



Design Advisory Board (DAB) Board Agenda

Wednesday, April 10, 2024

Virtual

4 – 6 p.m.

The following items will be discussed:

1. CALL TO ORDER
2. APPROVAL OF THE MINUTES
 - A. **DECEMBER 13, 2023 MINUTES**
3. PUBLIC PARTICIPATION
4. DISCUSSION ITEMS
 - A. **LUR2023-00037, 1525 SPRUCE STREET**
5. BOARD MATTERS
6. CALENDAR CHECK
7. ADJOURNMENT

For further information on these projects, please contact:

Kalani Pahoia at 303.441.4248 pahoak@bouldercolorado.gov or

For administrative assistance, please contact:

Ali Pfenninger at 303.441.1881 pfenningerA@bouldercolorado.gov

CITY OF BOULDER
DESIGN ADVISORY BOARD MINUTES
December 13, 2023
Virtual

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: <http://www.bouldercolorado.gov/>

DAB MEMBERS PRESENT:

Brendan Ash
Rory Bilocerkowycz
Todd Bryan (Chair)
Stephen Eckert
Matthew Schexnyder
ml Robles, Planning Board Ex-Officio Representative

DAB MEMBERS ABSENT:

No members were absent.

STAFF PRESENT:

Kalani Pahoa, Principal Urban Designer
Amanda Cusworth, Internal Operations and Board Support Manager
Shannon Moeller, Planning Manager
Charles Ferro, Development Review Planning Senior Manager

1. CALL TO ORDER

Chair, **T. Bryan**, declared a quorum at 4:03p.m. and the following business was conducted.

2. PUBLIC PARTICIPATION

No one spoke.

3. APPROVAL OF MINUTES

- A. On a motion by B. Ash and seconded by R. Bilocerkowycz, the board unanimously approved the October 11, 2023 minutes as submitted.**

4. DISCUSSION ITEMS

- A. 900 WALNUT**

Staff Introduction

S. Moeller introduced the item to the board.

Applicant Presentation:

Board Questions:

Public Participation:

- a) Catherine Gassman
- b) Tatiana Tebo
- c) Cindy Linsey
- d) Dennis Johanningmeier
- e) Mark McGaldy
- f) Deborah Felin
- g) Mitch Imbee
- h) Dan Dietzler

KEY ISSUES

Downtown Urban Design Guidelines Criteria Checklist

2.2.C. Maintain a human scale, rather than monolithic or monumental scale.

1. Avoid large featureless facade surfaces. Include architectural elements and patterns that divide the facade into familiar intervals. A single facade should not exceed a maximum of 75 linear feet.

Board Recommendations:

2.2.C.1 There is a concern that the balconies were too large and could be softened, tied in more with the design structure of the St. Julien. Board recommended further exploration of southwest corner ½ circle element and above, the connector bridge, and the event entry. These areas appeared unfinished and is maybe a little bit too busy and that it needs to be simplified – too many materials being used.

Site Review Criteria Checklist

(h)(3)(a) Building Siting and Public Realm Interface:

(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.

Board Recommendations:

(h)(3)(a) Is there an outdoor use that could be tied to the arch and ½ circle element of the entryway? Can there be more building transparency and activation associated with the 10th St entrance south to Canyon? The public realm interface at both access points needs to exist at more of a human scale.

Additional Discussion:

T. Bryan added the project did not meet the following DUDG criteria:

2.1. B. Views: Downtown Boulder is blessed with exceptional mountain views and projects should be designed to preserve access to this extraordinary asset from the public realm and surrounding area. The south and west edges of downtown offer the most spectacular views; or,

2.2.B.1 In general, buildings should appear similar in height, mass, and scale to other buildings in the area. At the same time, it is important to maintain a variety of heights. While the actual heights of buildings are of concern, the perceived heights of buildings are equally important. One-, two- and three-story buildings make up the primary architectural fabric of the Downtown, with taller buildings located at key intersections.

T. Bryan inquired if the board agreed the project was deficient in meeting these criteria and if the board would like to take up discussion to address possible changes to the building design. All other board members did not agree with **T. Bryan** and they declined to make additional design recommendations in regards to 2.1.B or 2.2.B.1. The remaining board members agreed the proposed building addition meets zoning setback requirements for DT-5 and said it wasn't in their purview from a design standpoint whether or not the building massing is appropriate.

5. BOARD MATTERS

6. CALENDAR CHECK

7. ADJOURNMENT

The Design Advisory Board adjourned the meeting at 7:10 p.m.

APPROVED BY

Board Chair

DATE



Design Advisory Board (DAB) Project Review

DATE: February 26, 2024
PROJECT NAME: 1525 SPRUCE ST
CASE NO.: LUR2023-00037
ADDRESS: 1525 Spruce St
DESCRIPTION: Site Review Amendment to convert an existing building into six attached dwelling units. The site is part of an existing PUD (#P-82-20).
APPLICANT: Jim Bray, Bray Architecture
CASE MANAGER: Alison Blaine

DESIGN ADVISORY BOARD PURPOSE:

DAB is an advisory board that advises and makes recommendations to the Planning Board on architectural and site design related matters. 2-3-18 Design Advisory Board - The purpose of the board is to encourage thoughtful, well-design development projects that are sensitive to the existing character of an area or the character established by adopted design guidelines or plans for the area. 2-3-18(e) The board shall not involve itself in any review under title 8, "Parks, Open Space, Streets and Public Ways," 9, "Land Use Code," or 10, "Structures," B.R.C. 1981, unless its opinion is requested by the city manager, planning board or city council.

RELEVANT GUIDELINES:

- ☒ **Downtown Urban Design Guidelines (APPENDIX A CRITERIA CHECKLIST)**
- ☒ **Site Review Criteria, Section 9-2-14(h), (APPENIDIX B CRITERIA CHECKLIST)**

The applicant is required to complete a Site Review application process for the proposed project and must demonstrate compliance with all Site Review criteria.

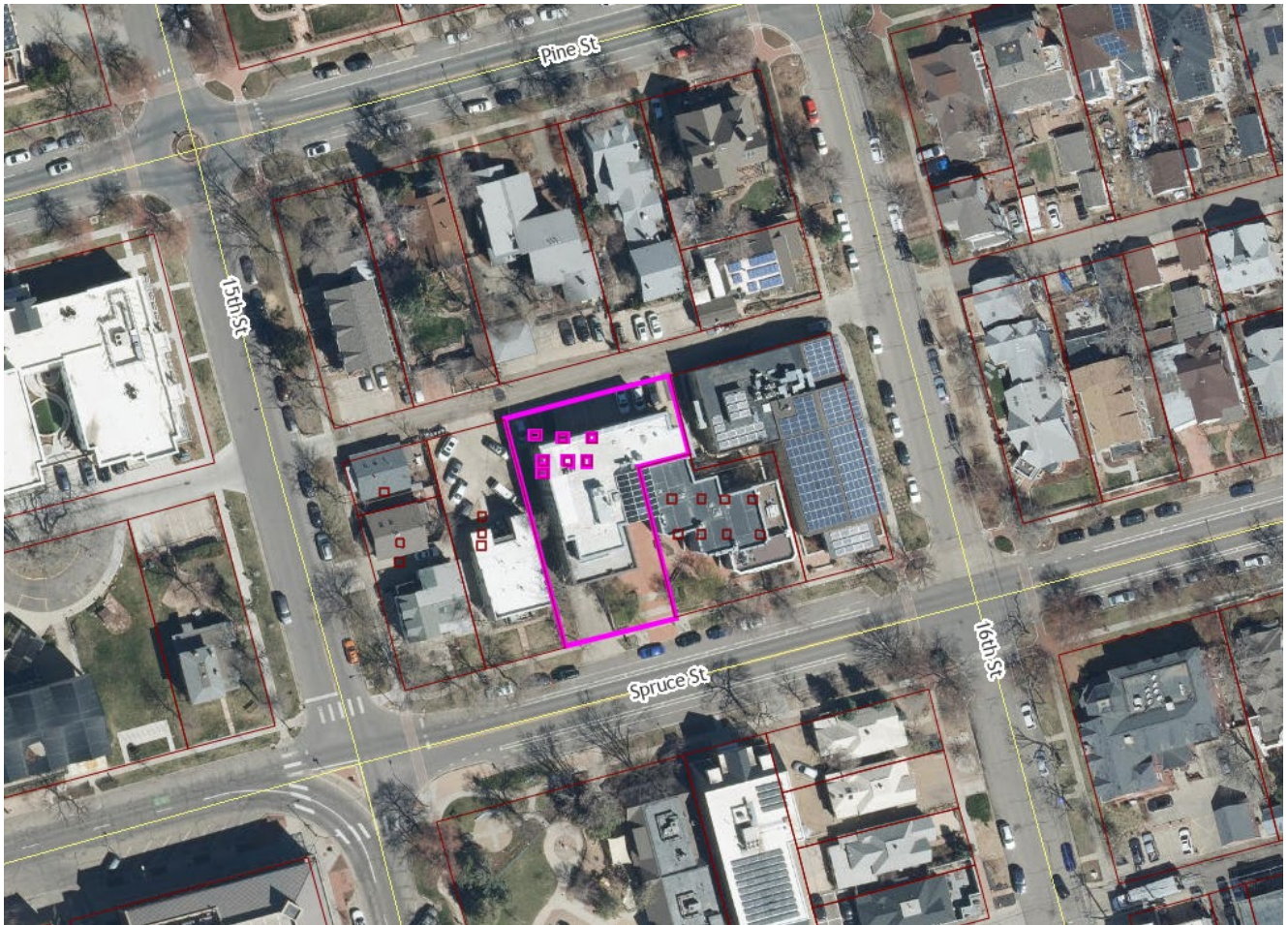
Sub-Community & Area Plans

- ☐ Junior Academy Area Plan
- ☐ Boulder Transit Village Area Plan (TVAP)/Form-Based Code (FBC)
- ☐ Gunbarrel Community Center Plan (GCCP)
- ☐ North Boulder Subcommunity Plan
- ☐ University Hill Area Plan
- ☐ Downtown Alliance
- ☐ Boulder Plaza Subarea Plan
- ☐ Crossroads East Sunrise Center Area Plan
- ☐ Boulder Valley Regional Center Guidelines (BVRC Design Guidelines)
- ☐ Referral from City Council, Planning Board or City Manager

PROJECT SUMMARY

The proposed project is to convert an existing office building into six attached residential dwelling units located in the Interface Area. The scope of the project is limited to interior renovations as well as some changes to the façade. There are no proposed modifications to the overall form of the building, including height, setbacks, and building coverage. The net floor area will not be increased beyond what is currently in place. Parking for the residential uses will be located in the existing garage and four additional spaces will be located behind the building, accessed off of the alley. Proposed improvements include additional landscaping and individual balconies for each unit.

The project is currently under review for conformance with the Downtown Urban Design Guidelines and Site Review criteria.



Project Site – 1525 Spruce



Zoning Map (RH-2) – 1525 Spruce St

CRITERIA CHECKLIST KEY ISSUES

The following is a summary list of criteria from the ***DUDG Criteria Checklist Appendix A*** and ***Site Review Criteria Checklist Appendix B*** identified for DAB review:

Downtown Urban Design Guidelines Criteria Checklist – Appendix A

2.1 General guidelines for the Non-Historic and Interface Areas

D. Minimize the visibility of mechanical, structural, or electrical appurtenances.

1. Use low-profile mechanical units and elevator shafts that are not visible from the street. If this is not possible, set back or screen rooftop equipment from view.

E. Design all sides of the building including alley elevations.

F. Exterior building lighting should be designed to enhance the overall architecture of the building. Security lighting should be designed for safety, as well as night-time appearance.

G. Reduce the visual impact of structured and surface parking.

1. Parking structures should be compatible to the historic district and adjacent buildings. All parking structures should be architecturally screened and/or wrapped with an occupiable use.

H. The law requires that universal access be located with the principal public entrance.

Site Review Criteria Checklist – Appendix B

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

(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.

(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.

9-2-14(h)(3) Building Siting and Design Criteria:

(A) Building Siting and Public Realm Interface:

(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.

(B) Building Design:

(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.

(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.

(C) Building Materials:

(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.

(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.

PLANNING RESOURCE INFORMATION:

1. [Boulder Valley Comprehensive Plan \(BVCP\)](#)
2. [Subcommunity and Area Plans](#)
 - a. Boulder Plaza Subarea Plan
 - b. Boulder Transit Village Area Plan (Boulder Junction)
 - c. Boulder Valley Regional Center Design Guidelines
 - d. Boulder Valley Regional Center Transportation Connections Plan
 - e. Crossroads East Sunrise Center Area Plan
 - f. Downtown Urban Design Guidelines
 - g. Gunbarrel Community Center Plan
 - h. Junior Academy Area Plan
 - i. North Boulder Subcommunity Plan (1995)
 - j. Subcommunities Map
 - k. University Hill Area Plan (1996)
 - l. Transit Village Area Plan
 - m. East Boulder Subcommunity Plan
3. [Site Review Criteria](#)
4. [Planning and Development Services Website](#)
5. [City of Boulder Development Review Cases](#)
6. [Design Advisory Board \(DAB\)](#)



City of Boulder Planning & Development

BOULDER DESIGN ADVISORY BOARD (DAB) APPLICATION

The purpose of the Design Advisory Board (DAB) is to “encourage thoughtful, well-designed development projects that are sensitive to the existing character of an area or the character established by adopted design guidelines or plans for the area.” To read more about the board see the [Design Advisory Board \(DAB\) website](#).

DAB conducts meetings as needed, one (1) time per month on the second (2nd) Wednesday of the month. All applications are due four (4) weeks prior to the anticipated meeting date. DAB meetings are conducted virtually.

Application Date: 2/13/2024	LUR Case #: LUR2023-00037
DAB Meeting Date: 3/13/2024	Planning Case Manager: Alison Blaine
Property Address: 1525 Spruce	
Applicant: Jim Bray	Property Address: 1525 Spruce
Applicant Contact: jim@brayarchitecture.net	Relationship to Project: Architect
Project Description: The original 1980s structural system will remain intact while replacing the exterior cladding with higher quality materials, larger fenestration, and create a more residential feel, with patios and soft low lighting. The project will complement the existing residential building onsite (1529 Spruce), remove underutilized office and atrium space, without changing the current amenities, setbacks, and improved HC access. The result is an updated higher-performing building that respects its surroundings and adjacent neighbors all within the existing FAR.	
Lot Size 18,101	Proposed Bldg. Sq. Ft. 22,000
Total Existing Bldg. Sq. Ft. 22,010	Proposed Bldg. Height 37'
Existing Bldg. Height 37'	Open Space Sq. Ft. Total 9,535 – allowed 7,388 or 40%



DAB APPLICATION

DAB Meeting Date: 3/13/2024

P&DS Case Number: LUR2023-00037

DAB APPLICATION SUBMITTAL REQUIREMENTS

Applications should be well organized and contain sufficient information to allow reviewers to fully understand the proposed building design or alteration, including relevant information listed below. The application and all requisite materials are required for a complete application. When necessary, DAB or city staff may request additional information to describe compliance with design standards or guidelines.

