**Appendix B: Boulder Revised Code, Title 9 Land Use Code, 9-2-14**

(a) Purpose: The purpose of site review is to allow flexibility in design, to encourage innovation in land use development, to promote the most appropriate use of land, to improve the character and quality of new development, to facilitate the adequate and economical provision of streets and utilities, to preserve the natural and scenic features of open space, to ensure compatible architecture, massing and height of buildings with existing, approved, and known to be planned or projected buildings in the immediate area, to ensure human scale development, to promote the safety and convenience of pedestrians, bicyclists and other modes within and around developments and to implement the goals and policies of the Boulder Valley Comprehensive Plan and other adopted plans of the community. Review criteria are established to achieve the following:

***9-2-14(h)(2) Site Design Criteria:***

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| **(A) Access, Transportation, and Mobility:**  (v) The design of vehicular circulation and parking areas make efficient use of the land and minimize the amount of pavement necessary to meet the circulation and parking needs of the project. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| **(B) Open Space:**  (i) Useable open space is arranged to be accessible and designed to encourage use by incorporating quality landscaping, a mixture of sun and shade, hardscape areas and green spaces for gathering. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| (ii) The open space will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property. In mixed-use projects, the open space provides for a balance of private and common areas for the residential uses and includes common open space that is available for use by residents of the residential uses and their visitors and by tenants, occupants, customers, and visitors of the non-residential uses. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| **(C) Landscaping and Screening:**  (iv) Operational elements, such as electrical transformers, trash storage and recycling areas, parking, and vehicular circulation, are screened from the public realm through design elements, such as landscaping, fencing, or placement of structures, to mitigate negative visual impacts. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | **Compliance** | | | | *Staff Comment* |
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***9-2-14(h) (3) Building Siting and Design Criteria:***

Building siting and design are consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, are compatible with the character of the area or improves upon that character, consistent with the intent specified in this paragraph. Buildings are positioned and oriented towards the public realm to promote a safe and vibrant pedestrian experience including welcoming, well-defined entries and facades. Building exteriors are designed with a long-lasting appearance and high-quality materials. Building design is simple and to a human scale, it creates visual interest and a vibrant pedestrian experience. Building roof design contributes to a city skyline that has a variety of roof forms and heights. In determining whether this is met, the approving agency will consider the following factors:

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| **(A) Building Siting and Public Realm Interface:**  (i) New buildings and, to the extent practicable, additions to existing buildings are positioned towards the street, respecting the existing conditions or the context anticipated by adopted plans or guidelines. In urban contexts, buildings are positioned close to the property line and sidewalk along a street; whereas, in lower intensity contexts, a greater landscaped setback may be provided to match the surrounding context. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| (ii) Wherever practical considering the scope of the project, parking areas are located behind buildings or set back further from the streetscape than the building façade. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| (iii) Along the public realm, building entries are emphasized by windows and architectural features that include one or more of the following: increased level of detail, protruding or recessed elements, columns, pilasters, protruding bays, reveals, fins, ribs, balconies, cornices, eaves, increased window glazing, or changes in building materials or color. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| (iv) Defined entries connect the building to the public realm. Unless inconsistent with the context and building’s use, along the public realm, one defined entry is provided every 50 feet. Buildings designed for residential or industrial uses may have fewer defined entries. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| (v) If the project is adjacent to a zoning district of lower intensity in terms of allowable use, density, massing, or scale, the project is designed with an appropriate transition to the adjacent properties considering adopted subcommunity and area plans or design guidelines applicable to the site, and, if none apply, the existing development pattern. Appropriate transitions may be created through design elements such as building siting and design or open space siting and design. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| (vi) The building’s siting and relationship to the public realm is consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, is compatible with the character of the area or improves upon that character, consistent with the intent of paragraph (3), Building Design Criteria. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| **(B) Building Design:**  (i) Larger floor plate buildings and projects with multiple buildings have a variety of forms and heights. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| (ii) To the extent practical considering their function, mechanical appurtenances are located within or concealed by the building. If they cannot be located within or concealed by the building, their visibility from the public realm and adjacent properties is minimized. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| (iii) On each floor of the building, windows create visual interest, transparency, and a sense of connection to the public realm. In urban, pedestrian main street-built environments, it is a best practice to design at least 60 percent of each ground floor façade facing the street as window area. Otherwise, it is a best practice to design at least 20 percent of the wall on each floor of a building as window area. Blank walls along the most visible portions of the building are avoided. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| (iv) Simple detailing is incorporated into the façades to create visual interest, without making the façade overly complicated. This detailing may include cornices, belt courses, reveals, alternating brick or stone patterns, expression line offsets, window lintels and sills, and offsets in window glass from surrounding materials. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| (v) Balconies on buildings with attached dwelling units are integrated into the form of the building in that exterior walls partially enclose the balcony. Balcony platform undersides are finished. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| (vi) The building’s design, including but not limited to use of materials, color, roof forms, and style, is consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, is compatible with the character of the area or improves upon that character, consistent with the intent of paragraph (3), Building Design Criteria. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| **(C) Building Materials:**  (i) Building facades are composed of high-quality, durable, human-scaled materials. High-quality materials include brick, stone, polished concrete masonry units, wood, architectural high pressure laminate panels, cementitious or composite siding, architectural metal panels, or any combination of these materials. Split-faced concrete masonry units, stucco, vinyl siding, EIFS, and unfinished or untreated wood are not considered durable, high-quality materials, but may be used on a limited basis and not on facades facing the public realm. High quality materials are focused on the ground floor facades on all sides of a building and on all floors of facades facing the public realm, and, overall, comprise the vast majority of all building facades. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| (ii) Monolithic roofing membranes, like Thermoplastic Polyolefin, are not used on roof surfaces that are visible from the street level. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| (iii) The number of building material types is limited, and the building materials are applied to complement the building form and function. The organization of the building materials logically expresses primary building features, such as the spatial layout, building entries, private and common spaces, anchor corners, stairwells, and elevators. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| (iv) Building cladding materials turn convex corners and continue to the inset wall. This criterion does not apply to changes that occur at an interior corner nor to detailing elements, such as cornices, belt courses, reveals, offsets in expression lines, lintels, and windowsills. Building cladding materials do not change in-plane unless there is at least a 12-inch wall offset. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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***9-2-14(h)(4) Additional Criteria for Buildings Requiring Height Floor Area Ratio:***

