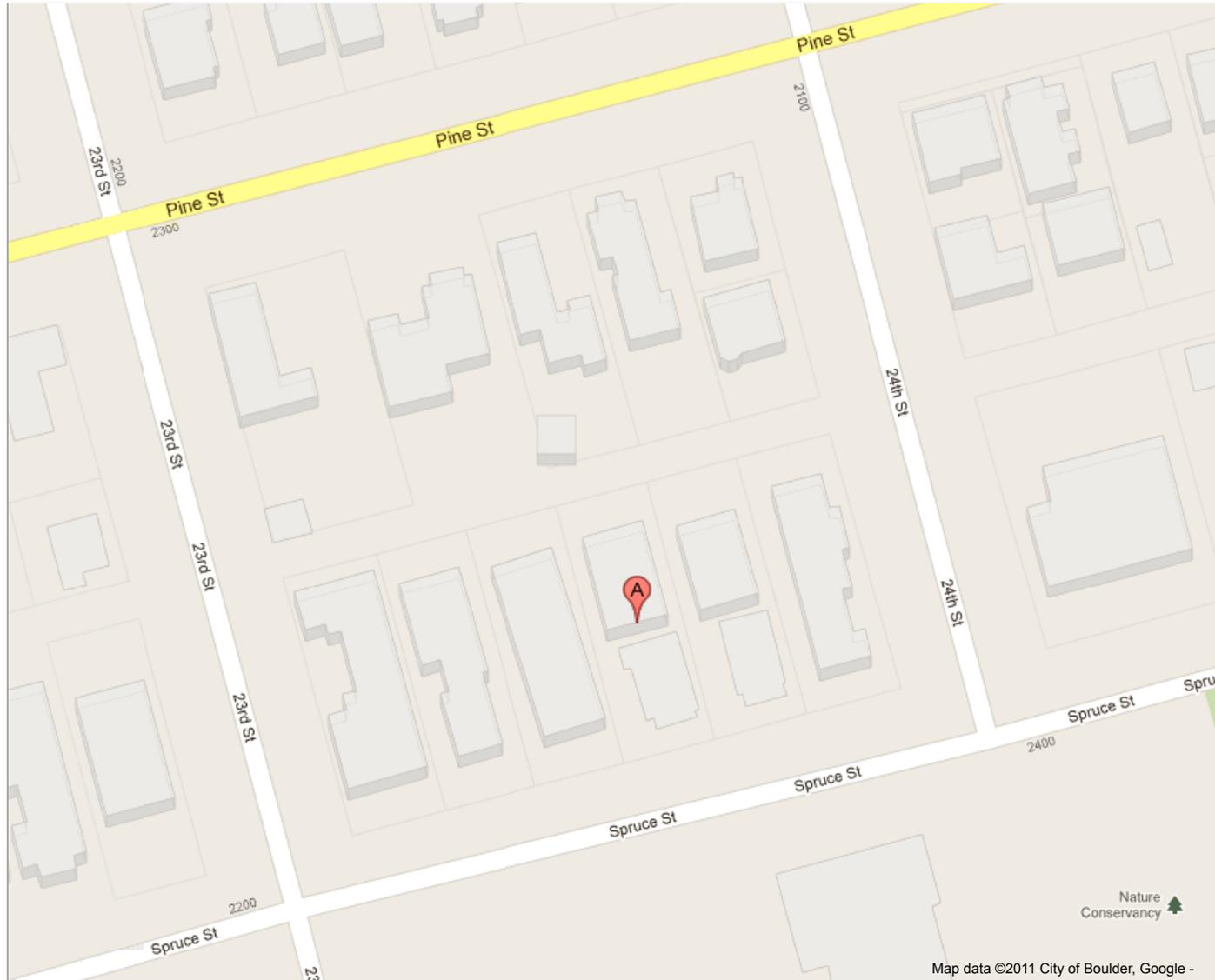
A handwritten signature in black ink, appearing to read 'David Driskell', is written over a horizontal line.

David Driskell, Executive Director  
Department of Community Planning and Sustainability

**ATTACHMENTS:**

- A: [Applicant's Proposed Plans.](#)
- B: [Site Review Criteria Analysis.](#)

To see all the details that are visible on the screen, use the "Print" link next to the map.



1

# VICINITY MAP

SCALE: 1" = 1'-0"



**Landscape Requirements Table**

Lanscaping Requirements shall not be required as described in 9-9-14 since the amount of spaces in the parking lot does not exceed 5 spaces.

	Streetscape Design Standards
Total Lot Size (sq. ft.)	7000
Street Trees	2 Med. Trees Required and 2 Exist (See Tree & Shrub Detail)
Alley Trees	2 Med. Trees Required and 2 Exist (See Tree & Shrub Detail)

Land Use Summary Table		
First Floor Area	1127	1127
Basement	0	480
Total lot Area	7000	7000
<b>Total</b>	<b>1127</b>	<b>1607</b>
Lot Coverage Units 1-4		
Building Footprint	2733	2733
Front Porch	155	155
Total	2888	2888
Open Space	3112	3112
Landscape Area	1000	1000
<b>Total Site Area</b>	<b>7000</b>	<b>7000</b>

Parking Summary Table			
	Required	Existing	Proposed
Standard (9' X 19')	4	5	4
Compact (7.75' X 15')	2	1	2
ADA	0	0	0
<b>Total</b>	<b>6</b>	<b>6</b>	<b>6</b>

Setback Summary Table			
	Required	Existing	Proposed
Front	25	19.2	19.2
Front Porch	17	12.2	12.2
Side Interior (East)	10	5	5
Side Interior (West)	10	4	6
Side Yard Combined	20	9	11
Rear	NA	24.7	24.7

**Tree and Shrub Detail - 2325 Spruce Street**

**Trees**

- On the Southwest corner is a very substantial American Linden (Tilia Americana). The tree is inside the sidewalk and is considered a private tree. This tree has a bee hive in it and has been tested and evaluated by Taddiken Tree Company a leading arborist in the Boulder area. This tree is considered stressed but it is believed that the tree can be preserved by trimming dead (40% of crown) and live (10%) of crown. By removing 50% of the crown the tree will become stable. In addition it is planned to mulch the available area on the southwest corner of the property which should enhance the health of the tree. The remaining trees on the property are considered healthy. This tree has a 42" trunk and 15' radius canopy.
- The south side of the property has two Honeylocusts (Gleditsia triacanthos var. inermis) trees. These trees are between the sidewalk and curb so would be considered City Trees. These trees are 10" in diameter trees with a 10 foot diameter canopy that will not interfere with solar panels on the new addition and will be left as is. There is a Alanthis tree east of these two trees that is crowding one of the Honey Locusts. This tree will be removed as per the City of Boulder personnel recommendation.
- There is 12 inch diameter Honeylocust tree adjacent to the southeast corner of the existing building. This tree would interfere with the solar panels and construction of the foundation so it will be removed.
- There are two alley trees behind the building west of the current parking and they will remain. One of these trees is a 16" diameter Honeylocust with a 12' radius canopy. The other tree is a 10" diameter Hackberry (Celtis occidentalis) with an 8' radius canopy.
- There is a 6" diameter Linden tree 10 feet north of the large Linden that will be removed.

**Shrubs**

- The property has several lilac bushes that are on the east and west sides of the south side of the lot. These bushes will be preserved.
- Juniper bushes are also present in front of the existing unenclosed porch and these will be preserved or replaced.

**Tree Protection Plan:**

**Soil Compaction:** Soil Compaction protection will be maintained by utilizing the front drive for access to the building for excavation and backfilling. Some of the east and north portions of the building may have to be backfilled by bobcat.

Most of the earth excavated will be removed and transported off site. There will be approximately 25 yards of material that will be required to be stockpiled on site to be used for back filling the foundation. This will be done on an area towards the north side of the current driveway. An area of 12 X 12 will be used with the material stacked to an average height of about 3.5 feet. The 12 X 12 area will be designated by a tarp to protect grass that exists on the edges of the stockpile area.

The areas that can not have heavy equipment will be flagged and the construction crews will be instructed to avoid those areas. No construction equipment will be stored on site. If required the area that contains trees will be aerated. Areas that will require heavy unavoidable foot traffic will be mulched to a depth of 6". The large American Linden and the two Honey Locust trees in the public ROW will have fencing around them to protect the trees.

**Root Protection:** Root Protection will be as directed in Chapter 3.05 "Root Protection" of the City of Boulder Design and Construction Standards as described in Chapter 3 entitled "Streetscape Design and Tree Protection"

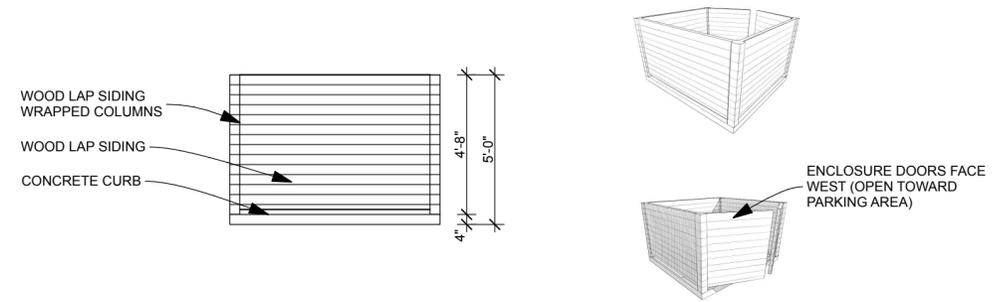
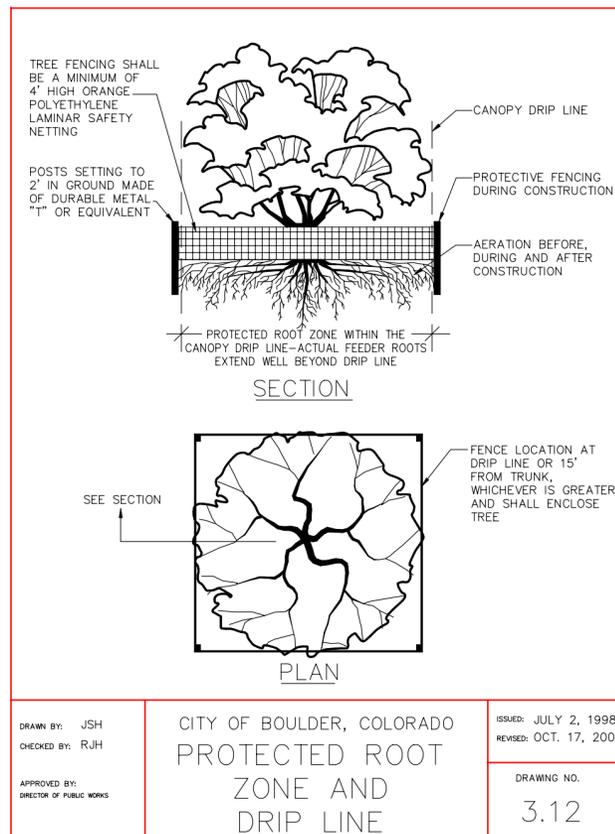
**Tree Fencing:** Tree fencing will be as directed in Chapter 3.05 "Tree Fencing"