To ensure proper timing of the DAB review please contact the planning case manager prior to submitting the application. Submit all DAB application materials to the CSS land use case and notify the planning case manager.

At a minimum, DAB applications should include the following information submitted in a pdf digital format:

- ☒ A narrative defining the design concept(s) supplemented with visual aids such as: a site analysis, parti or other diagram(s), precedent imagery, and relevant case studies.
- ☒ A map illustrating the project location and a site analysis.
- ☒ Photographs of the project site and the surrounding context.
- ☒ A site plan in a clear graphic style should be presented at both site and block context. Site boundaries and dimensions should be clearly marked and special issues such as floodplain, shadows, land restrictions and the existing site conditions need to be highlighted.
- ☒ Floor plans, roof plan, exterior elevations, building sections, and building details should be illustrated at a scale sufficient to fully understand the proposed design. All exterior wall elevations should be in color showing material and color selections.
- ☒ A digital material board of all exterior materials, including cladding, windows, trims, finishes, etc.
- ☒ Color perspective sketches or images illustrating the proposed project and its surroundings to present the overall project and views from the pedestrian's perspective.
- ☐ An analysis of the shadow impact during the summer and winter months. **NA – no change in building form**
- ☒ Criteria checklists, e.g. DAB Downtown Urban Design Criteria Checklist – Appendix A, DAB Site Review Criteria Checklist – Appendix B, etc., completed with the applicant self-evaluation sections.

DAB MEETING PREPARATION

For the DAB meeting design review please be prepared to present the following:

- A summary presentation (10 minutes maximum) outlining your concept, building drawings including the site plan, floor plan(s), color elevations, roof plan, details, and perspectives.
- A digital material board and architectural drawings.
- An interactive 3-D digital model of the building(s) in the surrounding context.



DAB APPLICATION

DAB Meeting Date: 3/13/2024

P&DS Case Number: LUR2023-00037

PLANNING RESOURCES

1. [Boulder Valley Comprehensive Plan \(BVCP\)](#)
2. [Subcommunity and Area Plans](#)
 - Boulder Plaza Subarea Plan
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 - East Boulder Subcommunity Plan
3. [Site Review Criteria](#)
4. [Planning and Development Services Website](#)
5. [City of Boulder Development Review Cases](#)
6. [City of Boulder Open Data Catalog Existing 3-D buildings](#)

1525 SPRUCE STREET

BOULDER, CO



BOULDER D.A.B. SUBMITTAL

FEBRUARY 14, 2024

PROJECT STATS

ZONING

ZONING DISTRICT	RH-2
MIN. FRONT YARD SETBACK	25'
MIN. SIDE SETBACK - INTERIOR	10'/20' REQ / 9'4"/6" EXIST
MIN. REAR YARD SETBACK	25' REQ / 22'6" EXIST
MIN. FRONT SETBACK	25' REQ / 31'5" EXIST
3RD STORY & ABOVE	N/A
MAX. BUILDING HEIGHT	35' MAX, 37' EXIST

BUILDING AREA - PARCEL B*

LEVEL 0 - PARKING	287 SF
LEVEL 1	5,257 SF
LEVEL 2	4,755 SF
LEVEL 3	3,701 SF

TOTAL 14,000 SF

SITE F.A.R.

LOT AREA	18,112 SF
TOTAL EXISTING BUILDING AREA: (PARCEL B+ 8,000 SF PARCEL A)	22,010 SF
EXISTING F.A.R	1.21

TOTAL PROPOSED BUILDING AREA: (PARCEL B+ 8,000 SF PARCEL A)	22,000 SF
PROPOSED F.A.R.	1.21

OFF-STREET PARKING

CAR PARKING REQUIRED (PARCEL A - EXISTING): 11	11
STANDARD (60%): 6	0
SMALL CAR (40%): 4	11
ACCESSIBLE: 1	0
CAR PARKING REQUIRED (PARCEL B): 10	18
STANDARD (60%): 6	9
COMPACT (40%): 4	9
ADA: 1	1
BIKE PARKING REQUIRED (2 PER UNIT - TOTAL): 32	34
LONG-TERM (75%): 24	26
SHORT-TERM (25%): 8	8
TOTAL PROVIDED: 63	

UNIT BREAKDOWN

PARCEL A
10 EXIST. UNITS - NO CHANGE

UNIT #	BEDS	SF*
UNIT A	2 BED	2,068 SF
UNIT B	3 BED	2,191 SF
UNIT C	1 BED	1,107 SF
UNIT D	2 BED	2,144 SF
UNIT E	2 BED	1,946 SF
UNIT F	3 BED	2,470 SF

*SF MEASURED TO FACE OF EXTERIOR SHEATHING
AND CENTERLINE OF SHARED WALLS. BALCONIES,
PATIOS, MECHANICAL ROOMS, AND PARKING
AREAS EXCLUDED.

DIRECTORY

OWNER
PHILIP SHULL
216 ARAPAHOE AVE
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PSHULL@DENEUECONSTRUCTION.COM
(303) 263-3444

ARCHITECT
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JIM@BRAYARCHITECTURE.NET
(303) 579-3609

CONTRACTOR
DENEUE CONSTRUCTION
2344 SPRUCE ST
BOULDER CO 80302

CIVIL ENGINEERING
DON ASH
SITEWORKS
2101 PEARL ST
BOULDER CO 80302
DASH@SITEWORKSSTUDIO.COM
(303) 918-7859

LANDSCAPE ARCHITECTURE
SANDI GIBSON
OUTSIDE L.A.
BOULDER / STEAMBOAT SPRINGS
OSLA@ME.COM
(303) 517-9256

GRAPHIC STANDARDS

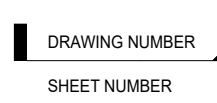
ROOM NAME

101

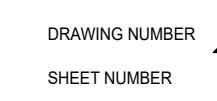
ROOM NAME/NUMBER



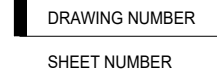
ENLARGED DETAIL



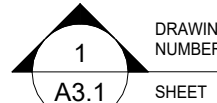
DETAIL TAG



ELEVATION TAG



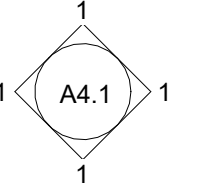
WALL SECTION TAG



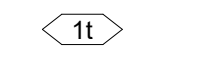
BUILDING SECTION TAG



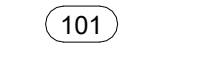
STRUCTURAL GRID



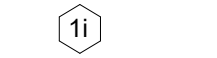
INTERIOR ELEVATIONS



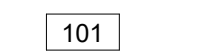
GLAZING NUMBER



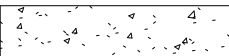
DOOR NUMBER



PARTITION TYPE



EQUIPMENT TAG



CONCRETE



UNDISTURBED EARTH OR
COMPACTED FILL



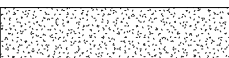
POROUS FILL (GRAVEL)



BRICK OR STONE MASONRY



CONCRETE MASONRY



GYP. BD.



BATT INSULATION



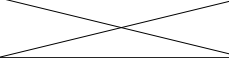
RIGID INSULATION



METAL



FINISH WOOD



ROUGH WOOD

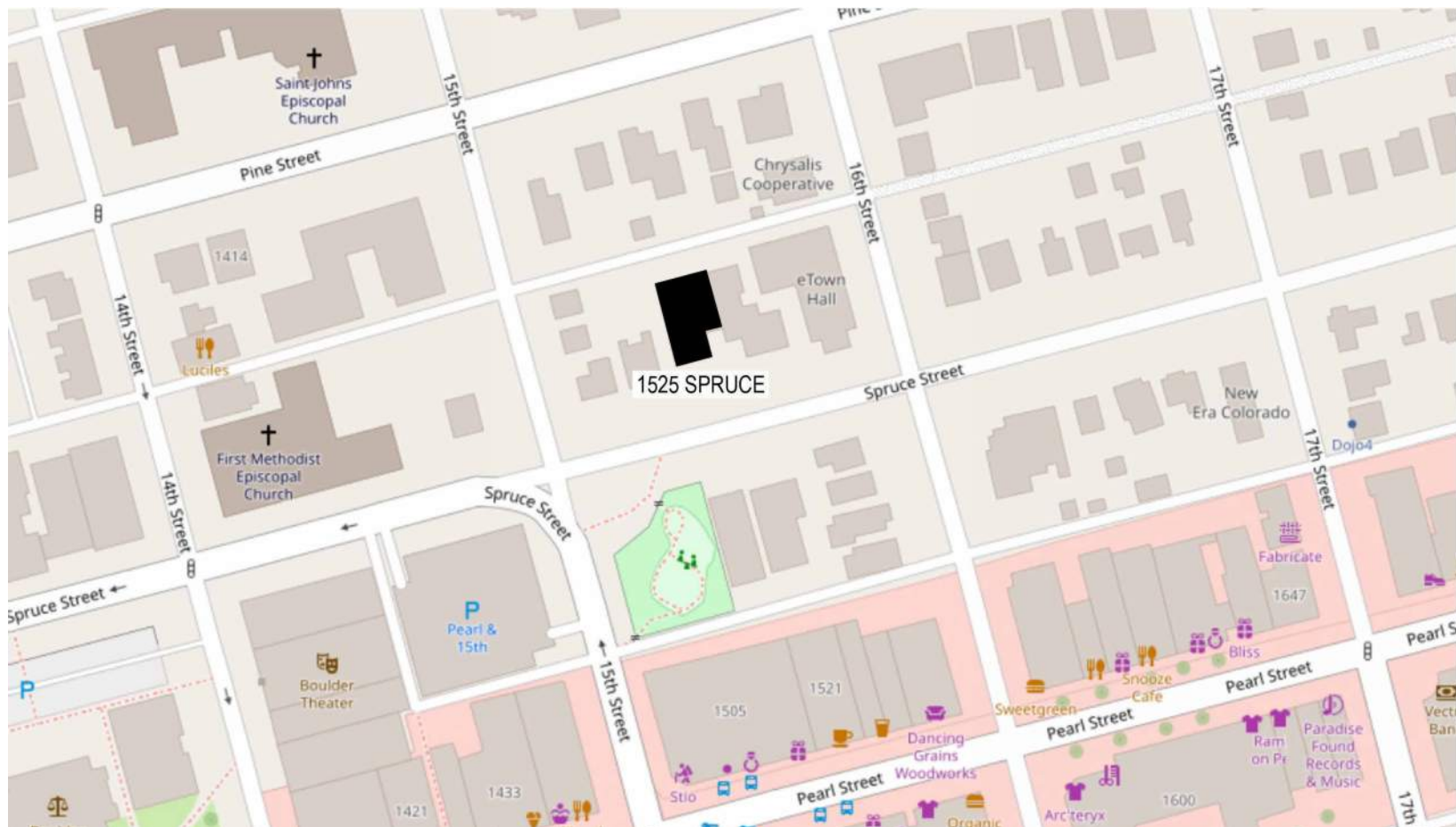


PLYWOOD



GLASS (IN ELEVATION)