Any building exceeding the by-right or conditional zoning district height as permitted by Section 9-2-14(b)(1)(E), B.R.C. 1981, and any building exceeding the by-right floor area limits as permitted by Section 9-2-14(h)(6)(B), B.R.C. 1981, shall meet the following requirements:

1. ***Building Form and Massing:***

The building’s form and massing are consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, are compatible with the character of the area or improves upon that character, consistent with the intent of paragraph (3), Building Design Criteria. The building’s form, massing and length are designed to a human scale and to create visual permeability into and through sites. In determining whether this is met, the approving authority will consider the following factors:

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| 1. The building does not exceed 200 feet in length along any public right-of-way. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| (ii) All building facades exceeding 120 feet in length along a public street, excluding alleys, are designed to appear as at least two distinct buildings. To achieve this, façade segments vary in at least two of the following design elements:  a. Type of dominant material or color, scale, or orientation of that material;  b. Facade recessions and projections;  c. Location of entrance and window placements;  d. Roof forms; and  e. Building height. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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***(B) Building and Site Design Requirements for Height Modifications:***

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| **(i) Buildings requiring a height modification shall meet the following requirements:**  a. Height Modification Other than Height Bonus: For buildings no taller than three stories and subject to a height modification pursuant to Subparagraph 9-2-14(b)(1)(E)(i) through (vii), the building’s height, mass, and scale is compatible with the character of the surrounding area. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| b. Height Bonus: For buildings taller than three stories subject to a height modification pursuant to Subparagraph 9-2-14(b)(1)(E)(viii), B.R.C. 1981:  1. Guidelines or Plan: The building’s height is consistent with the building heights anticipated in adopted design guidelines or subcommunity or area plans for the area; or | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| 2. No Guidelines or Plan: If no such guidelines or plans are adopted for the area or if they do not specify anticipated heights for buildings, the building height is compatible with the height of buildings in the surrounding area or the building is located (1) near a multi-modal corridor with transit service or (2) near an area of redevelopment where a higher intensity of use and similar building height is anticipated; and | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| 3. Additional Requirements for a Height Bonus - Views: The project preserves and takes advantage of prominent mountain views from public spaces and from common areas within the project. In determining whether this is met, the approving authority will consider the following factors:  i. If there are prominent mountain views from the site, usable open spaces on the site or elevated common areas on the building are located and designed to allow users of the site access to such views; | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| ii. If the proposed building is located adjacent to a city managed public park, plaza, or open space, buildings are sited or designed in a manner that avoids or minimizes blocking of prominent public views of the mountains from these spaces; | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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| 4. Additional Requirements for a Height Bonus – Open Space:  i. If the project site is greater than one acre in size, an inviting grade-level outdoor garden or landscaped courtyard is provided, designed as a gathering space for the building users. The following are considered elements of successful design for such a space, as practicable considering site conditions and location;  ii. The width of the space is no less than the height of building walls enclosing the space;  iii. Seating and other design elements are integrated with the circulation pattern of the project;  iv. The space has southern exposure and sunlight;  v. Hard surface areas are paved with unit pavers, such as bricks, quarry tiles, or porous pavers, or poured-in-place materials. If poured-in-place materials are used, they are of decorative color or textures;  vi. Amenities, such as seating, tables, grills, planting, shade, horseshoe pits, playground equipment, and lighting are incorporated into the space;  vii. The space is visible from an adjoining public sidewalk; and  viii. At least one tree is planted per 500 square feet of space. The trees are planted in the ground or, if over parking garages, in tree vaults. | | | | | |
| **APPLICANT SELF-EVALUATION** | **STAFF REVIEW** | | | | |
| *Describe how the projects meets the criteria* | Compliance | | | | *Staff Comment* |
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