**Grade Changes:** There are no significant grade changes so this section does not apply.

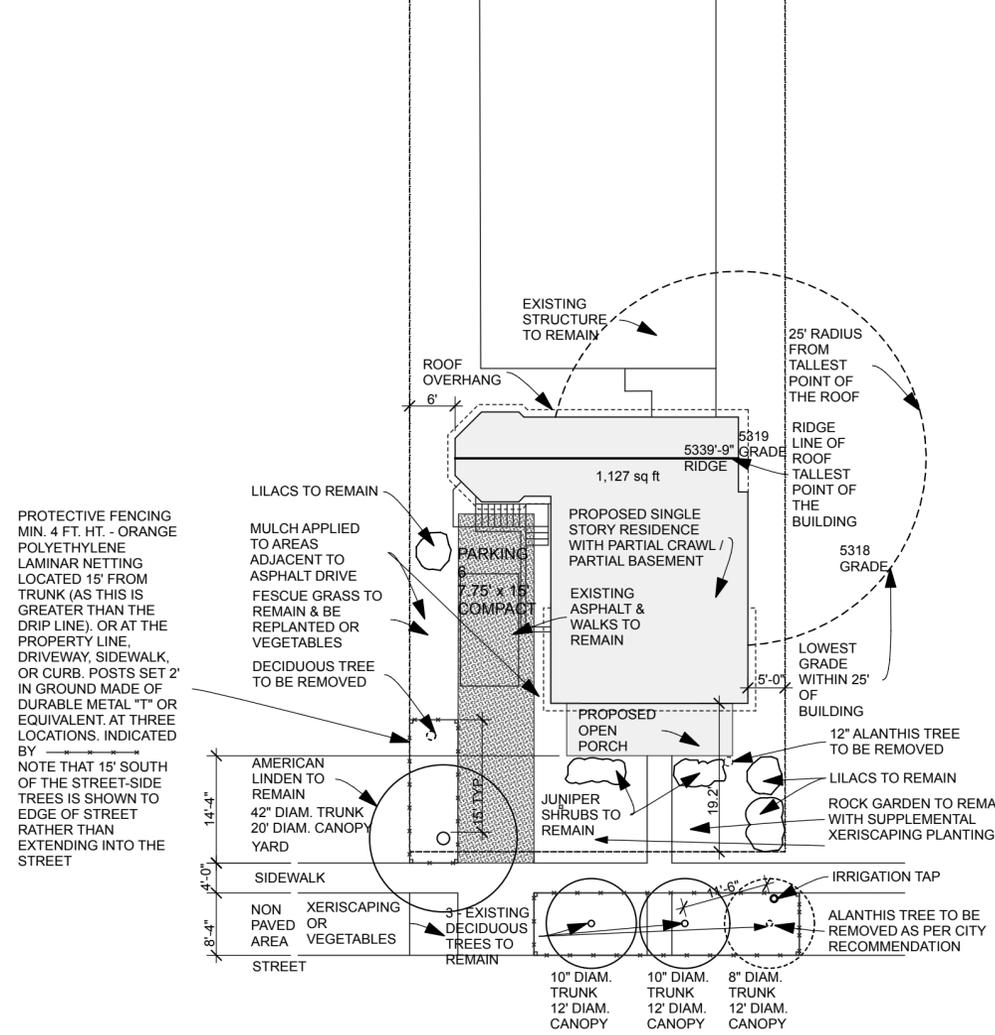
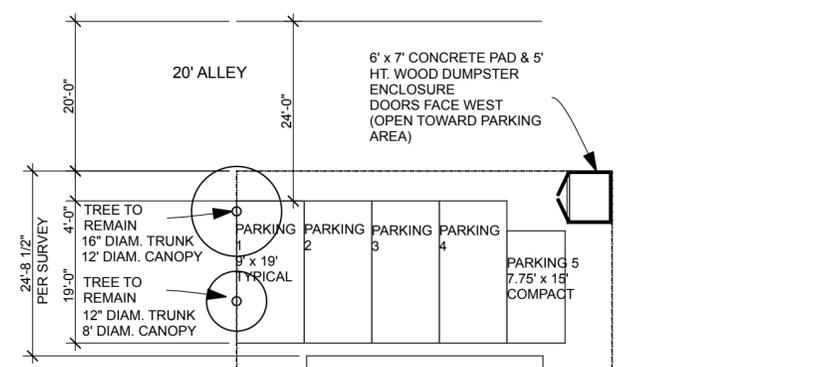
**Transplanting:** No trees will be transplanted as part of this project

**Chemical/Foreign Material Disposal:** Will be done in accordance with Chapter 3.05 "Chemical/Foreign Material Disposal"

**Pruning:** Will be done in compliance with Chapter 3.05 "Pruning"



**2 TRASH ENCLOSURE ELEVATIONS**  
SCALE: 1/4" = 1'-0"



**1 SITE PLAN**  
SCALE: 1/16" = 1'-0"

**BROCKWAY RESIDENCE**

2325 SPRUCE ST.  
BOULDER, CO

DATE	ISSUE
08/20/12	SITE REVIEW
09/25/12	REVISED
11/16/12	REVISED
01/03/13	REVISED
02/27/13	REVISED
03/28/13	REVISED

DEBORAH DAVENPORT  
CARIBOU RIDGE  
ARCHITECTURE, LLC  
P.O. BOX 2004 NEDERLAND, CO  
TEL. 720.273.9479  
FAX. 866.834.7538  
E-MAIL debbie@caribouridge.com



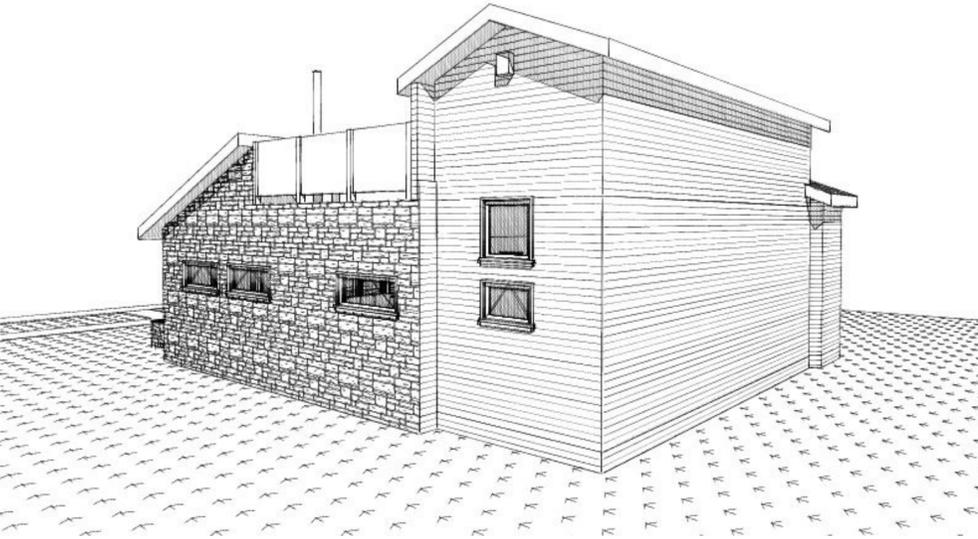
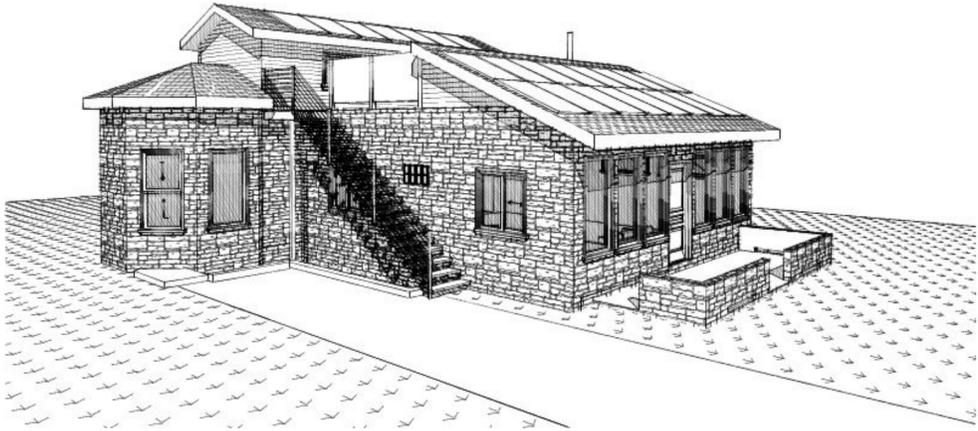
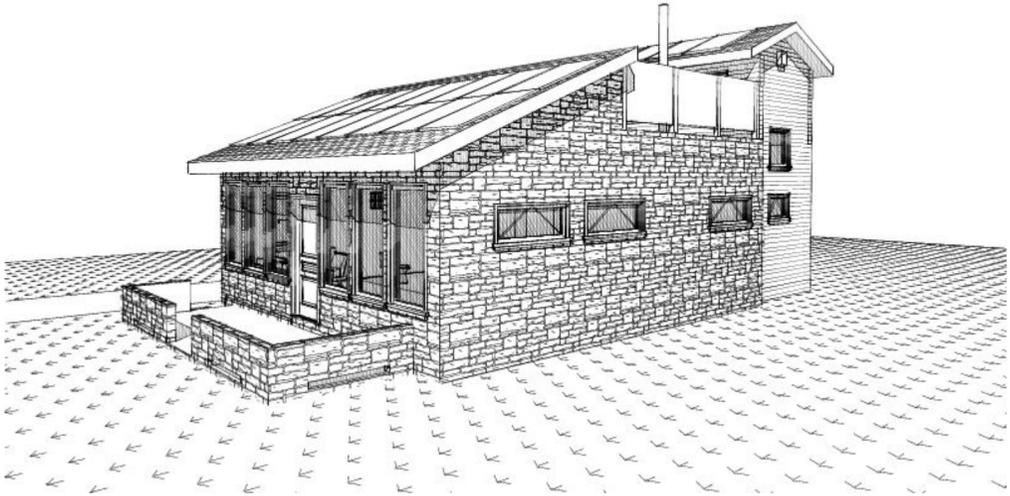
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SITE AND LANDSCAPE PLAN