VICINITY MAP



CITY APPROVAL STAMP



WESTERN PROPERTY LINE



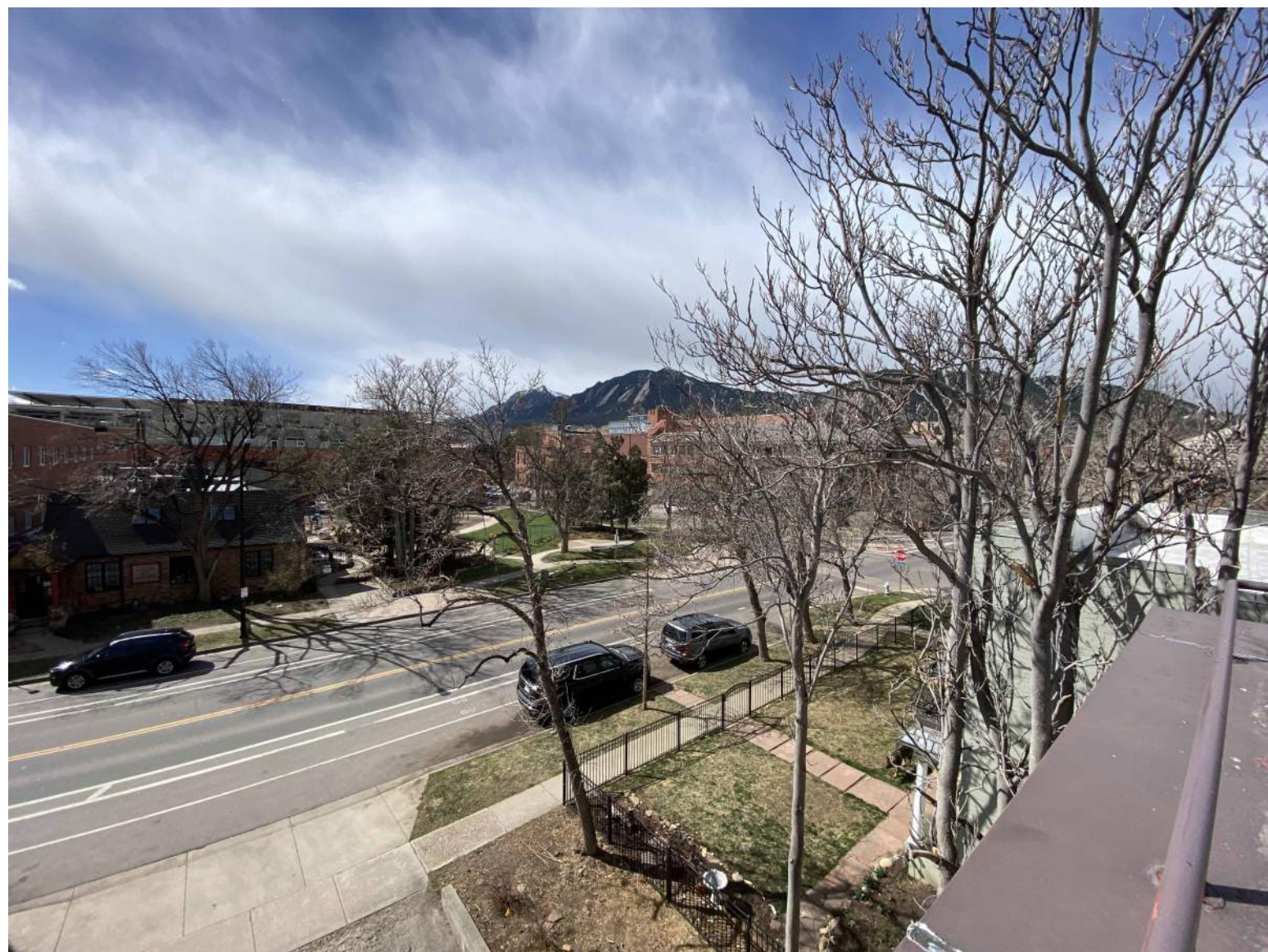
ENTRANCE TO UNDERGROUND PARKING



SPRUCE STREET ELEVATION



SPRUCE STREET PLAZA



VIEW OF FLATIRONS FROM THIRD FLOOR BALCONY



ALLEY ELEVATION - NORTHEAST VIEW



ALLEY ELEVATION - NORTHWEST VIEW

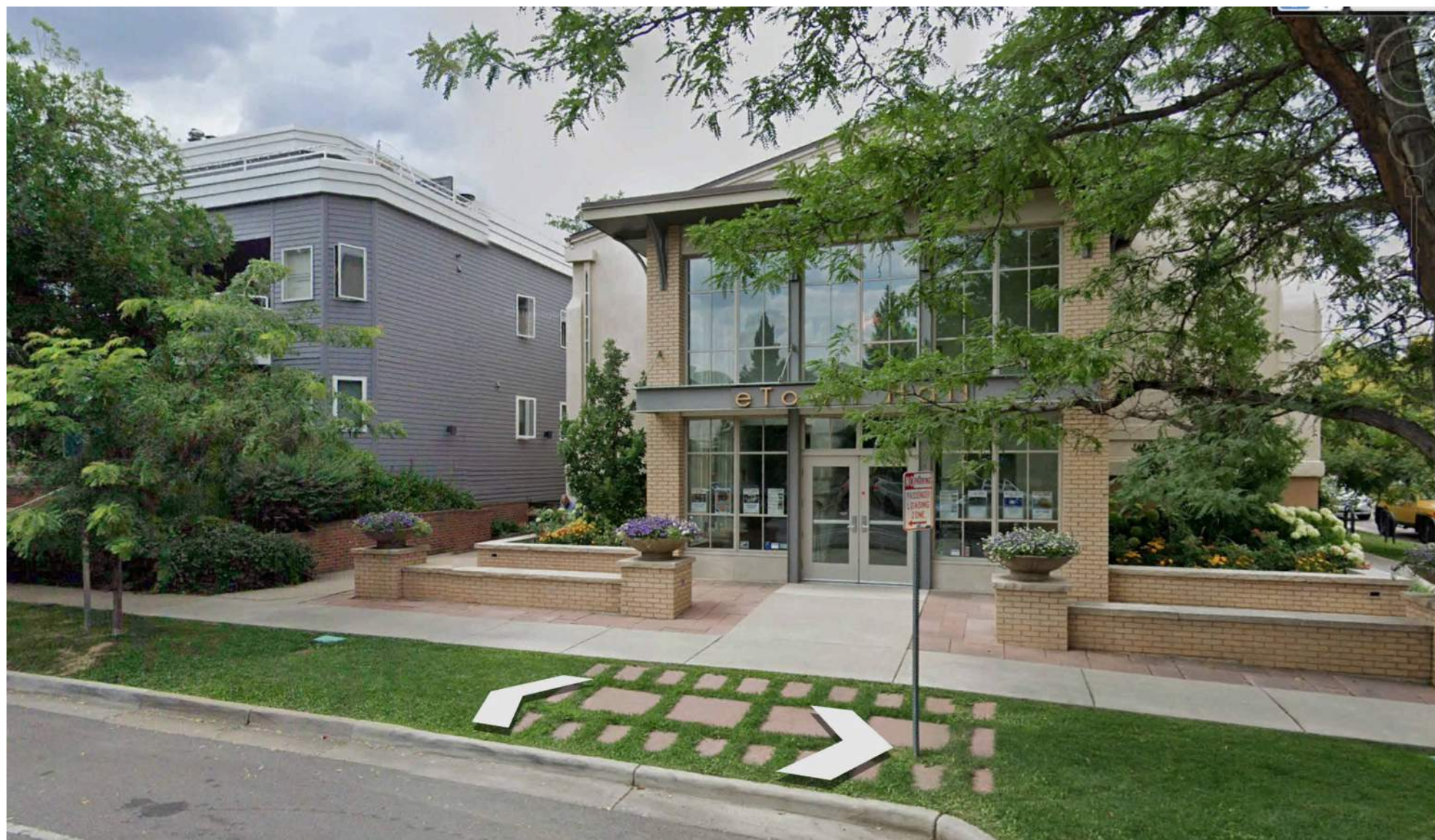


EASTERN PROPERTY LINE - EXIST CONDOS TO REMAIN

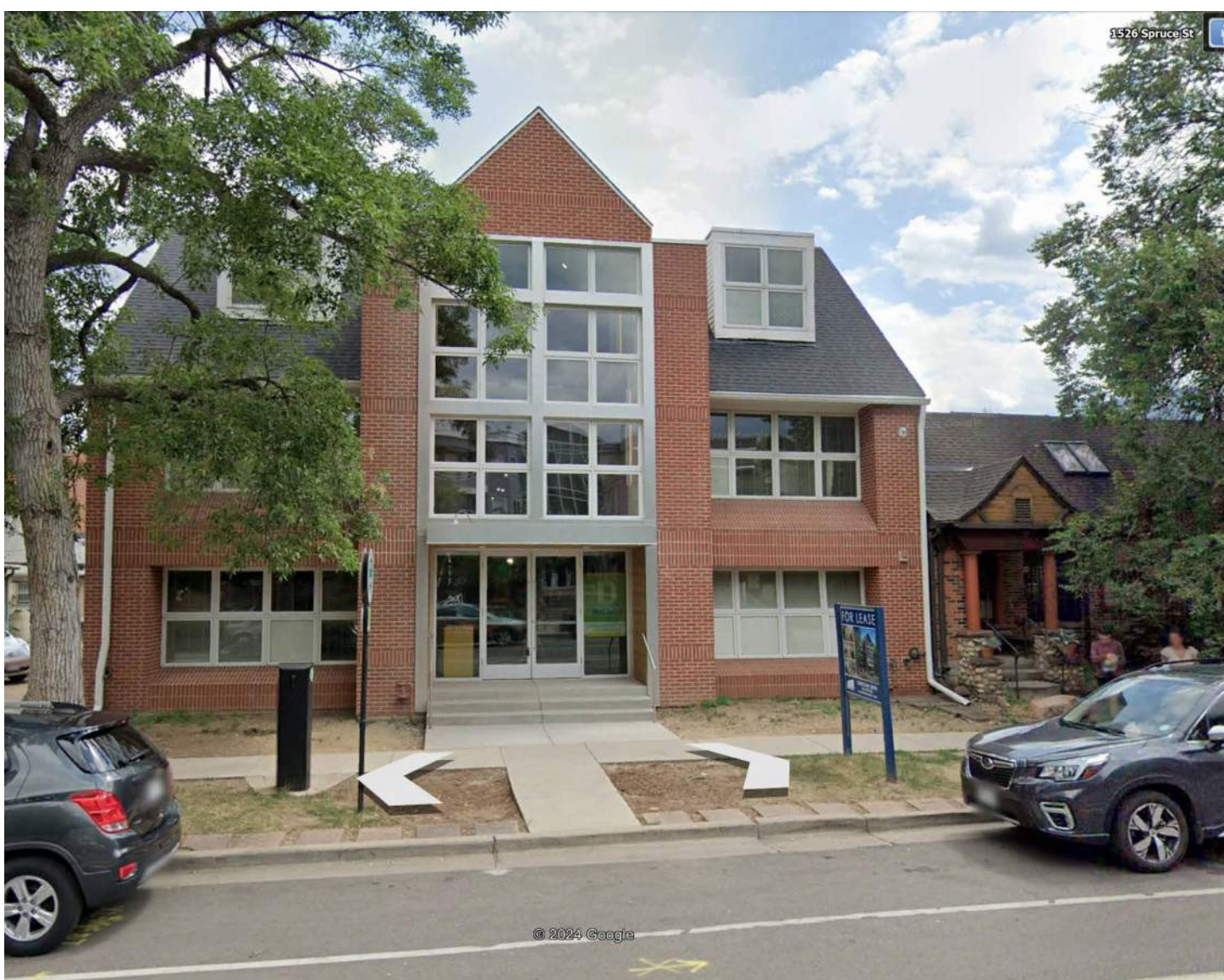
SITE CONTEXT:



1515 SPRUCE ST: WESTERN NEIGHBOR



1535 SPRUCE ST (E-TOWN HALL): EASTERN NEIGHBOR

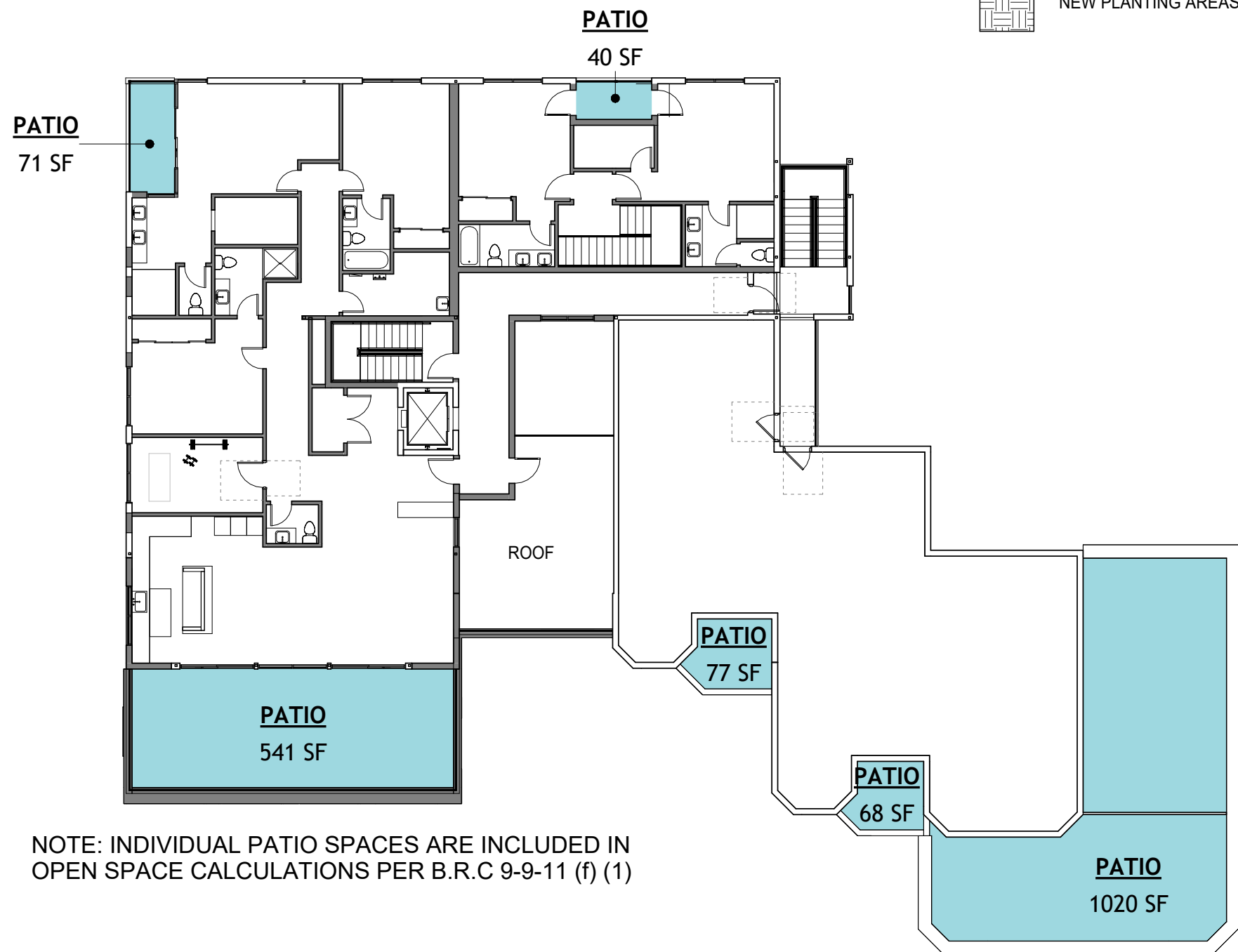


1526 SPRUCE ST: ACROSS THE STREET

USEABLE OPEN SPACE SUMMARY			
	ACTUAL SF	ALLOWED SF	NOTES
SUBTOTAL PLANTING	3650	3650	
SUBTOTAL ENHANCED PAVING	1335	1335	
SUBTOTAL INDIVIDUAL PATIO	3922	1811	25% OF 40% - UP TO 1,811 SF ALLOWED
SUBTOTAL ROW LANDSCAPE	854	724	10% OF 40% - UP TO 724 SF ALLOWED
TOTAL OPEN SPACE	9761	7520	41.52%
LOT AREA		18,112	
REQUIRED OPEN SPACE		7244.8	40%