**S1**

# BROCKWAY RESIDENCE

2325 SPRUCE ST.  
BOULDER, CO

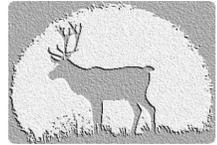


**BROCKWAY RESIDENCE**

2325 SPRUCE ST.  
BOULDER, CO

DATE	ISSUE
08/20/12	SITE REVIEW
09/25/12	REVISED
11/16/12	REVISED
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02/27/13	REVISED
03/28/13	REVISED

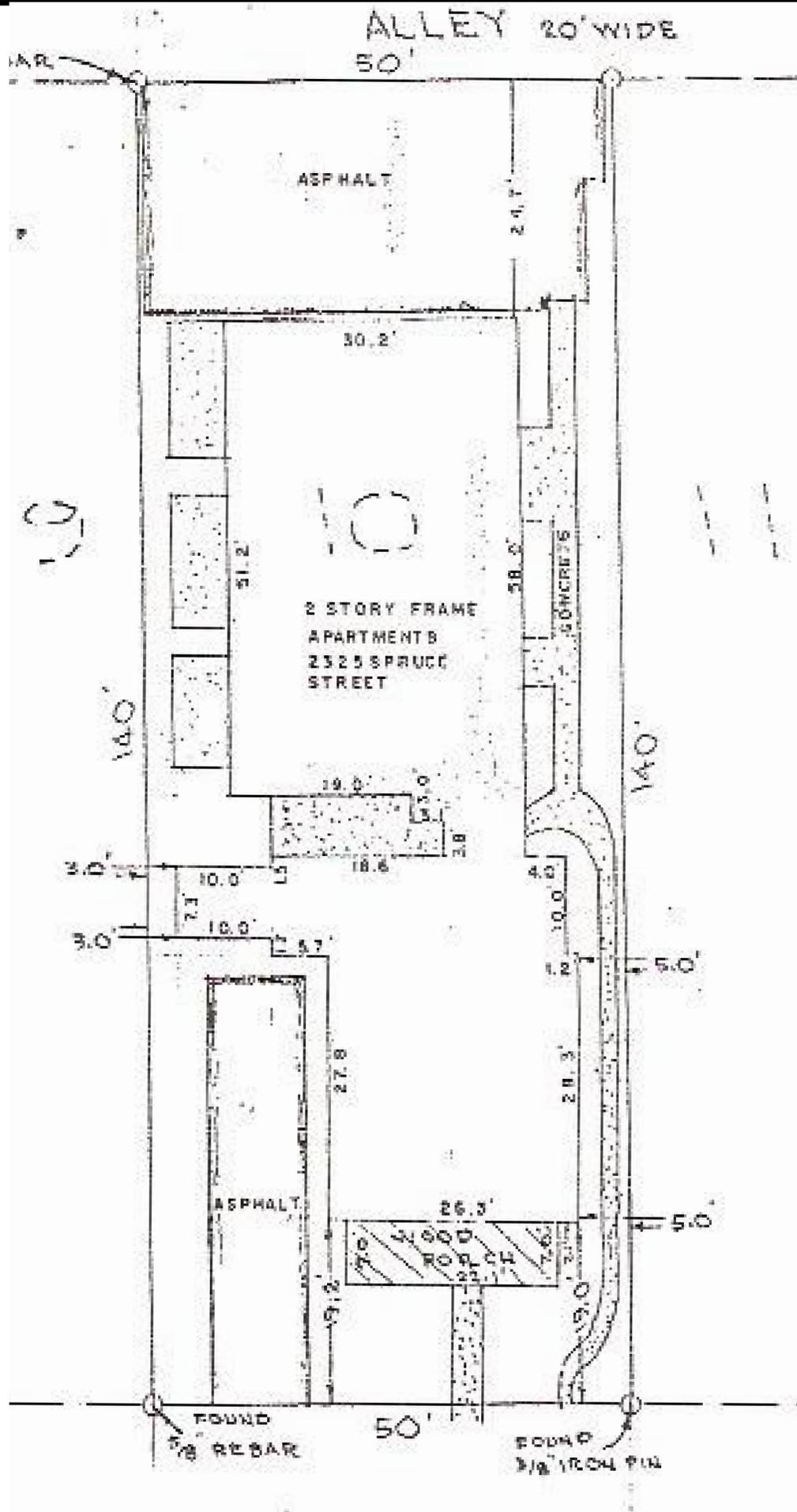
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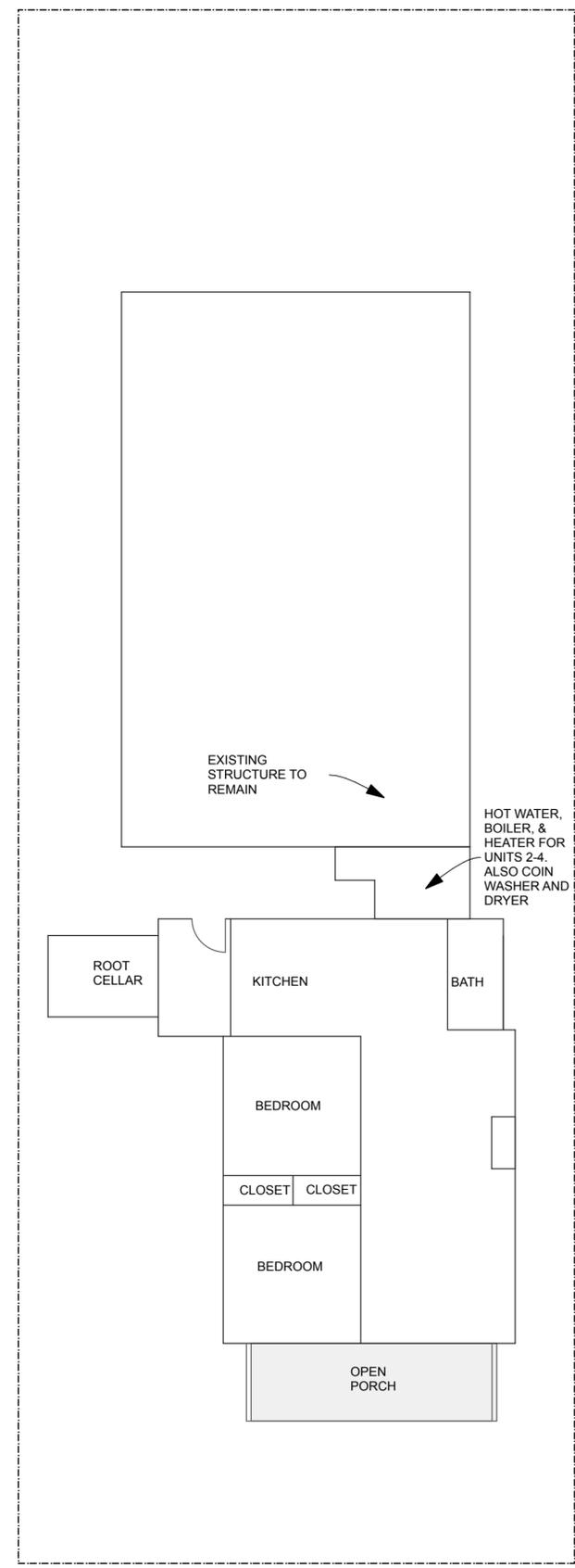
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COVER SHEET

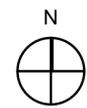
**A1**



**2** EXISTING ILC  
SCALE: 1" = 10'



**1** EXISTING SITE PLAN  
SCALE: 1" = 10'



# BROCKWAY RESIDENCE

2325 SPRUCE ST.  
BOULDER, CO

DATE	ISSUE
08/20/12	SITE REVIEW
09/25/12	REVISED
11/16/12	REVISED
01/03/13	REVISED
02/27/13	REVISED
03/28/13	REVISED

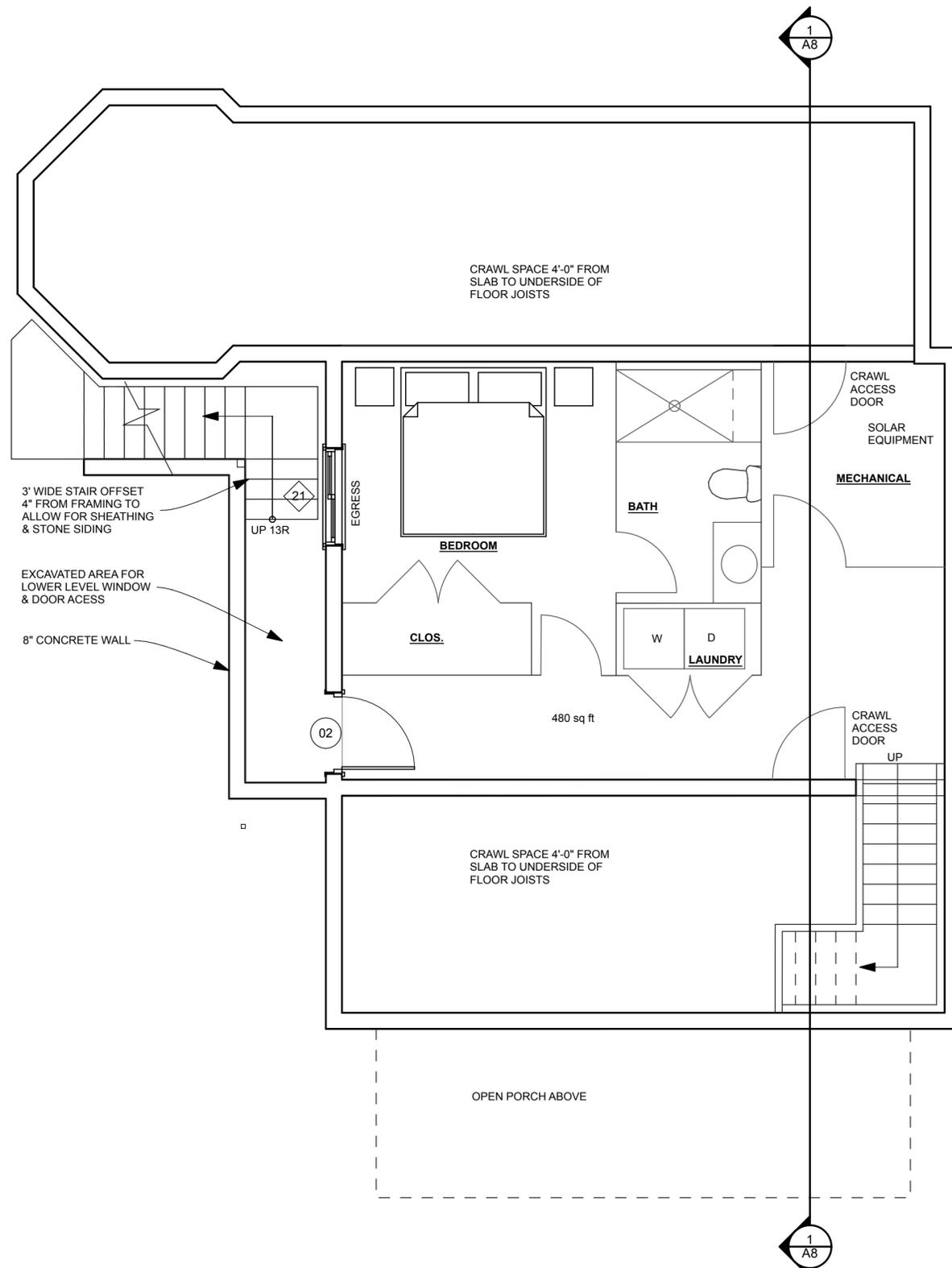
DEBORAH DAVENPORT  
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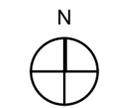
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EXISTING SITE PLAN

# A2



**1 LOWER LEVEL PLAN**  
 SCALE: 1/4" = 1'-0"  
 0 2' 4' 8'

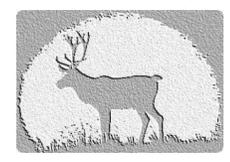


**BROCKWAY RESIDENCE**

2325 SPRUCE ST.  
 BOULDER, CO

DATE	ISSUE
08/20/12	SITE REVIEW
09/25/12	REVISED
11/16/12	REVISED
01/03/13	REVISED
02/27/13	REVISED
03/28/13	REVISED

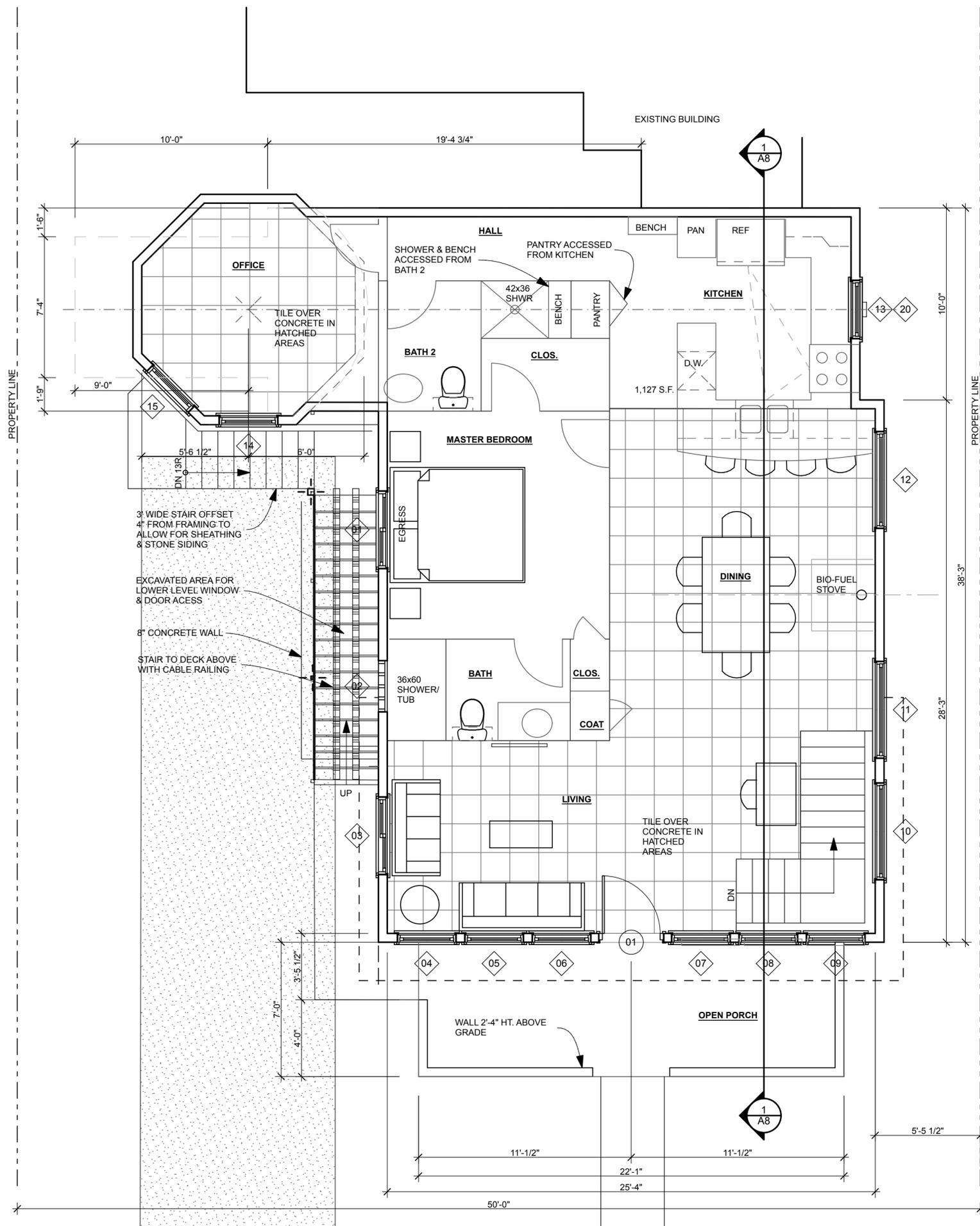
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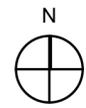
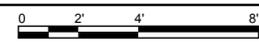
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LOWER LEVEL PLAN

**A3**



**1 MAIN LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



# BROCKWAY RESIDENCE

2325 SPRUCE ST.  
BOULDER, CO

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09/25/12	REVISED
11/16/12	REVISED
01/03/13	REVISED
02/27/13	REVISED
03/28/13	REVISED