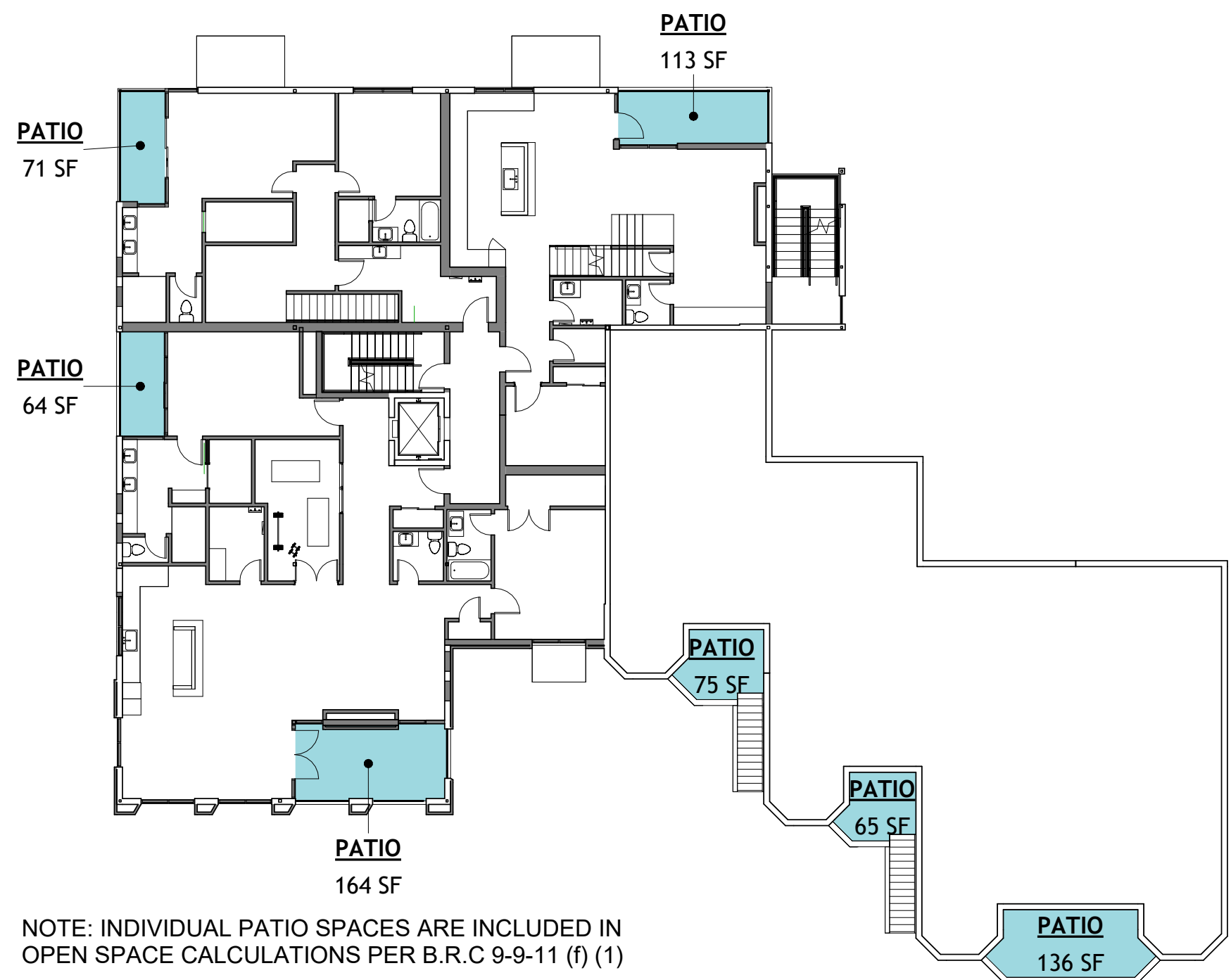
OPEN SPACE KEY

- PLANTING AREAS
- ENHANCED PAVING
- INDIVIDUAL PATIO / BALCONY / PORCH
- R.O.W. PLANTING
- NEW PLANTING AREAS



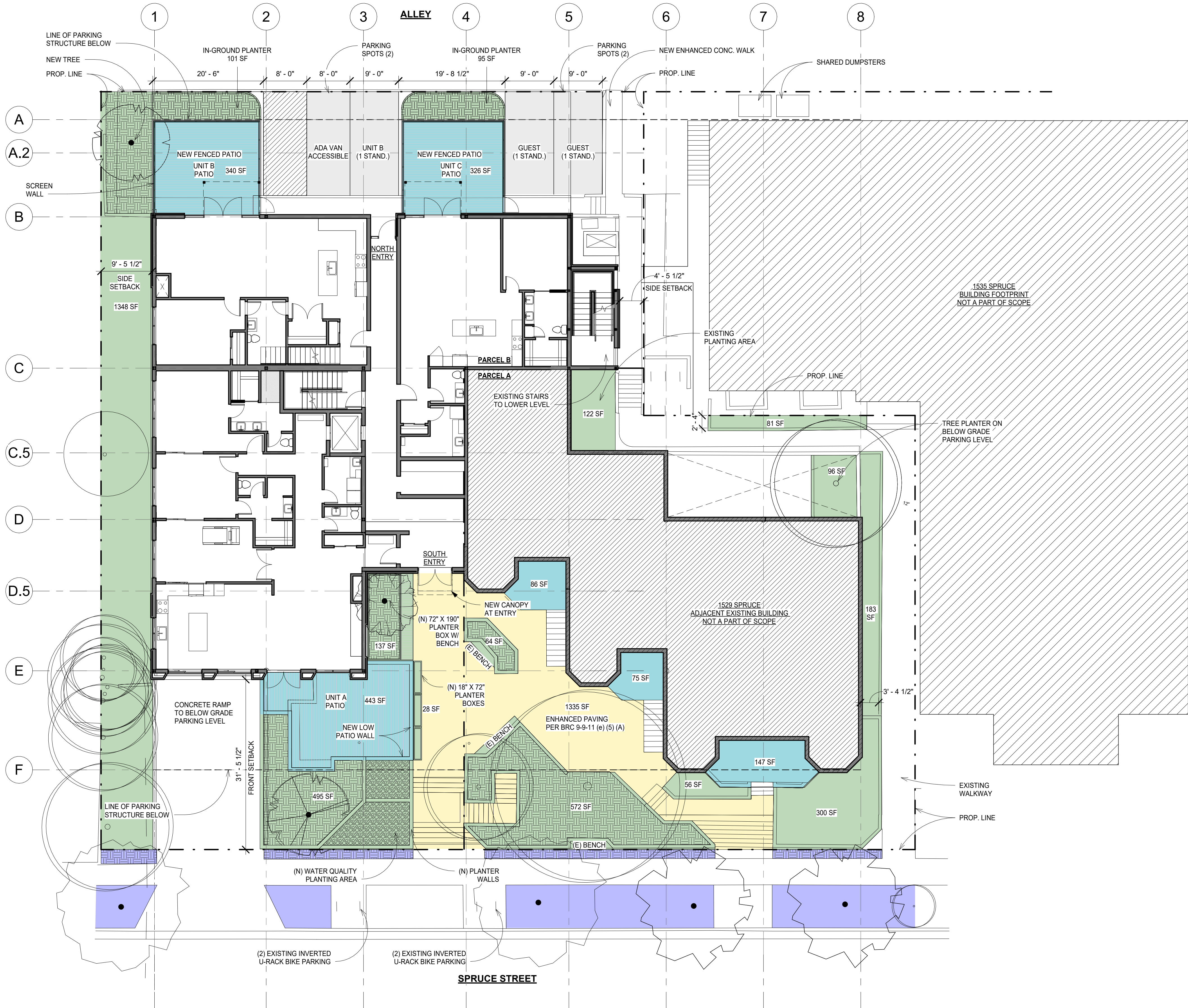
3 LEVEL 3 OPEN SPACE

A1.0 1/16" = 1'-0"



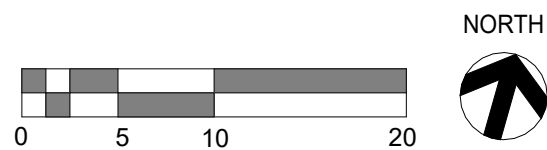
2 LEVEL 2 OPEN SPACE

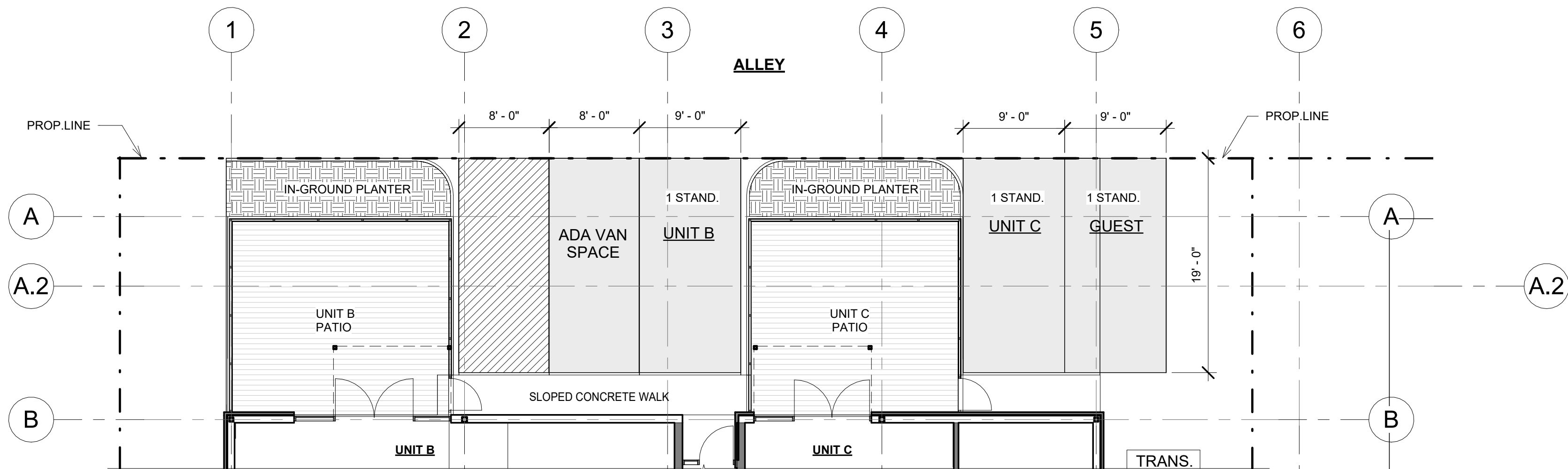
A1.0 1/16" = 1'-0"



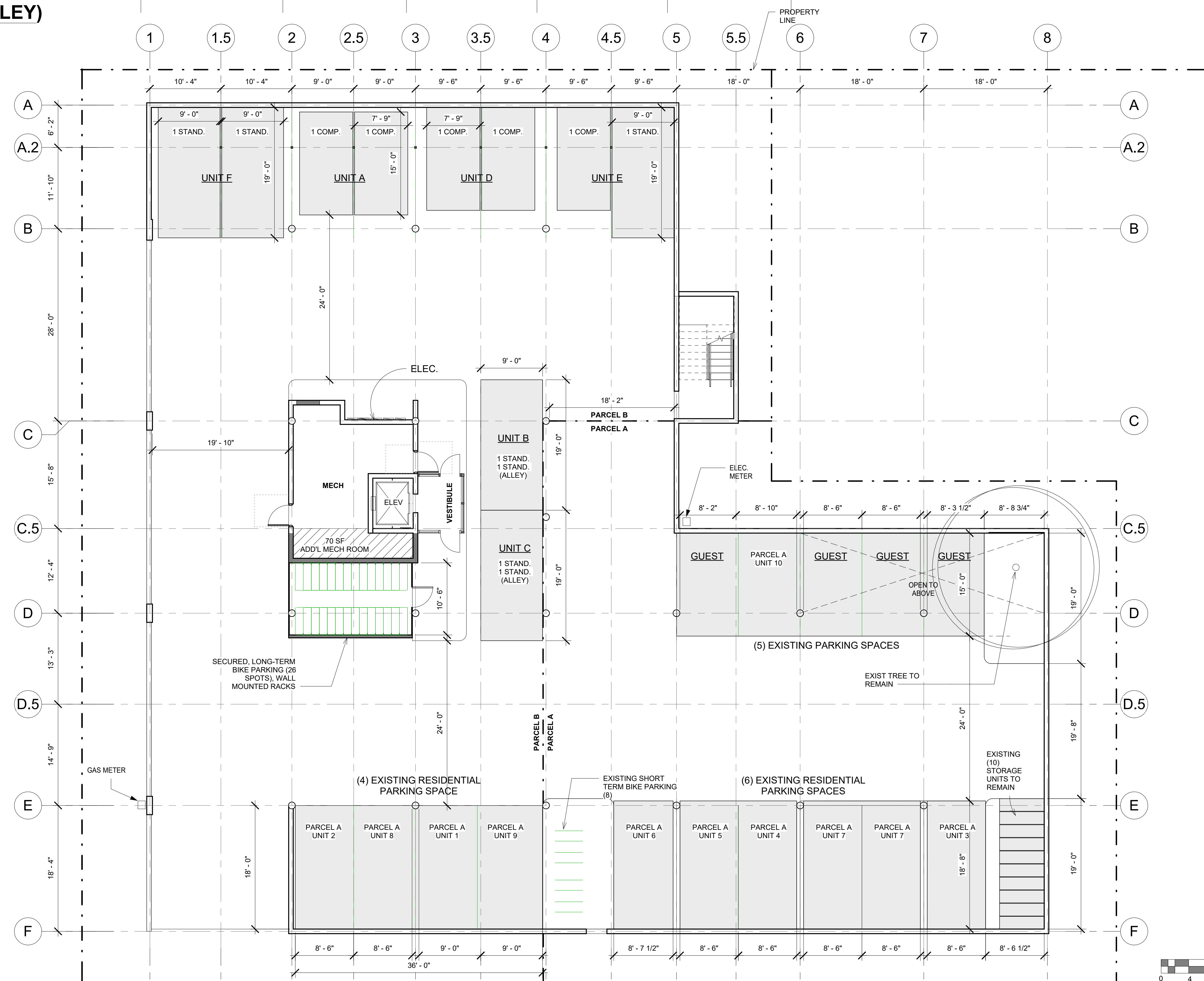
1 ARCHITECTURAL SITE PLAN & OPEN SPACE

A1.0 1" = 10'-0"





2 LEVEL 1 PARKING (ALLEY)
A2.0 1/8" = 1'-0"



1 LEVEL 0 PLAN
A2.0 1/8" = 1'-0"

PARKING REQUIREMENTS
BOULDER MUNI CODE 9-9-6 PARKING STANDARDS
RH-2 ZONE

CALCULATION PER TABLE 9-1

PARCEL A - FOR REFERENCE ONLY (NOT A PART OF SCOPE)

*EXISTING PARKING TO REMAIN UNDISTURBED

UNIT 1 - 1 BDRM = 1

UNIT 2 - 1 BDRM = 1

UNIT 3 - 1 BDRM = 1

UNIT 4 - 1 BDRM = 1

UNIT 5 - 1 BDRM = 1

UNIT 6 - 1 BDRM = 1

UNIT 7 - 2 BDRM = 1.5

UNIT 8 - 1 BDRM = 1

UNIT 9 - 1 BDRM = 1

UNIT 10 - 2 BDRM = 1.5

TOTAL REQUIRED: 11 SPACES

TOTAL PROVIDED: 11 SPACES

STANDARD (9x19): 0

COMPACT (7.75x15): 11

ADA: 0

BIKE PARKING REQUIRED (2 PER UNIT): 20

LONG-TERM (75%) = 15

SHORT-TERM (25%) = 5

BIKE PARKING PROVIDED: 20

LONG-TERM = 15 - NEW - PROVIDED ON PARCEL B

SHORT-TERM = 5 - EXISTING

PARCEL B (NEW RESIDENTIAL UNITS)

UNIT A - 2 BDRM = 1.5 req. (2 provided)

UNIT B - 3 BDRM = 2 req. (2 provided)

UNIT C - 1 BDRM = 1 req. (2 provided)

UNIT D - 2 BDRM = 1.5 req. (2 provided)

UNIT E - 2 BDRM = 1.5 req. (2 provided)

UNIT F - 3 BDRM = 2 req. (2 provided)