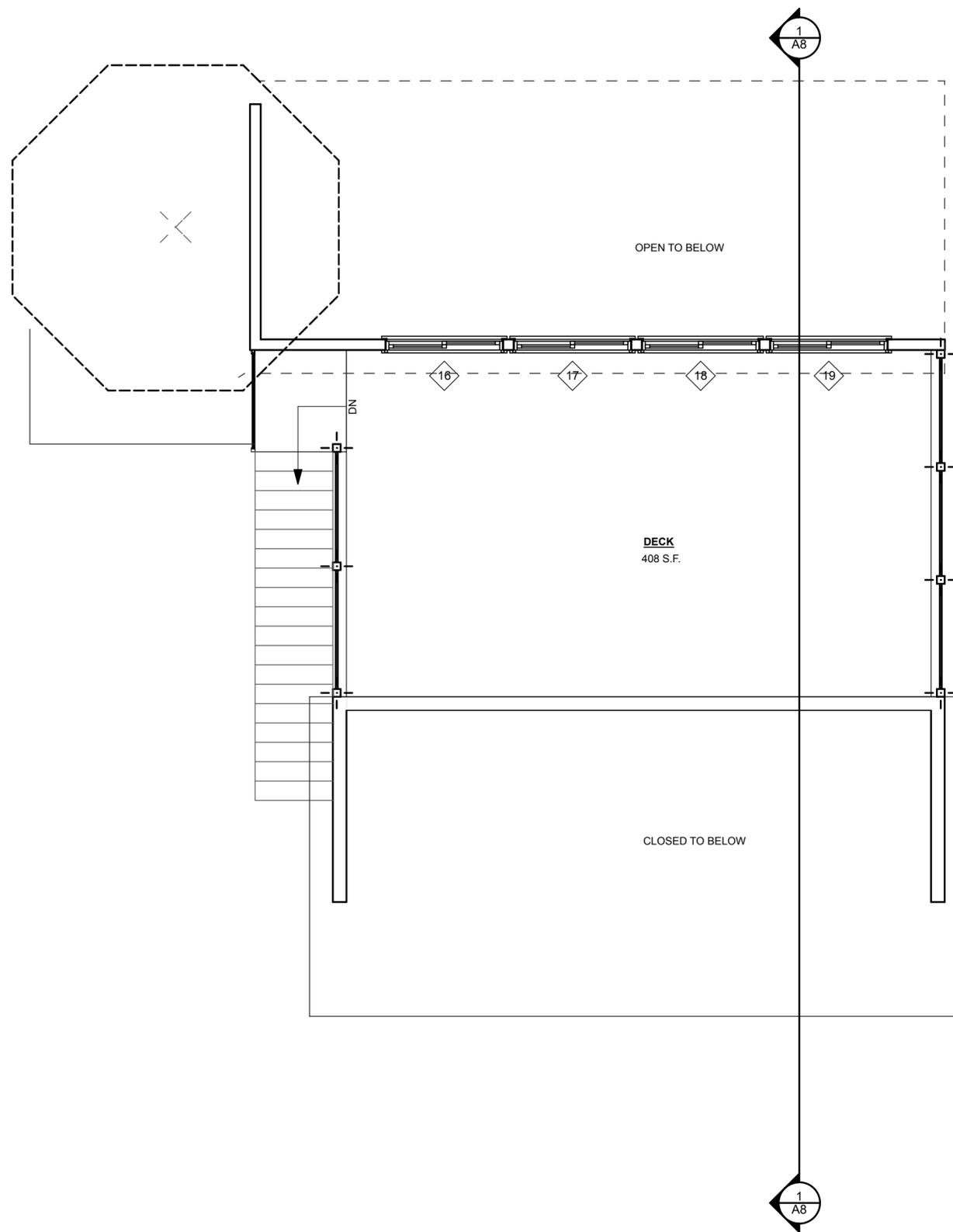
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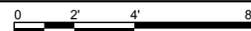
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MAIN LEVEL FLOOR PLAN

# A4



**1** UPPER LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

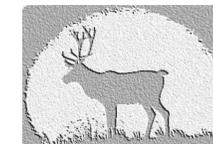


# BROCKWAY RESIDENCE

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09/25/12	REVISED
11/16/12	REVISED
01/03/13	REVISED
02/27/13	REVISED
03/28/13	REVISED

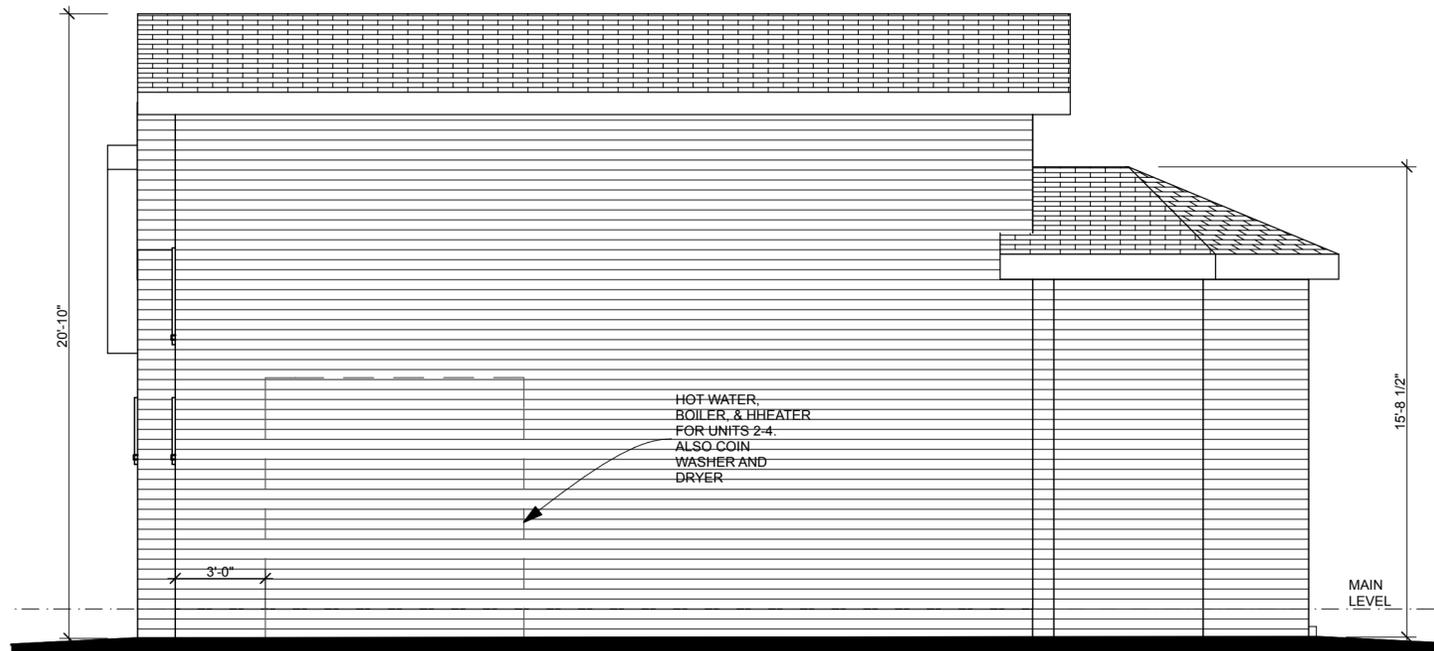
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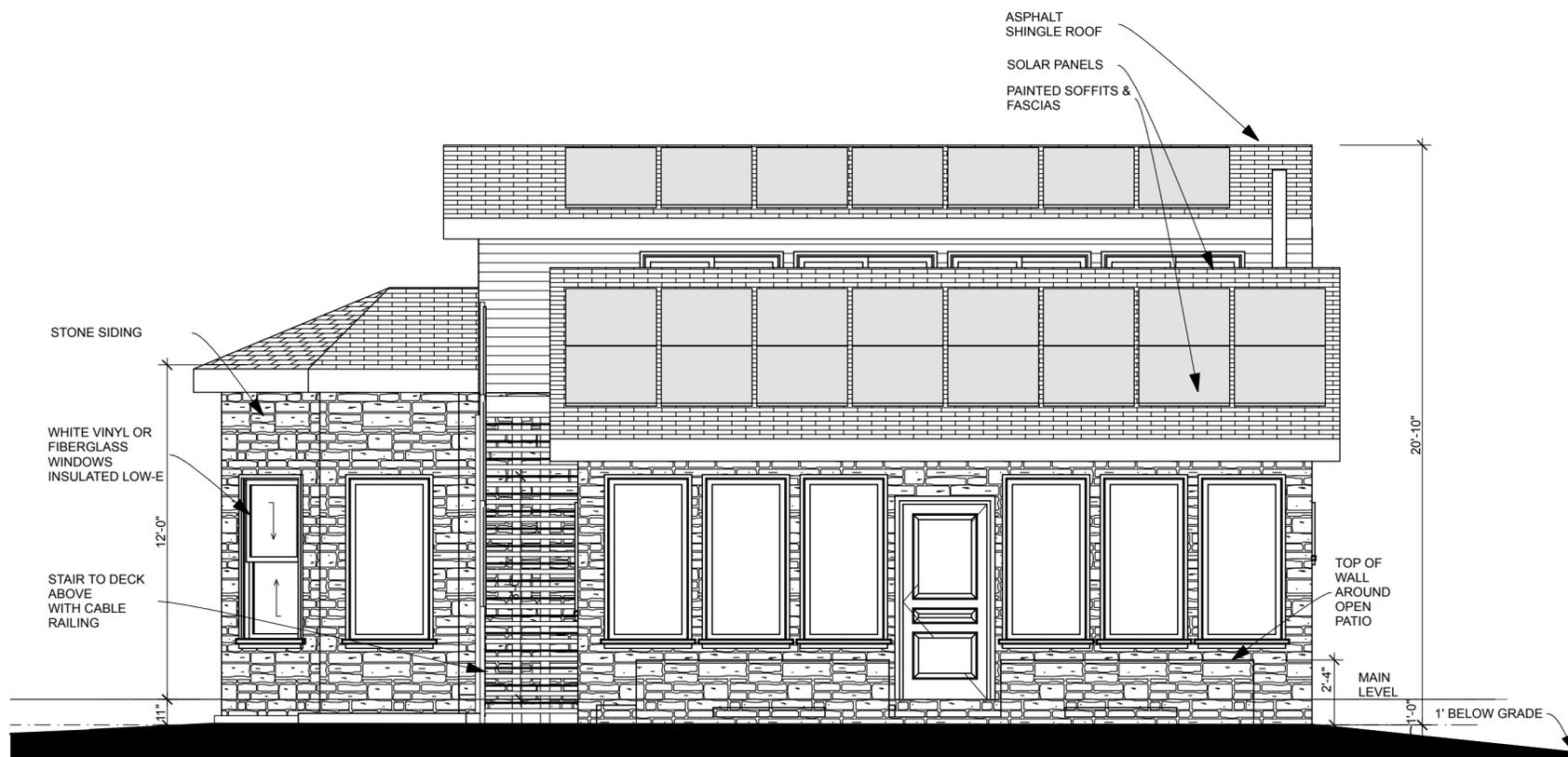
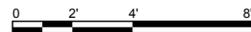
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UPPER LEVEL  
 FLOOR PLAN

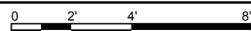
# A5



**1** NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



**2** SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

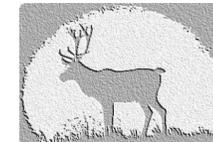


# BROCKWAY RESIDENCE

2325 SPRUCE ST.  
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11/16/12	REVISED
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NORTH & SOUTH ELEVATIONS

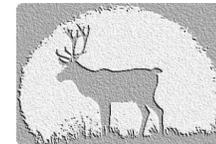
**A6**

# BROCKWAY RESIDENCE

2325 SPRUCE ST.  
BOULDER, CO

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09/25/12	REVISED
11/16/12	REVISED
01/03/13	REVISED
02/27/13	REVISED
03/28/13	REVISED

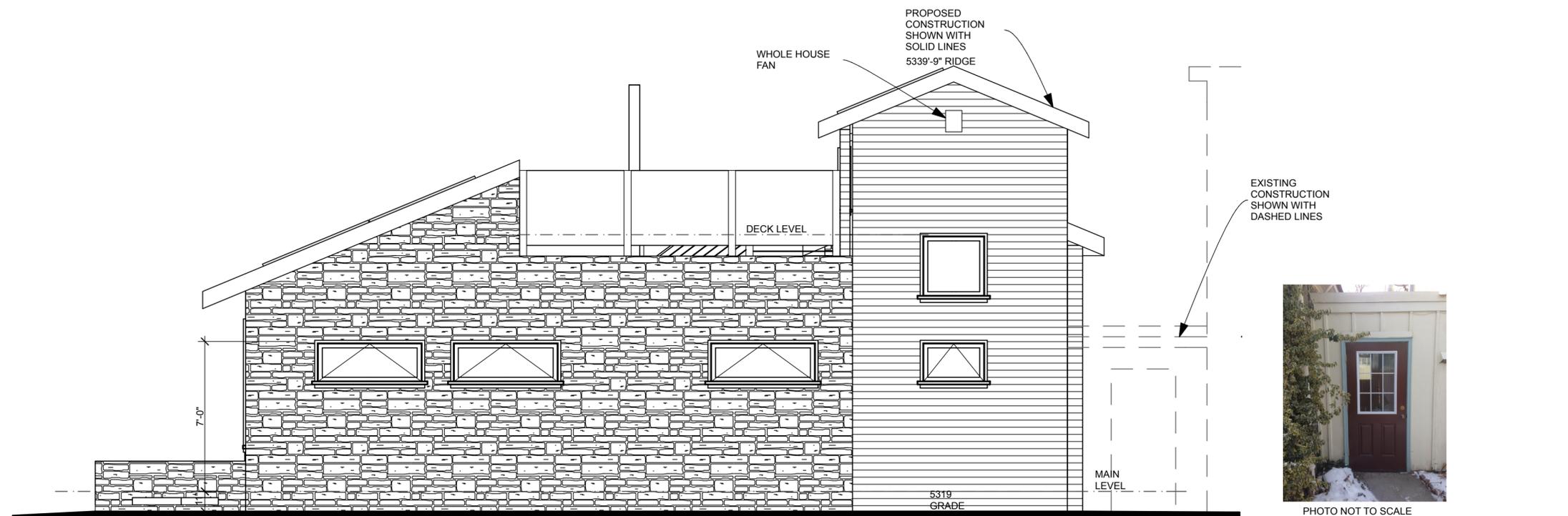
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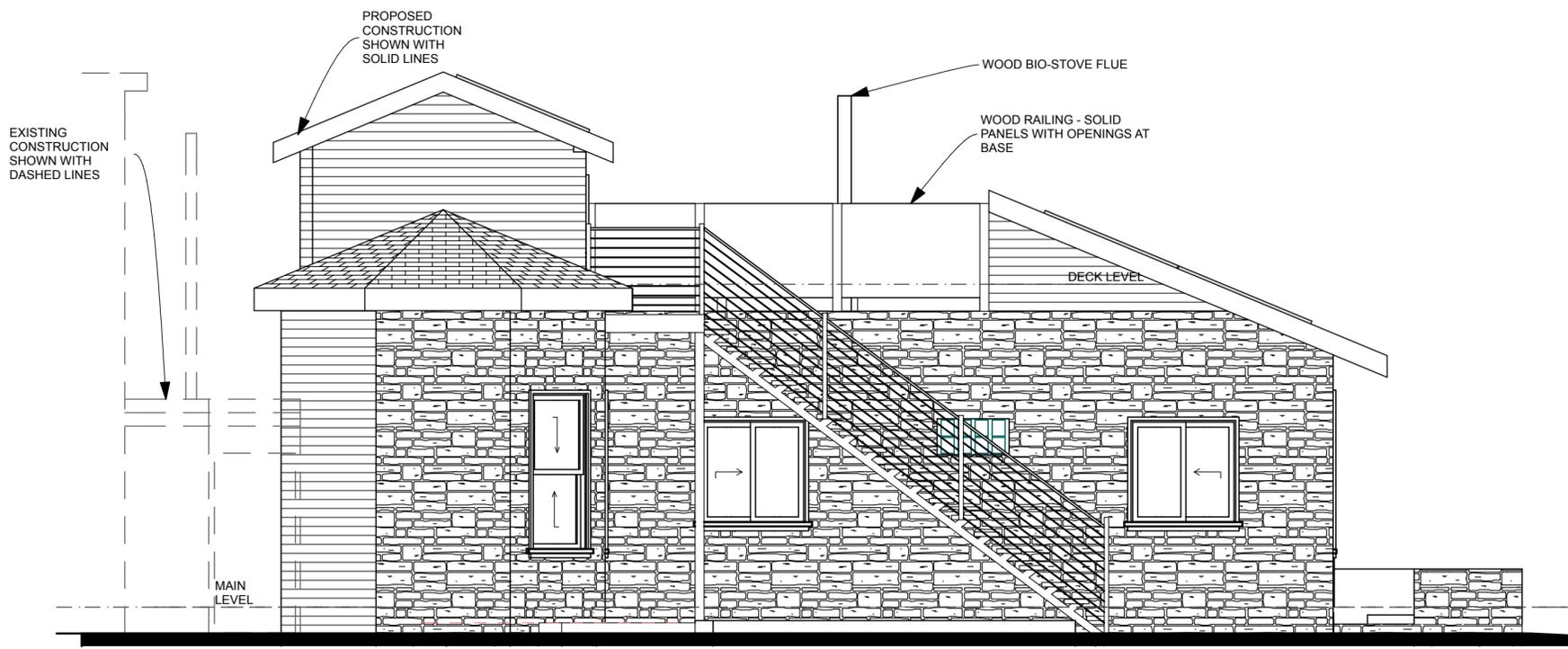
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EAST & WEST ELEVATIONS

## A7



**2 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



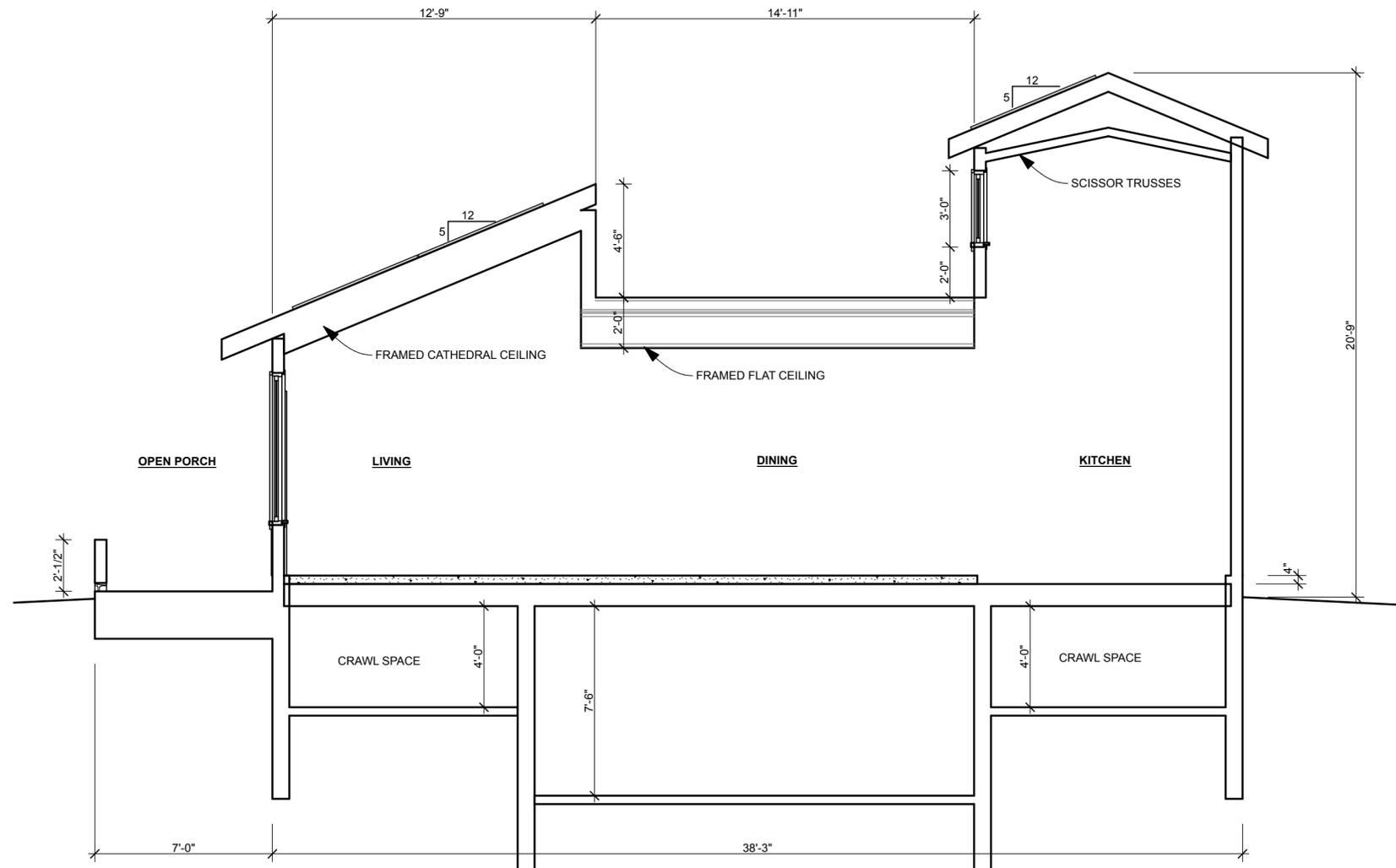
**1 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



PHOTO NOT TO SCALE



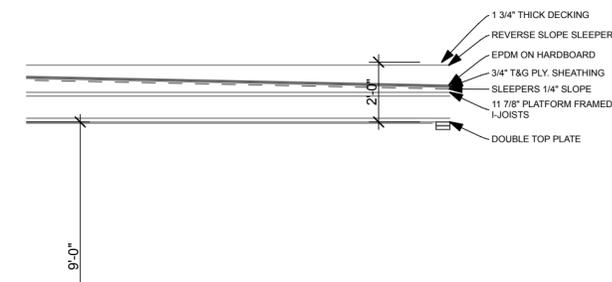
PHOTO NOT TO SCALE



**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"  
0 2' 4' 8'

DOOR AND FRAME SCHEDULE																			
MA...	DOOR			...	EL	...	LOUV...			...	EL	GLZ	FRAME			FIRE RAT...	HARDWARE		NOTES
	W	HT	THK				W	HT	HE...				JA...	SILL	SET ...		KEYSIDE RM ...		
01	3'	7'	0'-1 ...																
02	3'	6'-8"	0'-1 ...																