TOTAL SPACES REQUIRED: 10

TOTAL SPACES PROVIDED: 18

STANDARD (9x19): 8

COMPACT (7.75x15): 9

ADA (8x19): 1

BIKE PARKING REQUIRED (2 PER UNIT): 12

LONG-TERM (75%) = 8

SHORT-TERM (25%) = 4

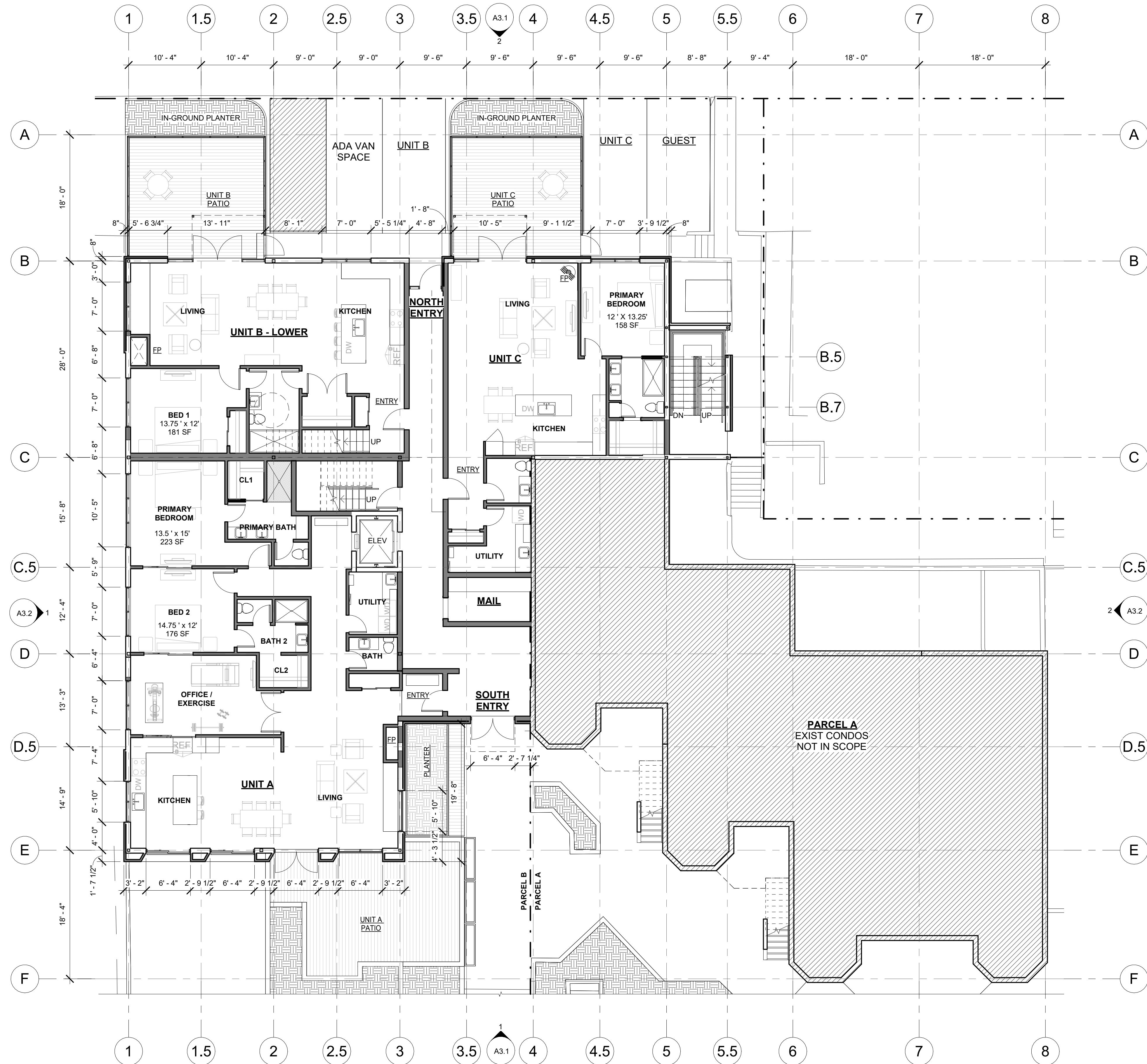
BIKE PARKING PROVIDED: 14

LONG-TERM = 11 - NEW - PROVIDED ON PARCEL B

SHORT-TERM = 3 - EXISTING

LONG TERM STORAGE BIKE RACKS:

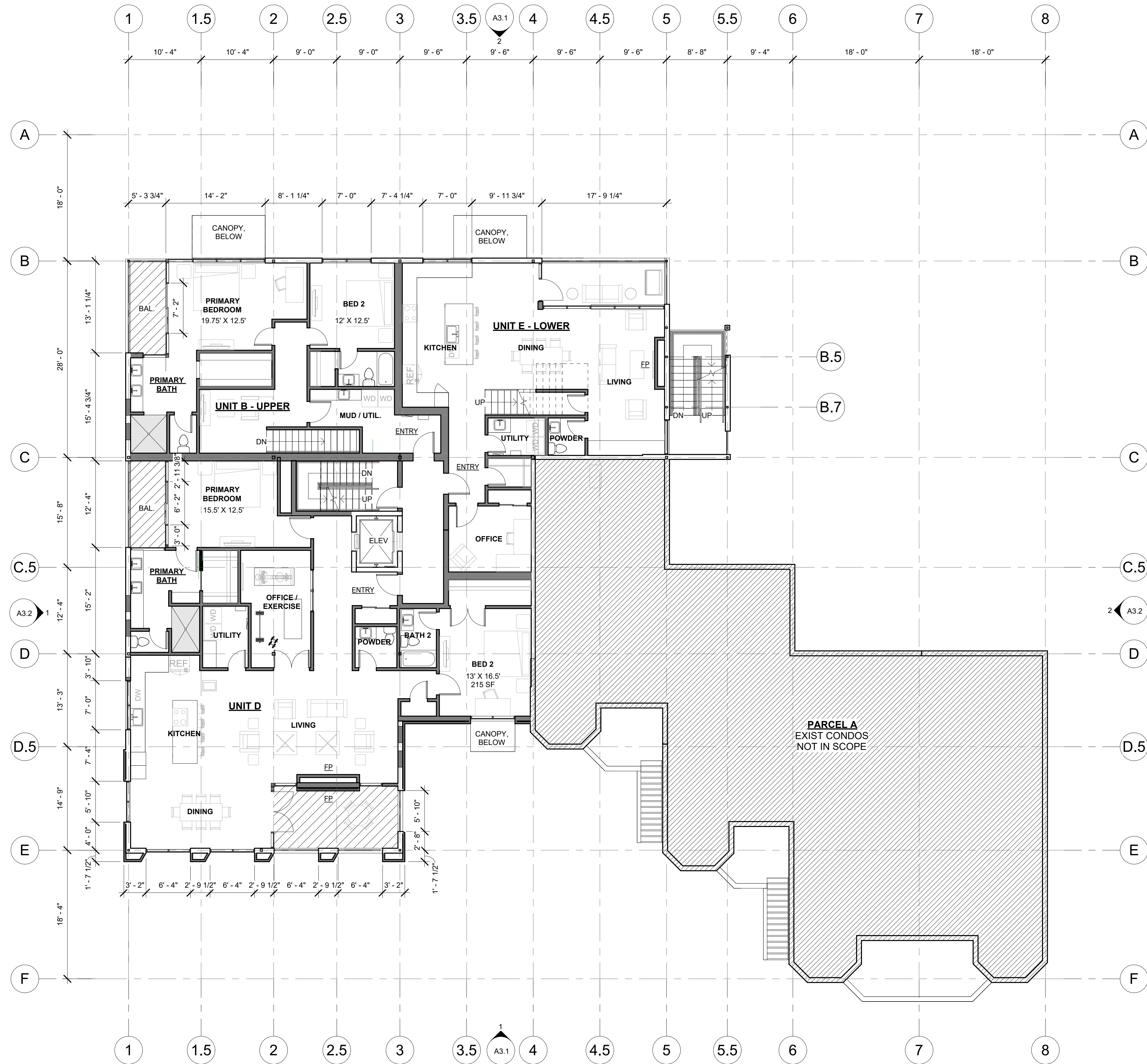




PLAN LEGEND	
	FULL HEIGHT PARTITIONS
	PARTIAL HEIGHT PARTITIONS
	EXISTING FULL HEIGHT WALLS

1 LEVEL 1 PLAN
A2.1 1/8" = 1'-0"

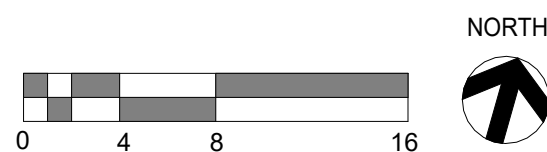


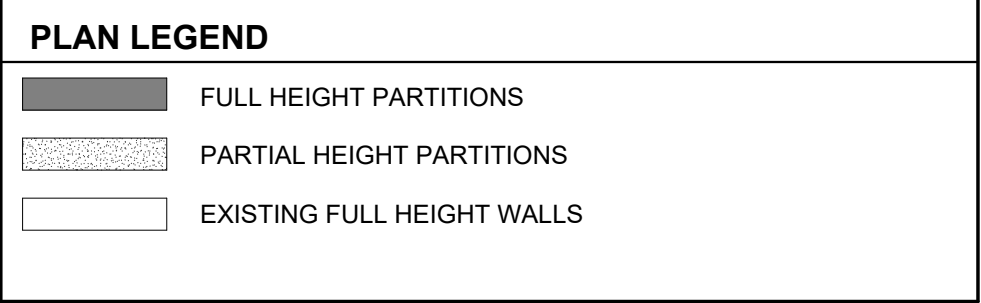


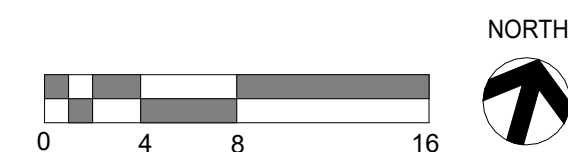
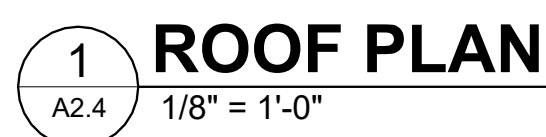
PLAN LEGEND

- FULL HEIGHT PARTITIONS
- PARTIAL HEIGHT PARTITIONS
- EXISTING FULL HEIGHT WALLS

1 LEVEL 2 PLAN
A2.2 1/8" = 1'-0"

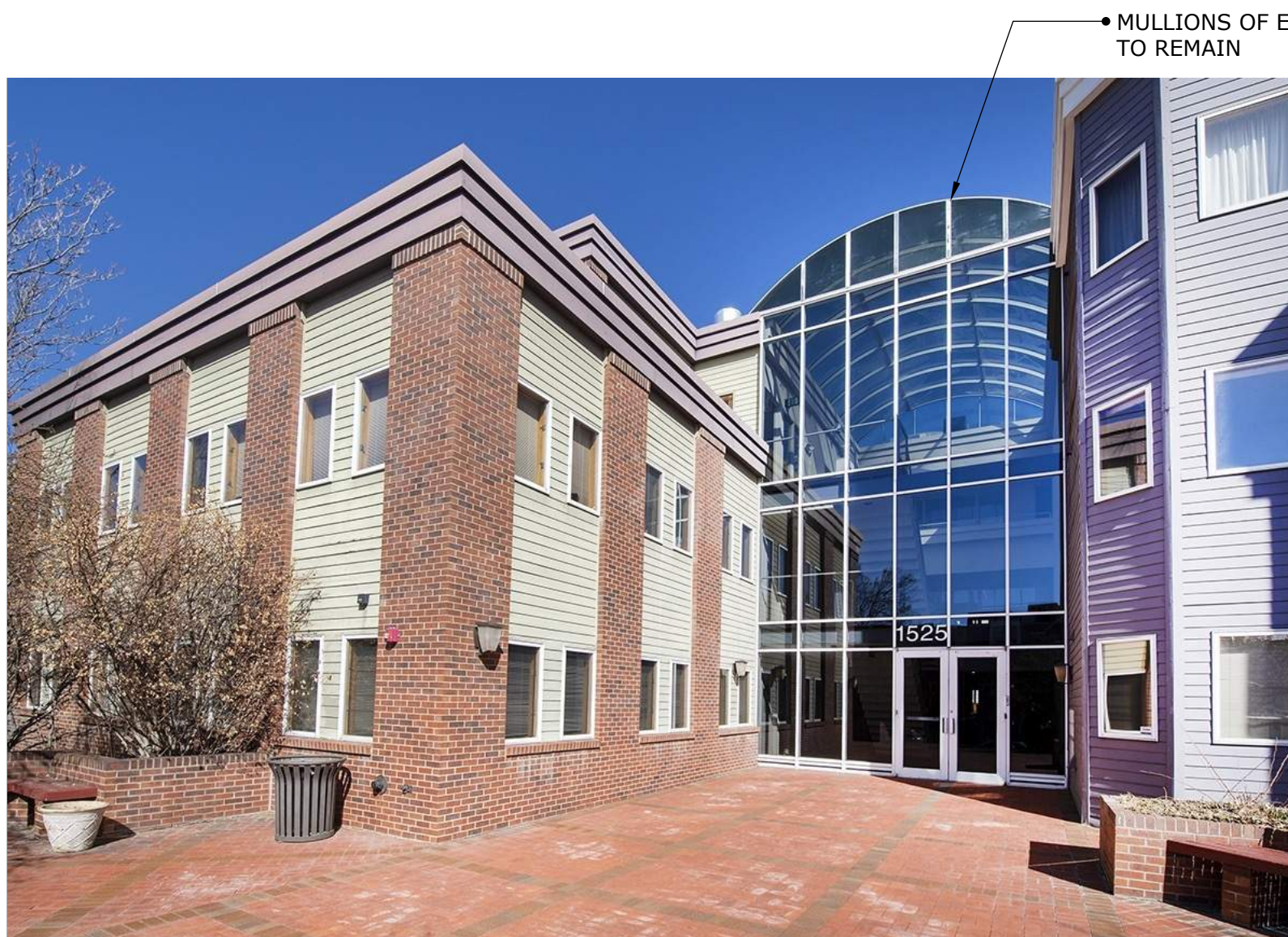




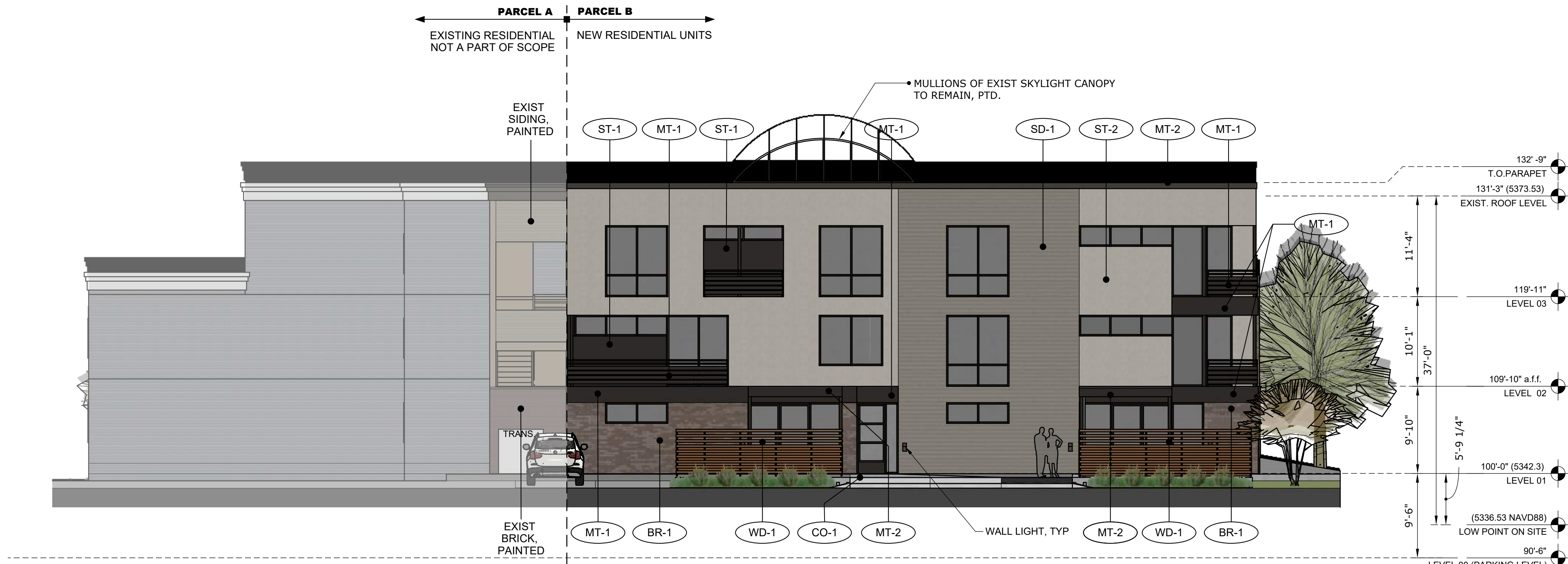




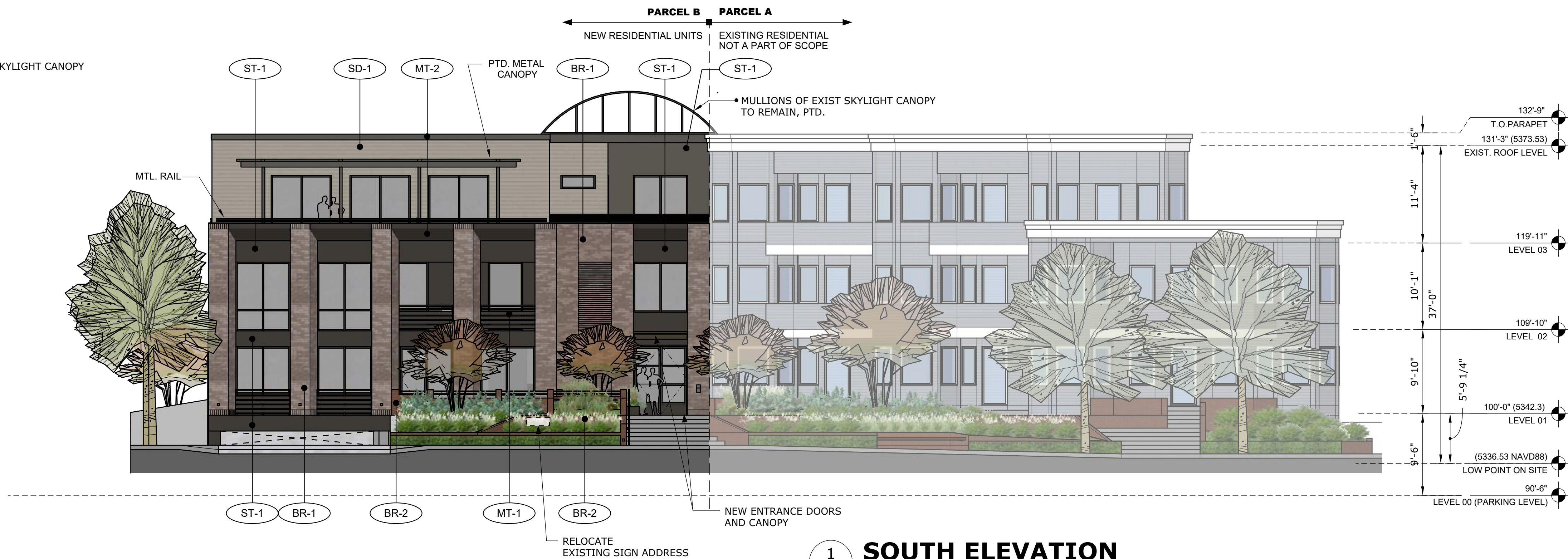
4 NORTH VIEW (EXISTING)
A3.1 NTS



3 SOUTH VIEW (EXISTING)
A3.1 NTS



2 NORTH ELEVATION
A3.1 1/8" = 1'-0"



1 SOUTH ELEVATION
A3.1 1/8" = 1'-0"



EXTERIOR MATERIALS

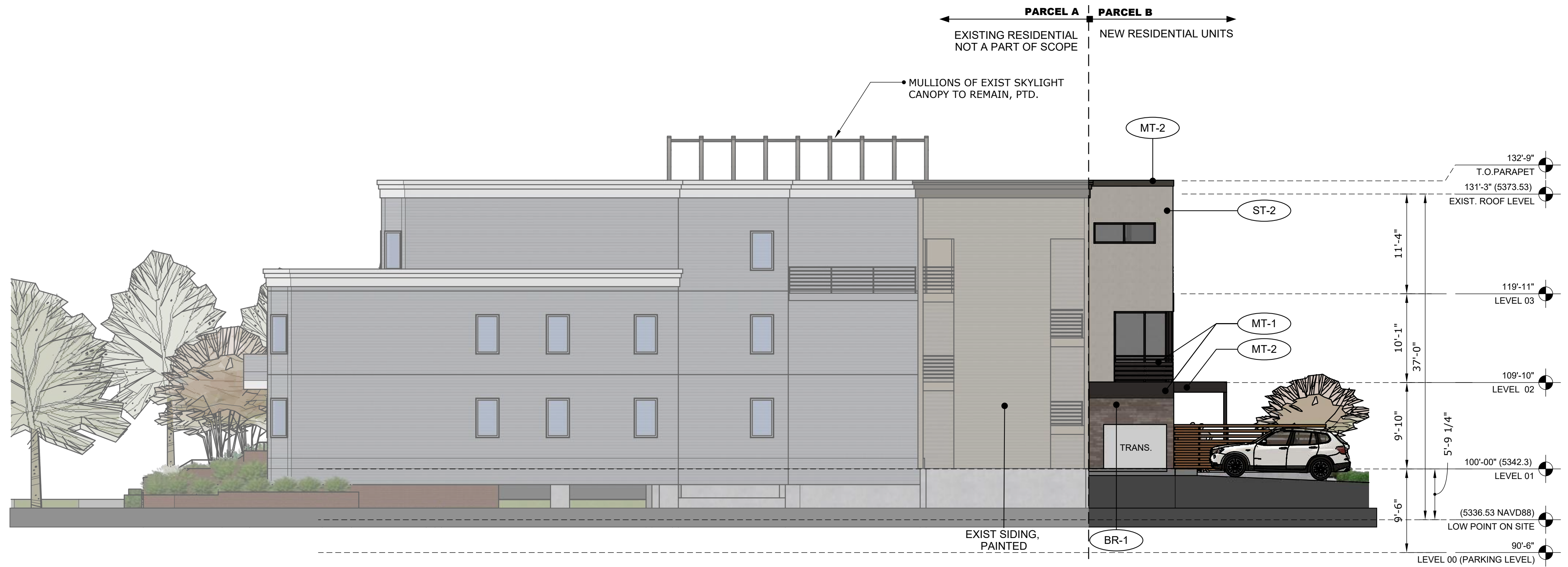
- SD-1 SIDING, FINISHED
- BR-1 BRICK
- BR-2 BRICK, MATCH EXISTING LANDSCAPE BRICK
- ST-1 STUCCO, COLOR-DARK
- ST-2 STUCCO, COLOR-LIGHT
- GL-1 TEMPERED GLASS
- MT-1 EXPOSED METALS, COLOR-DARK
- MT-2 METAL FASCIA/CAP/DRIP
- MT-3 METAL PANEL, COLOR-DARK
- CO-1 CONCRETE
- WD-1 WOOD FENCING



4 EAST VIEW (EXISTING)
A3.2 NTS



3 WEST VIEW (EXISTING)
A3.2 NTS



2 EAST ELEVATION
A3.2 1/8" = 1'-0"



1 WEST ELEVATION
A3.2 1/8" = 1'-0"



EXTERIOR MATERIALS

SD-1	SIDING, FINISHED
BR-1	BRICK
BR-2	BRICK, MATCH EXISTING LANDSCAPE BRICK
ST-1	STUCCO, COLOR-DARK
ST-2	STUCCO, COLOR-LIGHT
GL-1	TEMPERED GLASS
MT-1	EXPOSED METALS, COLOR-DARK
MT-2	METAL FASCIA/CAP/D RIP
MT-3	METAL PANEL, COLOR-DARK
CO-1	CONCRETE
WD-1	WOOD FENCING