WINDOW SCHEDULE					
MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
01	4'	4'		09   Paint-02 Whitewash	
02	2'-8"	1'-4"		06   W Pine H	
03	4'	4'		09   Paint-02 Whitewash	
04	3'	6'		09   Paint-02 Whitewash	
05	3'	6'		09   Paint-02 Whitewash	
06	3'	6'		09   Paint-02 Whitewash	
07	3'	6'		09   Paint-02 Whitewash	
08	3'	6'		09   Paint-02 Whitewash	
09	3'	6'		09   Paint-02 Whitewash	
10	5'	2'		09   Paint-02 Whitewash	
11	5'	2'		09   Paint-02 Whitewash	
12	5'	2'		09   Paint-02 Whitewash	
13	3'	2'		09   Paint-02 Whitewash	
14	3'	6'		09   Paint-02 Whitewash	
15	3'	6'		09   Paint-02 Whitewash	
16	5'	3'		09   Paint-02 Whitewash	
17	5'	3'		09   Paint-02 Whitewash	
18	5'	3'		09   Paint-02 Whitewash	
19	5'	3'		09   Paint-02 Whitewash	
20	3'	3'		09   Paint-02 Whitewash	
21	4'	4'		09   Paint-02 Whitewash	



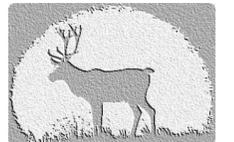
**4 PARTIAL SECTION**  
SCALE: 1/4" = 1'-0"  
0 2' 4' 8'

# BROCKWAY RESIDENCE

2325 SPRUCE ST.  
BOULDER, CO

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BUILDING SECTION & SCHEDULES

A8

Case #: LUR2012-00058

Project Name: 2325 Spruce Street, Unit 1  
Reconstruction

Date: October 31, 2012

## SITE REVIEW CRITERIA

### (1) Boulder Valley Comprehensive Plan:

**\_Y\_(A)** The proposed site plan is consistent with the land use map and the service area map and, on balance, the policies of the Boulder Valley Comprehensive Plan.

*The project site has a land use designation of High Density Residential which supports densities of 14 dwelling units per acre or more. The following BVCP goals are applicable:*

- 2.09 *Neighborhoods as Building Blocks*
- 2.15 *Compatibility of Adjacent Land Uses*
- 2.31 *Design of Newly-Developing Areas*
- 2.32 *Physical Design for People*
- 2.34 *Importance of Street Trees and Streetscapes*
- 2.37 *Enhanced Design for Private Sector Projects*

*The development proposal to demolish and reconstruct the existing single-family style unit fronting Spruce Street in the existing fourplex was found to be generally consistent with the BVCP goals and policies in terms of compatibility with, and complementary relationship to adjacent land uses as well as those that speak to neighborhood preservation and using neighborhoods as building blocks. Of the existing building stock within the same block (2311, 2315 and 2333 Spruce Street), the majority of those on the north side of Spruce Street fronting the street, including the project site, are one story buildings that resemble vernacular cottage-style structures constructed in the first half of the 20<sup>th</sup> century. The majority of the existing buildings fronting Spruce Street within the same block as the project site have had large additions, constructed in the 1970s, attached to the rear of the original buildings. The development proposal to reconstruct the subject single-family style fourplex unit was found to be consistent with the existing character of the area both because it maintains an existing residential unit and because the existing neighborhood development pattern will be unaltered.*

**\_Y\_(B)** 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 three-hundred-foot area surrounding the site is at or exceeds the density permitted in the Boulder Valley Comprehensive Plan, then the maximum density permitted on the site shall not exceed the lesser of:

**\_Y\_(i)** The density permitted in the Boulder Valley Comprehensive Plan, or,

*The project site has a land use designation of High Density Residential which supports densities of 14 dwelling units per acre or more. The development proposal includes densities of 25.31 dwelling units per acre, which is consistent with both the BVCP land use designation and the maximum permitted density in the RH-2 zone district (27.2 dwelling units per acre).*

N/A (ii) The maximum number of units that could be placed on the site without waiving or varying any of the requirements of chapter 9-8, "Intensity Standards," B.R.C. 1981.

N/A (C) The proposed development's success in meeting the broad range of BVCP policies considers the economic feasibility of implementation techniques require to meet other site review criteria.

*As a result of the development proposal, no public amenities are required that would render the development proposal economically infeasible.*

**(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 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:

\_Y\_(A) Open Space: Open space, including, without limitation, parks, recreation areas, and playgrounds:

Y (i) Useable open space is arranged to be accessible and functional and incorporates quality landscaping, a mixture of sun and shade and places to gather;

*Recognizing that there is existing development on site that is not being altered as part of the development proposal to reconstruct one unit in and existing fourplex, the on-site open space is provided in the form of private patios and a garden walk providing access to the rear units from Spruce Street.*

Y (ii) Private open space is provided for each detached residential unit;

*The development proposal is comprised of attached residential units only. A private balcony or patio is provided for each residential unit.*

\_Y\_(iii) The project provides for the preservation of or 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 areas and species on the federal Endangered Species List, "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;

*Located in the southwest corner of the site is a long-lived American Linden tree. The development proposal seeks to mitigate any adverse impacts to the tree as well as maintain the tree.*

\_Y\_ (iv) The open space provides a relief to the density, both within the project and from surrounding development;

*The open space provided on site is existing and mainly in the form of private at-grade patios and a garden with a walkway. Generally, the open space provided on site is located within the side yard setbacks to provide an adequate separation and buffer from adjacent uses as well as the front yard. As part of the development proposal, the applicant is proposing to increase the existing side yard setbacks.*

Y (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;

*Shared open space is provided mainly in the side yards, which includes a garden walk that provides access to the units located at the rear of the lot from Spruce Street. In addition, a screened, private patio/yard is provided for each residential unit.*

N/A (vi) The open space provides a buffer to protect sensitive environmental features and natural areas; and

*There are no environmental features or natural areas associated with the project site.*

N/A (vii) If possible, open space is linked to an area- or city-wide system.

*The open space provided on site is not linked to a larger system.*

N/A (B) *Open Space in Mixed Use Developments (Developments that contain a mix of residential and non-residential uses)*

*The development proposal is not a mixed use development.*

\_Y\_(C) *Landscaping*

\_Y\_(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;

*Given the maturity of the existing landscape, much of the existing landscape will remain, including the large American Linden tree located in the southwest corner of the project site as well as the existing juniper beds in the front yard. Overall, the landscape requirements are met. In addition, separate irrigation tap will also be provided for the existing landscape. If there are changes to the existing landscape that result from construction, a detailed landscape plan will be required at the time of building.*

*At the time of building permit, a detailed landscape plan is required to provide additional information regarding the plant size and species of the existing landscape.*

**N/A (ii) Landscape design attempts to avoid, minimize, or mitigate impacts to important native species, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;**

*Not applicable; although there are no plant communities of special concern on the site.*

**\_Y\_(iii) The project provides significant amounts of plant material sized in excess of the landscaping requirements of sections 9-9-12, "Landscaping and Screening Standards" and 9-9-13, "Streetscape Design Standards," B.R.C. 1981; and**

*Much of the existing mature landscape will remain. Additional information is required at the time of building permit to determine the existing plant species and sizing is adequate.*

**\_Y\_(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 development of an attractive site plan.**

*Along the Spruce Street frontage is an existing detached sidewalk that will remain along with much of the existing mature landscape, including mature juniper beds and street trees.*

**\_Y\_ (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:**

*The project site is small in scale and is accessible from both Spruce Street and the alley located to the north the project site. The development proposal includes a modification to the site access standards pursuant to section 9-9-5, "Site Access," B.R.C. 1981 to maintain the two points of access, including driveway along Spruce Street and the alley.*

- (A) The topography, configuration of a lot, or other physical constraints makes taking access from the lowest category street, alley or public access frontage impractical, or the character of the existing area is such that a proposed or existing access to the street, alley or public access frontage is compatible with the access of properties in such area;

*The development proposal to maintain two access points, one from Spruce Street and one from the alley is consistent with this criteria based on the character of the existing area. Currently, of the six properties in the block, four of them front Spruce Street and have access from both Spruce Street and the alley. Maintaining the dual access points is compatible with the surrounding properties and does not pose any transportation engineering or vehicular safety issues.*

*The two properties on the block that do not have access directly from Spruce Street are located on the corners of 23<sup>rd</sup> and 24<sup>th</sup> streets and Spruce Street. One does not front on Spruce Street (2305 Spruce Street) and the other property, while it does front on Spruce Street it does maintain two access points, one from 24<sup>th</sup> Street and one from the alley (2345 Spruce Street).*

*In looking at the couple of blocks east and west of the project site, there are a total of 11 properties. Of those properties, more than half of them have access from both Spruce Street and the alley.*

- (B) The site access and curb cuts would not impair public use of the public right-of-way; create safety or operational problems or be detrimental to traffic flow on adjacent public streets; and

*Maintaining the existing curb cut along Spruce Street will not impair the use of public right-of-way or be detrimental to the flow of traffic on Spruce Street because it is not the introducing a new condition.*

- (C) The site access and curb cuts will minimize impacts to the existing on-street parking patterns.