4 SOUTHERN (SPRUCE ST) AERIAL VIEW
A3.3 NTS



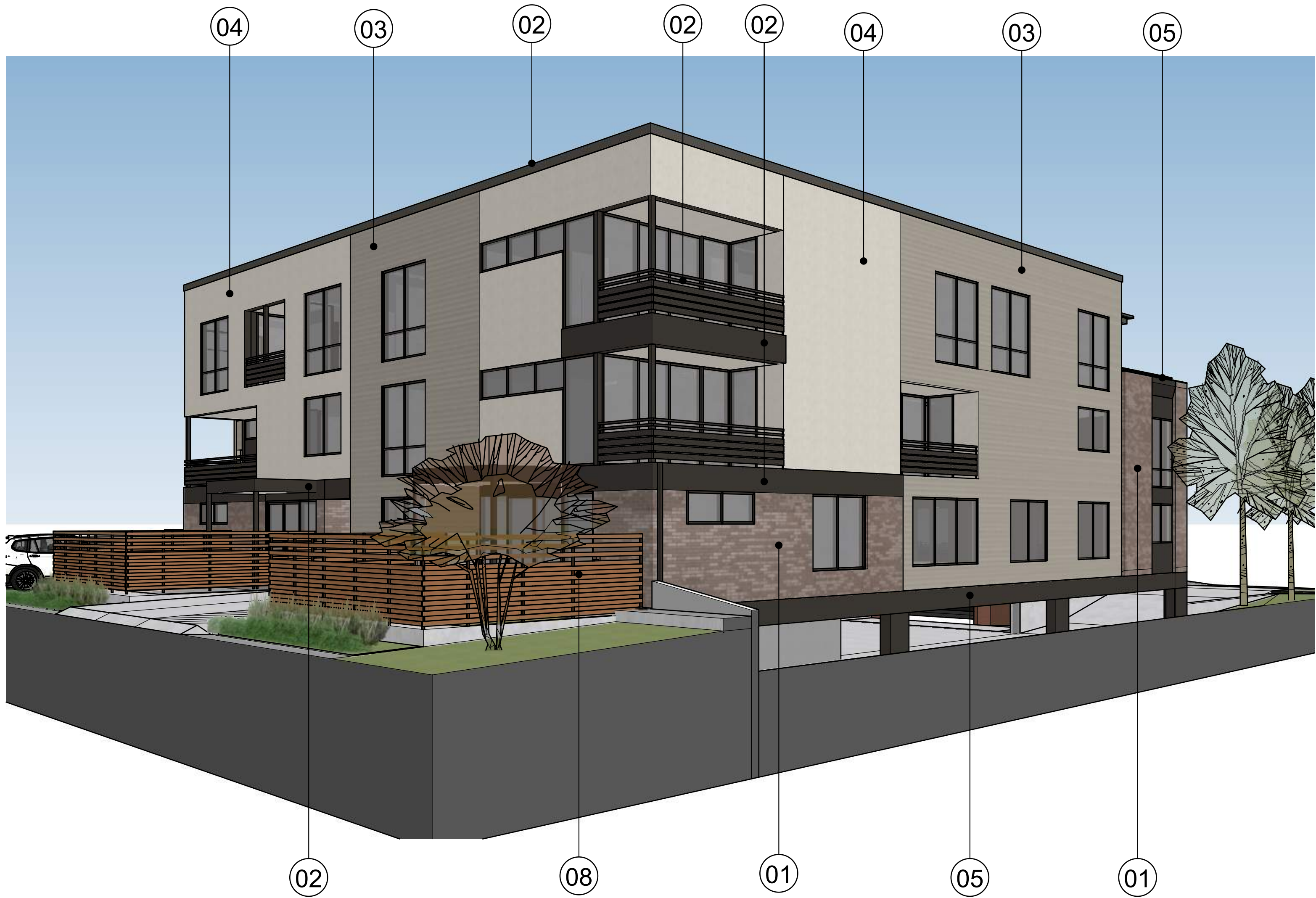
3 NORTHWESTERN (ALLEY) VIEW
A3.3 NTS



2 SOUTHERN (SPRUCE ST) PEDESTRIAN VIEW
A3.3 NTS



1 NORTHEASTERN (ALLEY) VIEW
A3.3 NTS



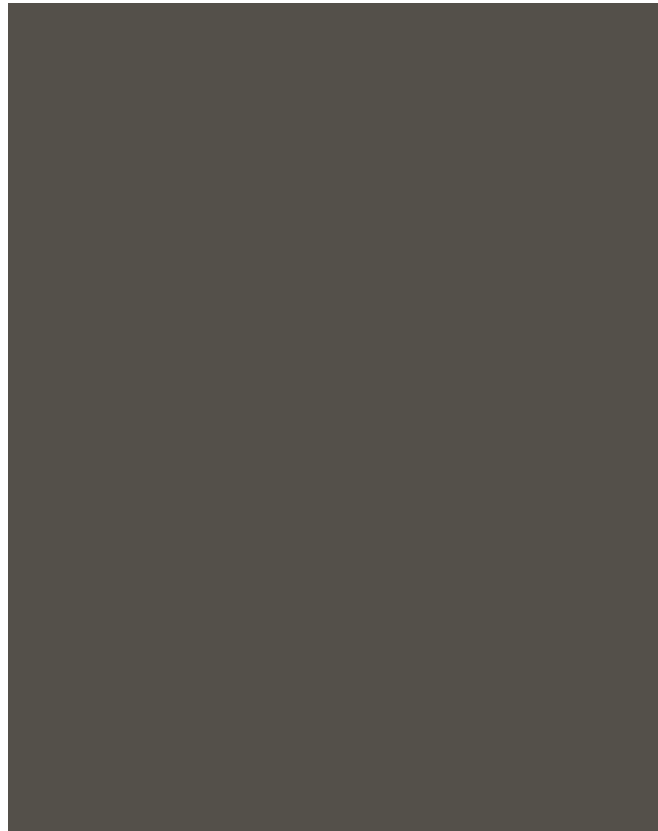
1
A3.4 NTS
NORTHWESTERN (ALLEY) VIEW



2
A3.4 NTS
SOUTHERN (SPRUCE ST) PEDESTRIAN VIEW



01
FACE BRICK (BR-1)



02
EXPOSED METALS (MT-1, MT-2)
SW 7048 - URBANE BRONZE



03
SIDING (SD-1)
SW 7018 - DOVETAIL



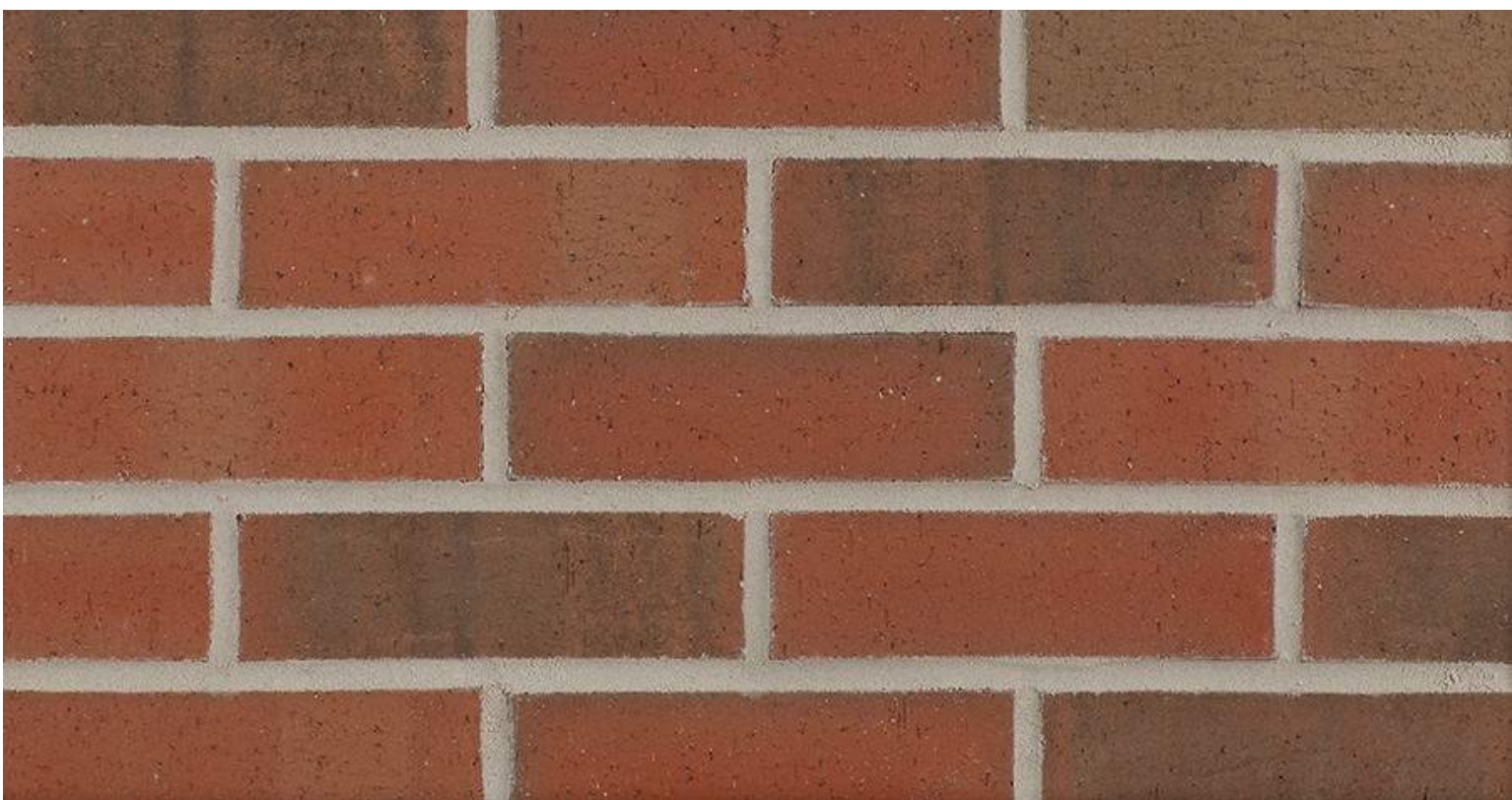
04
STUCCO - LIGHT (ST-2)
SW 0054 - TWILIGHT GRAY



05
STUCCO - DARK (ST-1)
SW 7048 - URBANE BRONZE



06
DOOR & WINDOW FRAMES
DARK BRONZE ANODIZED



07
LANDSCAPE BRICK (BR-2)
MATCH EXISTING



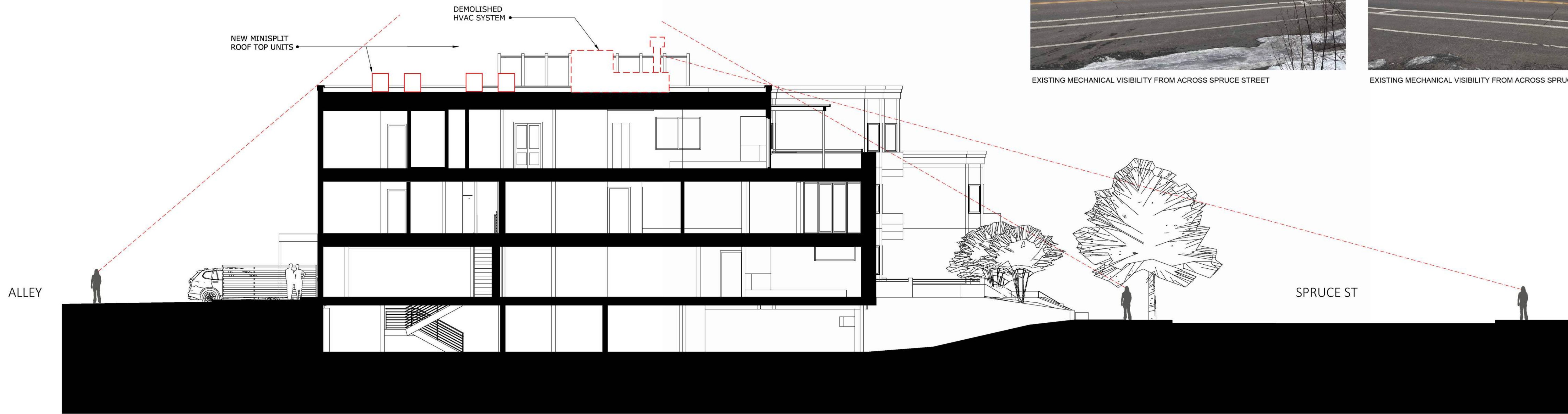
08
ALLEY PATIO FENCE (WD-1)
WESTERN RED CEDAR



EXISTING LANDSCAPE BRICK
TO REMAIN



EXISTING ADJACENT SIDING
TO REMAIN

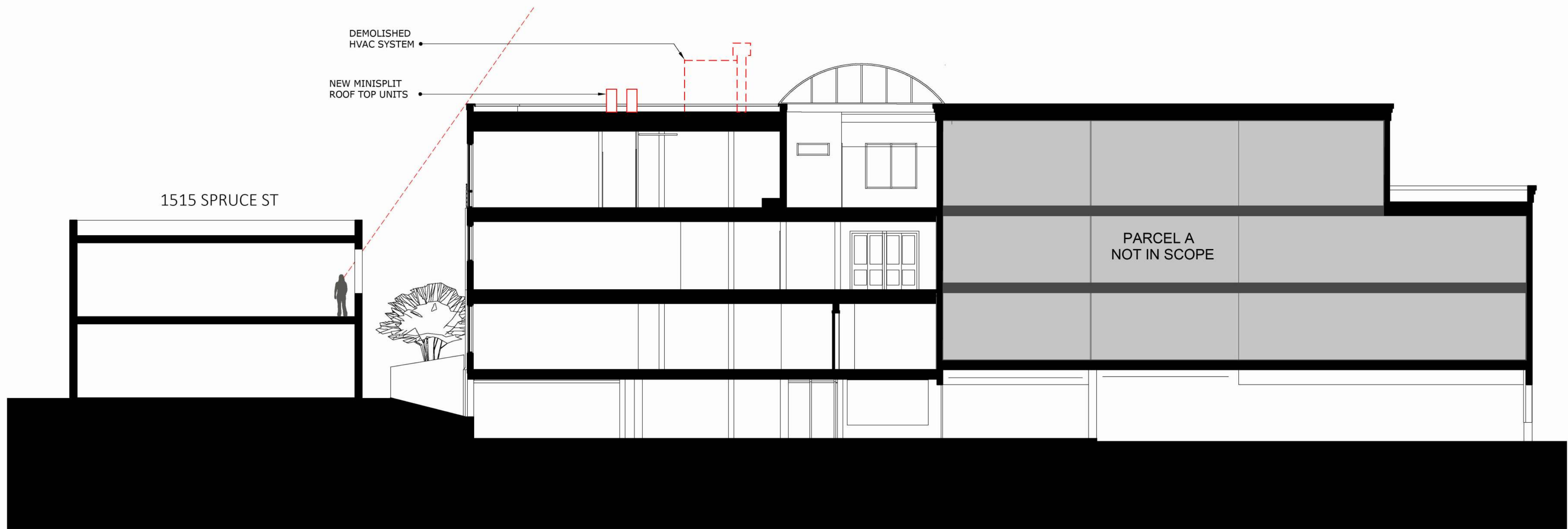


EXISTING MECHANICAL VISIBILITY FROM ACROSS SPRUCE STREET



EXISTING MECHANICAL VISIBILITY FROM ACROSS SPRUCE STREET

2 NORTH - SOUTH SECTION
A3.5 Scale: 1/8" = 1'



1 EAST - WEST SECTION
A3.5 Scale: 1/8" = 1'



EXIST ROOFTOP UNIT TO BE DEMOLISHED



NEW MULTI-FAMILY MINISPLIT ROOFTOP UNIT



Appendix A: Downtown Urban Design Guidelines, Chapter 2 Non-Historic and Interface Areas

The urban design objectives for the Non-Historic and Interface Areas are to:

- Reinforce the character of Downtown as a pedestrian place by encouraging architectural solutions that are visually pleasing, reflective of contemporary times yet stylistically appropriate to the context, and compatible in scale and character with their street.
- Encourage sensitive design along the edge where the Downtown commercial area abuts residential neighborhoods.
- Emphasize a clear distinction between the commercial and residential interface areas.
- Maintain the diversity in building type and size and respect the adjoining residential character.
- Discourage adverse impacts from noise, night lighting, poor building design, and commercial service areas on adjacent residential neighborhoods.

2.1 General guidelines for the Non-Historic and Interface Areas

A. Maintain the historic or predominant building set back line.					
1. Maintain the relationship and continuity of the building wall to the street or property line. 2. For commercial uses in residential buildings, maintain the predominant residential set back of the block, including any porches.					
APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				Staff Comment
	Compliance				
Existing setbacks are being maintained.	S <input type="checkbox"/>	PS <input type="checkbox"/>	NS <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	The proposal converts an existing commercial building to a residential use. It maintains the existing building envelope while limiting changes to the exterior materials, balconies and windows.

B. Views: Downtown Boulder is blessed with exceptional mountain views and projects should be designed to preserve access to this extraordinary asset from the public realm and surrounding area. The south and west edges of downtown offer the most spectacular views.					
APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				Staff Comment
	Compliance				
Views are being enhanced by cutting in patios and more glazing into existing building at areas where views are present.	S <input type="checkbox"/>	PS <input type="checkbox"/>	NS <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	The building maintains the existing form. There is not change impacting the existing views from the public realm or surrounding areas.

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



C. Sun and Shade: In Boulder’s climate, sun and shade are important design considerations for providing natural light in buildings and creating appealing pedestrian areas that are ice free and sunny in the winter and shady in the summer

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
No change from existing conditions are proposed.	S <input type="checkbox"/>	PS <input type="checkbox"/>	NS <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	The existing building form and entry/circulation patterns are maintained.

D. Minimize the visibility of mechanical, structural, or electrical appurtenances.

1. Use low-profile mechanical units and elevator shafts that are not visible from the street. If this is not possible, set back or screen rooftop equipment from view.
2. Be sensitive to the views from the upper floors of neighboring buildings. Skylights and solar panels should have low profiles.

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
Existing large RTU is being replaced with individual small residential VRF units. Current large RTU is not visible. New units will be placed well off the parapet edge to eliminate visibility from the public way.	S <input type="checkbox"/>	PS <input type="checkbox"/>	NS <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	The project will need to meet the code requirements for rooftop screening per 9-7-7(a)(4) “All mechanical equipment is screened from view, regardless of the height of the building, unless in the opinion of the city manager such screening conflicts with the function of the mechanical equipment.” The roof plan preliminarily indicates the screening footprint would be minimal and the placement of the PV array will not be affected by any shadow cast. Mechanical screening will be reviewed for conformance by planning staff during the final site review submittal.

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



E. Design all sides of the building including alley elevations.

1. Well-designed rear building entrances, windows, balconies, and planting areas are encouraged. Improve rear or side alley elevations to enhance public access from parking lots and alleys.
2. Where buildings are built to the alley edge, consider opportunities for alley display windows and secondary customer or employee entries.
3. Materials utilized on the primary elevation are to extend, or wrap, around building corners onto the secondary elevations extending back at least the width of a structural bay.
4. Screening for service equipment, trash, or any other rear-of-building elements should be designed as an integral part of the overall design. Where intact, historic alley facades should be preserved along with original features and materials.

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
Increase use of brick and introduction of stucco in addition to siding to break down the scale of the facades. Also additional covered entries have been introduced.	S	PS	NS	N/A	The proposal includes new front and rear entrance enhancements, improvements to the alley, and providing additional landscaping/patio areas. The building materials on the primary elevation wrap around to the eastern elevation to the depth of 3 rd floor balcony line though it may not be to the recommended structural bay and requires DAB review. (See site review criteria checklist Appendix B 9-2-14(h)(3)(c) for additional building material related standards) Service-related equipment, like transformers, is located recessed away from the alley.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



DAB Downtown Urban Design Guidelines Criteria Checklist – Appendix A

DAB Meeting Date: 3/13/2024

P&DS Case Number: LUR2023-00037

4

F. Exterior building lighting should be designed to enhance the overall architecture of the building. Security lighting should be designed for safety, as well as night-time appearance.