*Maintaining the existing Spruce Street and alley access points will mean that all of the required is provided on site.*

#### Y(E) Parking

- Y(i) The project incorporates into the design of parking areas measures to provide safety, convenience, and separation of pedestrian movements from vehicular movements;

*With the reconstruction of the single-family style unit fronting Spruce Street, one parking space will be located within a driveway accessible from the driveway on*

*Spruce Street. Although only one curb cut is permitted pursuant to section 9-9-5, B.R.C. 1981, the location of the drive cut along Spruce Street exists today and is consistent with the surrounding area character given that several of the immediately adjacent properties have curb cuts along Spruce Street.*

*There is a parking area accessible from the alley on the north side of the site. As part of the development proposal, including maintaining the existing landscape and proposing a trash enclosure, this parking area will be paved and striped. Overall, the project site will be compliant with the parking requirements; six required, six provided.*

*Pedestrian conflicts will be minimized since only one parking space will be located off the drive cut along Spruce Street.*

**\_Y\_(ii)** The design of parking areas makes efficient use of the land and uses the minimum amount of land necessary to meet the parking needs of the project;

*The parking provided on site is consistent with the parking requirements, including utilizing compact spaces to minimize paving.*

**N/A (iii)** Parking areas and lighting are designed to reduce the visual impact on the project, adjacent properties, and adjacent streets; and

*No lighting is proposed in the parking area off the alley, however, a lighting plan will be require at the time of building permit if new lighting is proposed.*

**N/A (iv)** Parking areas utilize landscaping materials to provide shade in excess of the requirements in Subsection 9-9-6 (d), "Parking Area Design Standards," and Section 9-9-14, "Parking Lot Landscaping Standards," B.R.C. 1981.

*Landscape is not required in the parking area given the size of the parking areas.*

**\_Y\_(F)** *Building Design, Livability, and Relationship to the Existing or Proposed Surrounding Area*

**Y (i)** The building height, mass, scale, orientation, and configuration are compatible with the existing character of the area or the character established by an adopted plan for the area;

*Of the existing building stock within the same block (2311, 2315 and 2333 Spruce Street), the majority of those on the north side of Spruce Street, including the project site, fronting the street, are one story buildings that resemble vernacular cottage-style structures constructed in the first half of the 20<sup>th</sup> century. The majority of the existing buildings fronting Spruce Street within the same block as the project site have had large additions, constructed in the 1970s, attached to the rear of the original building. The development proposal to reconstruct Unit 1 was found to be consistent with the existing character of the area both because it maintains an*

*existing residential unit and because the existing neighborhood development pattern will be unaltered.*

*The proposed single-family style unit fronting Spruce Street is consistent with the orientation, mass and scale of the existing building stock in that it maintains a single-story, low profile residential appearance with an open porch located addressing the street. In addition the proposed building materials are consistent and compatible with those seen throughout the neighborhood and present a more vernacular, pedestrian scale building that will enhance the pedestrian experience along the street.*

**\_Y\_(ii) The height of buildings is in general proportion to the height of existing buildings and the proposed or projected heights of approved buildings or approved plans for the immediate area;**

*The height of the proposed structure will not exceed 21 feet. Much of the building stock along the north side of Spruce Street in this block is that of a single-family residence with a large-scale, two-story addition located at the rear of the building. The proposed structure is consistent with the existing stock in that it provides a demure single-family structure that is a single-story.*

**\_Y\_(iii) The orientation of buildings minimizes shadows on and blocking of views from adjacent properties;**

*The project site is located within Solar Access Area II and is below the height of the solar fence (25 feet) at 24 feet, minimizing shadows. In addition, the proposed roof configuration and pitches have been planned to accommodate solar.*

**\_Y\_(iv) If the character of the area is identifiable, the project is made compatible by the appropriate use of color, materials, landscaping, signs, and lighting;**

*Although the project site is not a local landmark nor within a local historic district, it is, nonetheless just outside of the potential Whittier Historic District, within an area that is characterized by its vernacular frame structures, including cottages, bungalows and Queen Anne inspired structures.*

*The existing structure located at 2325 Spruce Street was surveyed as part of the 1988 Boulder Survey of Historic Places. The survey notes the date of construction as the early 1900's and that the structure is a representative example of Boulder's early, simple, vernacular housing with its hipped-on-box roof configuration and open front porch. Recognizing that through the years multiple, significant modifications have been done to the structure, it was not found to be eligible for landmark designation or as a contributing building as part of a district.*

*Given the character of the surrounding area, cues have been taken from the architectural styles, mass and scale, and materials that are present in the surrounding development, including stone, brick and wood as well as the partial*

*hipped/gable roof configuration.*

- \_Y\_(v) Projects are designed to a human scale and promote a safe and vibrant pedestrian experience through the location of building frontages along public streets, plazas, sidewalks and paths, and through the use of building elements, design details and landscape materials that include, without limitation, the location of entrances and windows, and the creation of transparency and activity at the pedestrian level;**

*As proposed, the building design results in a building that is oriented towards the street and that incorporates an unenclosed front porch, which will contribute to an active streetscape. In addition, the proposed materials mainly consisting of stone and wood also contribute to enhancing the pedestrian experience.*

- N/A (vi) To the extent practical, the project provides public amenities and planned public facilities;**

*There are no public amenities associated with the reconstruction of Unit 1.*

- \_Y\_(vii) For residential projects, the project assists the community in producing a variety of housing types, such as multifamily, townhouses and detached single family units, as well as mixed lot sizes, number of bedrooms and sizes of units;**

*Currently, the project site is host to a variety of housing options, including three attached townhome-style units and one single-family style unit. Of the existing buildings within the same block (2311, 2315 and 2333 Spruce Street), the majority of those on the north side of Spruce Street, including the project site, fronting the street, are one story buildings that resemble vernacular cottage-style structures constructed in the first half of the 20<sup>th</sup> century. The majority of those buildings have had large additions, constructed in the 1970s, that are attached to the rear of the original building and that are comprised of attached residential units. The development proposal to reconstruct single-family style unit, and maintain the three townhome-style units located at the rear of the unit, will preserve the character of the block as well as the housing options currently present on the project site.*

- \_Y\_(viii) For residential projects, noise is minimized between units, between buildings, and from either on-site or off-site external sources through spacing, landscaping, and building materials;**

*The separation between the single-family style unit fronting Spruce Street, and the townhome-style units will remain unaltered by the development proposal. Currently, the units are separated by a laundry/mechanical room. In addition the development proposal increases the side yard setbacks, which results in an increased buffer between the subject property and the adjacent properties to the east and west of the project site.*

**N/A (ix)** A lighting plan is provided which augments security, energy conservation, safety, and aesthetics;

*Although a lighting plan is not included as part of this application request, one will be required at the time of building permit if new lighting is proposed.*

**N/A (x)** The project incorporates the natural environment into the design and avoids, minimizes, or mitigates impacts to natural systems;

*Not applicable; there are no natural features associated with the project site.*

**\_Y\_ (xi)** Buildings minimize or mitigate energy use; support on-site renewable energy generation and/or energy management systems; construction wastes are minimized; the project mitigates urban heat island effects; and the project reasonably mitigates or minimizes water use and impacts on water quality.

*The intent of the development proposal to reconstruct the single-family style unit fronting Spruce Street is to create a net zero home by utilizing super insulation (double walls with staggered studs and foam insulation), south facing windows, thermal mass and solar panels.*

*The following condition of approval is proposed to further ensure consistency with this criterion:*

*The building permit application for each building shall show that the building meets the energy efficiency requirements of the 2012 IECC as locally amended. Should the 2012 IECC not have been adopted at the time of building permit application, the building permit application for each building shall show that the building is designed to meet a set of prescriptive requirements that result in a building that is at least 20 percent more energy efficient than the 2012 IECC.*

**\_Y\_ (xii)** Exteriors or buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing;

*The proposed building maily consists of stone. The building design maintains a building that is oriented towards the street and that incorporates an unenclosed front porch, which will contribute to an active streetscape.*

**N/A (xiii)** Cut and fill are minimized on the site, the design of buildings conforms to the natural contours of the land, and the site design minimizes erosion, slope instability, landslide, mudflow or subsidence, and minimizes the potential threat to property caused by geological hazards;

*Not applicable; the development proposal does not include new grading.*

N/A (xiv) 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-defined urban edge; and

*Not applicable; the project site is within city limits.*

N/A (xv) In the urbanizing areas located on the major streets shown on the map in Appendix A of this title near the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the buildings and site design establish a sense of entry and arrival to the City by creating a defined urban edge and a transition between rural and urban areas.

*Not applicable; the project site is located within city limits.*

N/A (G) ***Solar Siting and Construction: For the purpose of ensuring the maximum potential for utilization of solar energy in the City, all applicants for residential site reviews shall place streets, lots, open spaces, and buildings so as to maximize the potential for the use of solar energy in accordance with the following solar siting criteria:***

*Not applicable; the development proposal is comprised of the reconstruction of the single-family style unit fronting Spruce Street, which will only impact the southern portion of the site. There are no new streets or lots associated with the development proposal.*

*In addition, the intent of the development proposal to reconstruct the single-family style unit fronting Spruce Street is to create a net zero home by utilizing super insulation (double walls with staggered studs and foam insulation), south facing windows, thermal mass and solar panels.*