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance		Staff Comment		
Low level lighting is planed to replace the 80s commercial lighting currently on the building.	S	PS	NS	N/A	The proposal will be required to meet the City of Boulder Outdoor Lighting ordinance. Alley elevation indicates path lights illuminating the walkway along the rear parking area. Lighting on the front elevation/plans is not indicated. Applicant to confirm entry/walkway lighting.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

G. Reduce the visual impact of structured and surface parking.

1. Parking structures should be compatible to the historic district and adjacent buildings. All parking structures should be architecturally screened and/or wrapped with an occupiable use.
2. Surface parking is discouraged. Locate any surface parking to the rear of the property and screen from view.
3. Pedestrian routes in structures and parking lots should be easily identifiable and accessed, with clear visual connections to the sidewalks and buildings.

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance		Staff Comment		
Parking garage is currently not visible under building and added landscape screening is proposed at the alley parking.	S	PS	NS	N/A	The west elevation between the property line and the parking foundation extending above grade with open ventilation does not indicate any vegetative or physical screening. Screening possibilities could be either landscape or architectural elements.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



H. The law requires that universal access be located with the principal public entrance.

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
Added entry and HC parking has been incorporated at the alley.	S	PS	NS	N/A	Currently the primary public entry (south elevation) is not accessible. Anyone requiring an accessible route will need to go thru the garage to the elevator or at the rear of the building thru the alley entrance.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

I. Consider the quality of open space incorporated into new and renovated buildings. When appropriate to the context, integrate the surrounding open spaces into the building design. Well-programmed plazas, courtyards, outdoor seating and dining areas on or adjacent to open spaces and pedestrian routes are encouraged.

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
Existing plaza hardscape has been reduced to incorporate more plantings and private patio area.	S	PS	NS	N/A	New open space areas include both public and private categories. The forecourt has been redesigned to integrate landscape terraces and seating. The alley was improved to include an additional landscape buffer. The balconies and patios provide private openspace for residents.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



2.2 Commercial buildings in the Non-Historic and Interface Areas

A. Consider incorporating traditional facade elements in new and contemporary ways. See Section 1: The Downtown Historic District for specific building elements.

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
Redeveloped brick pilasters and brick patterning have been developed for a contemporary façade expression along with modern siding and stucco to break up the larger façade planes.	S <input type="checkbox"/>	PS <input type="checkbox"/>	NS <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	This section of criteria is for commercial buildings.

B. Consider the height, mass, and scale of buildings.

1. In general, buildings should appear similar in height, mass, and scale to other buildings in the area. At the same time, it is important to maintain a variety of heights. While the actual heights of buildings are of concern, the perceived heights of buildings are equally important. One-, two- and three-story buildings make up the primary architectural fabric of the Downtown, with taller buildings located at key intersections.
2. Consider the height and proportion of buildings to neighboring structures. For new structures that are significantly taller than adjacent buildings, upper floors should be set back a minimum of 15 feet from the front facade to reduce the perceived height.
3. Maintain the traditional, established breaks between buildings, such as existing walkways.
4. For projects located in the Interface Area, construct buildings three floors or less and consider the adjacent residential height, mass, and scale.
5. Commercial construction on a primarily residential block should be designed to reflect a residential character, e.g. residential set back on a primarily residential street.

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
Existing height is not being modified, but incorporation of base elements and multiple façade materials are being used to create better pedestrian scale.	S	PS	NS	N/A	This section of criteria is for commercial buildings.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



C. Maintain a human scale, rather than monolithic or monumental scale.

1. Avoid large featureless facade surfaces. Include architectural elements and patterns that divide the facade into familiar intervals. A single facade should not exceed a maximum of 75 linear feet.
2. Consider how the texture and pattern of building materials will be perceived. Use traditionally sized building components in a way that incorporates details, textures, and patterns to establish a sense of human scale.
3. Maintain the distinction between ground and upper floors. Develop the first-floor facade as primarily transparent. Consider using windows and other architectural features to create a pattern that will reinforce the traditional facade rhythm found on commercial buildings in the Downtown area. Ground floors are generally differentiated by a higher percentage of glazing and transparency than upper floors.

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
The existing monolithic building has been broken down with ground level brick and use of multiple building materials above. Additional fenestration and balconies have also been incorporated to further reduce the scale.	S	PS	NS	N/A	This section of criteria is for commercial buildings.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

D. Construct primary entrances at grade.

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
The existing entrance has been reduced to a more appropriate scale with added brick patterning and canopy. A recessed rear entrance has been added along with material transitions to indicate the entrance hierarchy.	S	PS	NS	N/A	This section of criteria is for commercial buildings.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



E. Maintain the rhythm established by the repetition of the traditional approximately 25' facade widths for projects that extend over several lots by changing the materials, patterns, reveals, or building setbacks in uniform intervals or by using design elements such as columns or pilasters.

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
Pilasters and multiple building materials have been used to reduce the perceived width of the existing building.	S	PS	NS	N/A	This section of criteria is reserved for commercial buildings.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

F. Distinguish ground floor height from upper floor heights. Ground level floor to floor height is encouraged to be taller than upper stories.

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
Existing floors are already established, but use of brick at the lower level has been used to distinguish the ground floor base.	S	PS	NS	N/A	This section of criteria is reserved for commercial buildings.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

G. Shade storefront glass by appropriate means such as awnings or recesses.

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				<i>Staff Comment</i>
Recessed balconies have been incorporated where possible. A large shade canopy has also been added at the at southern façade to cool the upper unit.	S	PS	NS	N/A	This section of criteria is reserved for commercial buildings.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



2.3 Residential buildings in the Non-Historic and Interface Areas

A. Maintain the diverse architectural character of the residential buildings in the Interface Area.

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
In removing the 80s monolithic skin, larger fenestration, material variety, and balconies we brought the building closer to today’s design requirements and thus making it more compatible with the neighborhood.	S	PS	NS	N/A	The building is situated among an eclectic mix of residential and commercial uses. The building is designed as a multifamily building with a familiar scale and materiality typical of the downtown interface area.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. Construct residential units to include entry stoops and/or porches. Residential entry porches are encouraged to extend 18" to 30" above grade, except when the context or character of the block demonstrates at grade entries.

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
Added entry patios are proposed for the ground floor units. These are elevated above the existing alley by 17". The southern unit's patio is 5' above the sidewalk on the existing plaza.	S	PS	NS	N/A	As an existing building, the retrofit utilizes the established grade. This residential building typology is that of a multifamily structure with a primary, unified entry feature. This type is not indicative of having individualized entries for each unit or a stoop. The proposal includes revising the front landscaping and arrival/approach to be more in character with a residential use.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

S	Criteria Satisfied
---	--------------------

PS	Criteria Partially Satisfied
----	------------------------------

NS	Criteria Not Satisfied
----	------------------------

N/A	Criteria Not Applicable
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C. When feasible, maintain residential uses in historic residential buildings.					
APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
The conversion of the office use to residential is re-establishing residential use in what was a historically residential area.	S	PS	NS	N/A	This building is not a historic residential building.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



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:

(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
The existing design is being enhanced with added HC entry with parking at the north side. Additionally long-term bike parking is being added to parking garage. Alley parking is also being reduced with patio and landscaping.		S	PS	NS	The existing vehicular circulation pattern and parking locations will remain.
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable

**DAB Site Review Criteria Checklist – Appendix B**

DAB Meeting Date: 3/13/2024

P&DS Case Number: LUR2023-00037

(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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
Existing plaza is being enhanced with more appropriate landscape materials, added planting areas and added residential patios/balconies.	S	PS	NS	N/A	New openspace areas include both public and private types of openspace. The public forecourt has been redesigned to integrate landscape terraces and seating. The balconies and patios provide private openspace for residents. The alley should be improved to include an additional landscape buffer to avoid having the area adjacent to the patios evolve into spillover parking.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

(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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
Open space is being made more usable by the inhabitants with the added patios and balconies.	S	PS	NS	N/A	The project includes new, additional private openspace areas to meet the needs of the residential use.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



(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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
Added alley landscaping is now screening parking.	S <input type="checkbox"/>	PS <input checked="" type="checkbox"/>	NS <input type="checkbox"/>	N/A <input type="checkbox"/>	The alley includes newly introduced landscape buffer areas. The transformer is recessed away from the alley and hidden from view. The below grade parking is accessed thru the existing location along Spruce St. The west elevation where the parking structure has exposed structural columns and ventilation areas that are not screened. The landscape area along this area could include vegetative screening or architectural elements.

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



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:

(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 <i>Describe how the projects meets the criteria</i>		STAFF REVIEW			
		Compliance			
		Staff Comment			
NA – no change in existing building footprint		S	PS	NS	N/A
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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 <i>Describe how the projects meets the criteria</i>		STAFF REVIEW			
		Compliance			
		Staff Comment			
Majority of parking is screened below the building and alley parking has been reduced and landscape screening has been added.		S	PS	NS	N/A
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable

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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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
Added architectural detail has been added at entries along with either a canopy or recessed feature.	S	PS	NS	N/A	The front entry has been redesigned to include a canopy and windows. An alley entry has been added.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

(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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
	S	PS	NS	N/A	
The main public entry has better defined as a residential entry vs the existing larger atrium entrance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The entry points along the accessible elevations are provided within 50’.

(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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance			Staff Comment	
The commercial plaza has been reduced with more landscaping to better transition to the surrounding residential.	S	PS	NS	N/A	This project is utilizing an existing building and is not altering the building massing.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

S	Criteria Satisfied
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PS	Criteria Partially Satisfied
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NS	Criteria Not Satisfied
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N/A	Criteria Not Applicable
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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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				<i>Staff Comment</i>
While the existing siting has not been modified, the plaza is being modified to improve the residential character of the change of use.	S	PS	NS	N/A	The project is subject to the Downtown Urban Design Guidelines – Non-Historic and Interface area criteria. Please see Appendix A Criteria evaluation.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable

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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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
The proposed recessed balconies and proposed new architectural skin are used to reduce the mass of the existing building.	S	PS	NS	N/A	This project is utilizing an existing building and is not altering the building massing.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

(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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance			Staff Comment	
The change in mechanical from a much larger RTU to smaller units will further reduce any visibility to mechanical on the roof.	S	PS	NS	N/A	The project will need to meet the code requirements for rooftop screening per 9-7-7(a)(4) “All mechanical equipment is screened from view, regardless of the height of the building, unless in the opinion of the city manager such screening conflicts with the function of the mechanical equipment.” The roof plan preliminarily indicates the screening footprint would be minimal and the placement of the PV array will not be affected by any shadow cast. Mechanical screening will be reviewed for conformance by planning staff during the final site review submittal.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable

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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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance		Staff Comment		
We are in excess of 20% transparency on all renovated facades. While the proposed modification is closer to 50% of transparency on the south first level – this is more appropriate for the residential use that is also set back more than 30’ from the sidewalk.	S <input checked="" type="checkbox"/>	PS <input type="checkbox"/>	NS <input type="checkbox"/>	N/A <input type="checkbox"/>	The primary (south) elevation has a substantial amount of glazing. All elevations appear to be within the 20% requirement.
(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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance		Staff Comment		
Window pattering and façade treatment have been modified to create a better base to the building, emphasize on entries and visual intrrest. A variety of window sizes have been incorporated to reflect the residential uses within the building vs the limited sizes existing.	S <input type="checkbox"/>	PS <input checked="" type="checkbox"/>	NS <input type="checkbox"/>	N/A <input type="checkbox"/>	The primary elevation satisfies this requirement. The west and north elevation does not utilize, or minimally utilizes, the detailing listed in the criteria, e.g. cornices, belt courses, reveals, alternating brick or stone patterns, expression line offsets, window lintels and sills, and offsets in window glass

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable

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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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
All new balconies are cut into the existing envelope and will have finished ceilings.	S	PS	NS	N/A	The balconies are enclosed by the building form and planning staff will ensure the TEC/PMT set include details indicating the finished ceilings.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

(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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance			Staff Comment	
We have increased the amount of brick and also introduced stucco as a third material to reduce the amount of siding as we are connected with the existing apartment building that is all siding.	S	PS	NS	N/A	The project is subject to the Downtown Urban Design Guidelines – Non-Historic and Interface area criteria. Please see Appendix A Criteria evaluation.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

S	Criteria Satisfied
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PS	Criteria Partially Satisfied
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NS	Criteria Not Satisfied
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N/A	Criteria Not Applicable
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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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
Brick and siding are being utilized on the street façade and cementitious stucco is being used as an additional material to break up the facades.	S	PS	NS	N/A	The primary and ground floor materials are high-quality materials, brick, metal panel and composite siding. All instances of limited basis materials are reserved to the upper floors of rear and side elevations.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

(ii) Monolithic roofing membranes, like Thermoplastic Polyolefin, are not used on roof surfaces that are visible from the street level.

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
No roofing is visible from street level	S	PS	NS	N/A	Any use of the TPO roofing will be concealed behind the parapet.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

(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.

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



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APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
The building materials have been composed to emphasize the entries, anchor corners and to break up the facades.	S	PS	NS	N/A	The material palette is 4 materials: brick, siding, metal panel and stucco. The west and north elevations have an assortment of materials with in-plane materials transitions. Some of the material changes are not indicative of changes in the form or function, e.g. programmatic, etc. There is opportunity for DAB to simplify the material hierarchy and material assignment on the facades.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



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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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				<i>Staff Comment</i>
The design has utilized the use of recessed balconies and brick base course to create opportunities to transition materials. But other transitions between materials are limited in depth based on reskinning of an existing building.	S	PS	NS	N/A	The building materials transition in-plane without offsets. While this project utilizes the existing building form and this limits the overall planar changes across the west and north elevation, there remains an opportunity for DAB to review the materials and detailing. The project does employ wrapping the material along convex corners into the recessed balconies.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



9-2-14(h)(4) Additional Criteria for Buildings Requiring Height Modification or Exceeding the Maximum 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:

(A) 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:

(i) The building does not exceed 200 feet in length along any public right-of-way.					
APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
NA	S	PS	NS	N/A	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



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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:
- Type of dominant material or color, scale, or orientation of that material;
 - Facade recessions and projections;
 - Location of entrance and window placements;
 - Roof forms; and
 - Building height.

APPLICANT SELF-EVALUATION <i>Describe how the projects meets the criteria</i>	STAFF REVIEW			
	Compliance			Staff Comment
NA	S	PS	NS	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(B) Building and Site Design Requirements for Height Modifications:

(i) Buildings requiring a height modification shall meet the following requirements:

- 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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
NA	S	PS	NS	N/A	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable

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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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
NA	S	PS	NS	N/A	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
NA	S	PS	NS	N/A	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

S	Criteria Satisfied
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PS	Criteria Partially Satisfied
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NS	Criteria Not Satisfied
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N/A	Criteria Not Applicable
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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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
NA	S	PS	NS	N/A	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

- 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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				
	Compliance				Staff Comment
NA	S	PS	NS	N/A	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



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 <i>Describe how the projects meets the criteria</i>	STAFF REVIEW				<i>Staff Comment</i>
	Compliance				
NA	S	PS	NS	N/A	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable