CITY OF BOULDER
PLANNING BOARD MEETING AGENDA
DATE:
November 17, 2026
TIME: 6:00 PM
PLACE: Hybrid Meeting

1. **CALL TO ORDER**

2. **PUBLIC PARTICIPATION**

3. **APPROVAL OF MINUTES**

4. **CALL UP ITEMS**

   A. **Call Up:** FINAL PLAT to subdivide 2.65-acre properties at 5501 & 5505 Arapahoe Avenue to create one new lot and to dedicate stormwater quality/detention and drainage easements and a public access easement. This application is subject to potential call-up on or before November 20, 2026. Reviewed under case number TEC2026-00004.

   B. **Call Up:** Final Plat to subdivide the properties at 2207 and 2225 Baseline Rd. to create one lot totaling 0.98 acres for the new Fire Station #2. This application is subject to potential call-up on or before November 19, 2026. The Preliminary Plat was approved through case no. LUR2026-00038.

5. **PUBLIC HEARING ITEMS**

   A. **AGENDA TITLE** Concept Plan Review and Comment for the redevelopment of a lot at 3400 Broadway with senior housing. The proposal includes the demolition of the existing Boulder County offices (except for the former Boulder County Hospital Building) on the western portion of the property and developing 232 dwelling units, below grade parking garage, and a neighborhood serving use. The concept proposes maintaining the public ballfields on the eastern portion of the site. The building is proposed to be up to four stories and 55 feet in height. Reviewed under case no. LUR2026-00036.

6. **MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY**

7. **DEBRIEF MEETING/CALENDAR CHECK**

8. **ADJOURNMENT**

CITY OF BOULDER PLANNING BOARD
VIRTUAL AND HYBRID MEETING GUIDELINES

These guidelines apply to electronic meetings and hybrid meetings. Hybrid meetings permit simultaneous in-person and electronic participation.

CALL TO ORDER
The Board must have a quorum (four members present) before the meeting can be called to order.

AGENDA
The Board may rearrange the order of the agenda or delete items for good cause. The Board may not add items requiring public notice.

PUBLIC PARTICIPATION
The public is welcome to address the Board (3 minutes* maximum per speaker) during the Public Participation portion of the meeting regarding any item not scheduled for a public hearing. The only items scheduled for a public hearing are those listed under the category PUBLIC HEARING ITEMS on the Agenda. **Any exhibits introduced into the record must be provided to the Board Secretary for distribution to the Board and admission into the record via email 24 hours prior to the scheduled meeting time**.

DISCUSSION AND STUDY SESSION ITEMS
Discussion and study session items do not require motions of approval or recommendation.

PUBLIC HEARING ITEMS
A Public Hearing item requires a motion and a vote. The general format for hearing of an action item is as follows:

1. Presentations

- Staff presentation (10 minutes maximum*).
- Applicant presentation (15-minute maximum*). Any exhibits introduced into the record at this time must be provided to the Board Secretary by email, no later than 24 hours prior to the scheduled meeting time, for distribution to the Board and admission into the record.
- Planning Board questioning of staff or applicant for information only.

2. Public Hearing

Each speaker will be allowed an oral presentation of up to three minutes*. Three or more people may pool their allotted time so one speaker can speak for five minutes*. To pool time, all the people pooling time must be present in-person in the physical meeting room or present electronically when the spokesperson is called to speak. Speakers with pooled time must identify the people they are pooling time with by first and last name when called upon to speak, so they can be called upon to confirm their presence and willingness to pool their speaking time.

- Speakers should introduce themselves, giving name and address. If officially representing a person, entity, group, homeowners' association, etc., please state that for the record as well.
- The board requests that, prior to offering testimony, the speaker disclose any financial or business relationship with the applicant, the project, or neighbors. This includes any paid compensation. It would also be helpful if the speaker disclosed any membership or affiliation that would affect their testimony.
- Speakers are requested not to repeat items addressed by previous speakers other than to express points of agreement or disagreement. Refrain from reading long documents and summarize comments wherever possible. Documents and other physical evidence must be submitted via email 24 hours prior to the scheduled meeting to become a part of the official record.
- Speakers should address the applicable Land Use Code criteria and, if possible, reference the criteria that the Board uses to decide a case.
- Any exhibits intended to be introduced into the record at the hearing must be emailed to the Secretary for distribution to the Board and admission into the record **24 hours prior to the meeting**.
- Citizens can email correspondence to the Planning Board and staff at boulderplanningboard@bouldercolorado.gov, up to **24 hours prior to the Planning Board meeting**, to be included as a part of the record.
- Applicants under Title 9, B.R.C. 1981, will be provided the opportunity to speak for up to 3 minutes* prior to the close of the public hearing. The board chair may allow additional time.

3. Board Action

- Board motion. Motions may take any number of forms. With regard to a specific development proposal, the motion generally is to either approve the project (with or without conditions), to deny it, or to continue the matter to a date certain (generally in order to obtain additional information).
- Board discussion. This is undertaken entirely by members of the Board. The applicant, members of the public or city staff participate only if called upon by the Chair.
- Board action (the vote). An affirmative vote of at least four members of the Board is required to pass a motion approving any action. If the vote taken results in either a tie, a vote of three to two, or a vote of three to one in favor of approval, the applicant shall be automatically allowed a rehearing upon requesting the same in writing within seven days.

MATTERS FROM THE PLANNING BOARD, DIRECTOR, AND CITY ATTORNEY
Any Planning Board member, the Planning Director, or the City Attorney may introduce before the Board matters which are not included in the formal agenda.

ADJOURNMENT
The Board's goal is that regular meetings adjourn by 10:30 p.m. and that study sessions adjourn by 10:00 p.m. New agenda items will generally not

be commenced after 10:00 p.m.

VIRTUAL MEETINGS
For Virtual Meeting Guidelines, refer to https://bouldercolorado.gov/government/board-commission/planning-board page for the approved Planning Board Participation Rule for Electronic and Hybrid Hearings.

*The Chair may lengthen or shorten the time allotted as appropriate. If the allotted time is exceeded, the Chair may request that the speaker conclude his or her comments

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MEMORANDUM

TO: Planning Board
FROM: Chandler Van Schaack, Case Manager
DATE: November 17, 2026
SUBJECT: **Call-Up Item**: FINAL PLAT to subdivide 2.65-acre properties at 5501 & 5505 Arapahoe Avenue to create one new lot and to dedicate stormwater quality/detention and drainage easements and a public access easement. This application is subject to potential call-up on or before **November 20, 2026.** Reviewed under case number TEC2026-00004.

The purpose of this item is for Planning Board to consider the call-up of the attached subdivision plat for a public hearing. Attached is the disposition of approval for the subdivision of land into one new lot totaling approximately 2.65 acres (see **Attachment A**). Subdivision of the property is required as part of the approved Form-Base Code Review for the site (LUR2025-00027). Refer to **Attachment B** for the approved Final Plat.

Background. The 115,551 square foot. (2.65-acre) project site is located in East Boulder at the northeast corner of 55th Street and Arapahoe Avenue (See **Figure 1** below for a vicinity map). The site is comprised of two properties: 5501 and 5505 Arapahoe Ave. One property previously operated as the Boulder Dinner Theater (5501 Arapahoe) and the other is currently the Premier Members Credit Union (5505 Arapahoe). On December 2, 2025, the Planning Board approved a Form-Based Code Review application for redevelopment of the properties with a new, five-story mixed use building containing 300 dwelling units and 2,918 square feet of retail and production business space (LUR2025-00027), and recommended approval of a Rezoning application (LUR2025-00016) to rezone the property to from Business – Community 1 (BC-1) to Mixed-Use 4 (MU-4). The Rezoning ordinances were adopted by City Council on February 5, 2026.

For more background on the approved Form-Based Code Review and Rezoning, the staff memorandum to Planning Board and the applicant's submittal materials along with other related background materials are available on the Records Archive for the Planning Board. The recorded video from the hearings can be found at the following link: December 2, 2025 Planning Board Hearing (item begins 30 minutes into the video).



Figure 1: Vicinity Map

Subdivision of the properties is required as part of the conditions of approval for the Form-Based Code Review. The public and private improvements required to be constructed as part of the subdivision are listed in the Subdivision Agreement included as **Attachment C**. The applicant has received approval of Technical Documents for the project.

Public Comment. Required public notice was provided in the form of written notifications to adjacent property owners of the subject property. In addition, a public notice sign was posted on the property. Therefore, all public notice requirements of Section 9-4-3, "*Public Notice Requirements*," B.R.C. 1981 were met. No comments have been received regarding issues specific to the subdivision.

Review Process. Per Section 9-12-10, *"Final Plat Procedure,"* B.R.C. 1981, the city manager is required to notify the Planning Board in writing of the disposition of a final plat application. Staff has reviewed the application for compliance with the Subdivision Regulations of Chapter 9-12, *"Subdivision,"* B.R.C. 1981 and finds that the proposal meets the Standards for Lots and Public Improvements, as set forth in Section 9-12-12, B.R.C. 1981.

Conclusion. Staff has attached the approved Final Plat (**Attachment B**) for the Planning Board's review. This application was approved by Planning and Development Services staff on November 6, 2026, and the decision may be called-up before Planning Board on or before **November 20, 2026**. There is a Planning Board meeting within the 14-day call up period on November 17, 2026. Questions about the project or decision should be directed to Chandler Van Schaack via email at vanschaackc@bouldercolorado.gov.

Attachments

Attachment A: Disposition of Approval
Attachment B: Approved Final Plat
Attachment C: Subdivision Agreement

City of Boulder
Planning & Development Services

CITY OF BOULDER PLANNING DEPARTMENT
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-12, B.R.C. 1981, as applied to the proposed development.

DECISION:	**APPROVED WITH CONDITION**
PROJECT NAME:	**5501 ARAPAHOE AVE SUBDIVISION**
DESCRIPTION:	**FINAL PLAT to combine the existing properties at 5501 Arapahoe Ave. and 5505 Arapahoe Ave. into one lot of 115,551 sq. ft. and to dedicate a utility easement, stormwater detention/water quality and drainage easements, and public access easements.**
LOCATION:	**5501 and 5505 Arapahoe Avenue**
LEGAL DESCRIPTION:	**See Exhibits A and B**
APPLICANT:	**ERIN BAGNALL, SOPHER SPARN ARCHITECTS**
OWNERS:	**5501 Arapahoe Investors, LLC (Owner of 5501 Arapaho Ave.); and Premier Members Credit Union, who acquired title as Boulder Valley Credit Union (Owner of 5505 Arapahoe Ave.)**
APPLICATION:	**Subdivision/ Final Plat (TEC2026-00004)**
ZONING:	**Mixed Use – 4 (MU-4)**
CASE MANAGER:	**Chandler Van Schaack**

THIS IS NOT A SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND NO VESTED PROPERTY RIGHT IS CREATED BY THIS APPROVAL.

FOR CONDITIONS OF APPROVAL, SEE THE FOLLOWING PAGES OF THIS DISPOSION.

Approved On: **November 6, 2026**
Date

By:

Brad Mueller, Director of Planning & Development Services

This decision may be appealed to the Planning Board by filing an appeal letter with the Planning Department within two weeks of the decision date. If no such appeal is filed, the decision shall be deemed final fourteen days after the date above mentioned.

Appeal to Planning Board Expires: **November 20, 2026**

Final Approval Date: **November 21, 2026**

CONDITION OF APPROVAL

1. The subdivision is approved subject to the terms of the Subdivision Agreement.

EXHIBIT A

LEGAL DESCRIPTION

(5501 ARAPAHOE AVE.)

A parcel of land situate in the Southwest One-Quarter of Section 27, Township 1 North, Range 70 West of the 6th P.M., County of Boulder, State of Colorado, more particularly described as follows:

Commencing at the Southwest corner of said Section 27;
Thence North 89 Deg. 59’ East, a distance of 30 feet;
Thence North 0 Deg. 12’40” West, a distance of 60.30 feet to the True Point of Beginning;
Thence continuing North 0 Deg. 12’40” West, a distance of 3569.70 feet;
Thence North 89 Deg. 59’ East, a distance of 170.00 feet;
Thence South 0 Deg. 12’40” East, a distance of 366.65 feet;
Thence North 87 Deg. 40’30” West, a distance of 170.16 feet to the True Point of Beginning;

EXCEPT those portions conveyed to the City of Boulder by Warranty Deed recorded November 7, 19083 as Reception No. 586690.

EXHIBIT B

LEGAL DESCRIPTION

(5505 ARAPAHOE AVE.)

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27;
THENCE NORTH 89°59' EAST, A DISTANCE OF 30 FEET;
THENCE NORTH 0°12'40" WEST, A DISTANCE OF 420.00 FEET;
THENCE NORTH 89°59' EAST, A DISTANCE OF 170.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°59' EAST, A DISTANCE OF 160.00 FEET;
THENCE SOUTH 0°12'40" EAST, A DISTANCE OF 373.20 FEET;
THENCE NORTH 87°40°30" WEST, A DISTANCE OF 160.16 FEET;
THENCE NORTH 0°12'40" WEST, A DISTANCE OF 366.65 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THE SOUTHERLY 5 FEET AS CONVEYED TO THE CITY OF BOULDER BY MELVILLE B. LINDQUIST IN DEED RECORDED NOVEMBER 7, 1983 ON FILM 1278 AS RECEPTION NO. 586689.

FINAL PLAT
5501 ARAPAHOE AVE SUBDIVISION

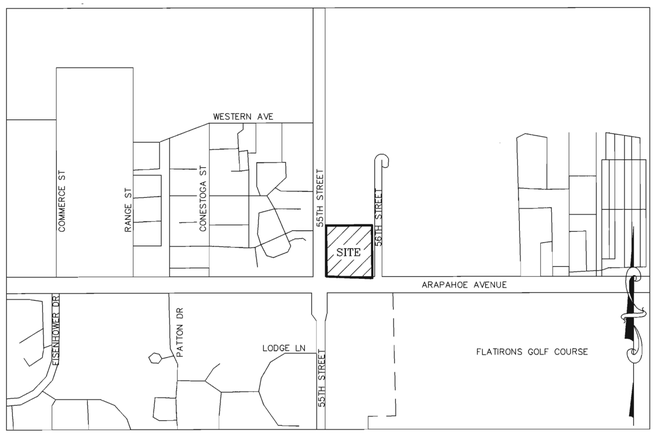
TRACTS 922A & 922A1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 3

TOTAL AREA = 115,551 SQ. FT., OR 2.65 ACRES, MORE OR LESS

Sheets

SHEET 1 DEDICATION, NOTES, SIGNATURE BLOCKS
SHEET 2 PLAT, VACATED EASEMENTS, AND DEDICATED EASEMENTS
SHEET 3 PUBLIC ACCESS EASEMENTS & STORMWATER DETENTION/WATER QUALITY EASEMENTS DETAILS



Vicinity Map
SCALE: 1" = 500'

Dedication

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28 TO BEAR NORTH 00°23'25" WEST, A DISTANCE OF 2653.53 FEET BETWEEN A FOUND #6 REBAR WITH 2" ALUMINUM CAP STAMPED "STEVE J. STELLARS 28/27/33/34 1995 27615" IN A RANGE BOX AT THE THE SOUTHEAST CORNER OF SECTION 28 AND A FOUND #6 REBAR WITH AN ILLEGIBLE 3 1/4" ALUMINUM CAP IN A RANGE BOX AT THE EAST QUARTER CORNER OF SECTION 28EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, BETWEEN A FOUND #6 REBAR WITH 2" ALUMINUM CAP STAMPED "STEVE J. STELLARS 28/27/33/34 1995 27615" IN A RANGE BOX AT THE THE SOUTHEAST CORNER OF SECTION 28 AND A FOUND #6 REBAR WITH AN ILLEGIBLE 3 1/4" ALUMINUM CAP IN A RANGE BOX AT THE EAST QUARTER CORNER OF SECTION 28, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTHWEST CORNER, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, NORTH 89°47'46" EAST, A DISTANCE OF 40.50 FEET; THENCE NORTH 00°23'25" WEST, A DISTANCE OF 64.86 FEET TO THE POINT OF BEGINNING, ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ARAPAHOE AVENUE AND THE EAST RIGHT-OF-WAY LINE OF 55TH STREET;

THENCE ALONG THE EAST RIGHT-OF WAY LINE OF 55TH STREET, NORTH 00°23'25" WEST, A DISTANCE OF 355.13 FEET TO THE SOUTH LINE THE PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 03196633, RECORDED JANUARY 17, 2012;
THENCE ALONG SAID SOUTH LINE, NORTH 89°48'15" EAST, A DISTANCE OF 319.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF 56TH STREET;
THENCE ALONG SAID WEST LINE, SOUTH 00°23'25" EAST, A DISTANCE OF 368.20 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ARAPAHOE AVENUE;
THENCE ALONG SAID NORTH LINE, NORTH 87°51'15" WEST, A DISTANCE OF 319.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 115,551 SQUARE FEET OR 2.65 ACRES, MORE OR LESS.

HAVE CAUSED SAID PROPERTY TO BE LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED UNDER THE NAME OF "5501 ARAPAHOE AVE SUBDIVISION", A SUBDIVISION IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

THE UNDERSIGNED DO FURTHER GRANT TO THE CITY OF BOULDER THAT REAL PROPERTY DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FORGOING: TELEPHONE AND ELECTRIC LINES, WORKS, POLES, UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO AND FOR VEHICULAR ACCESS BY CITY VEHICLES. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING WATER PIPELINES AND APPURTENANCES, SANITARY SEWER WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFORE WHICH ARE APPROVED BY THE CITY OF BOULDER, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF BOULDER, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED AND ACCEPTED BY THE CITY OF BOULDER, SHALL BECOME THE SOLE PROPERTY OF THE CITY OF BOULDER, EXCEPT ITEMS OWNED BY MUNICIPALLY FRANCHISED OR PERMITTED UTILITIES, WHICH ITEMS, WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER OR THE PUBLIC UTILITY AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF BOULDER.

THE UNDERSIGNED DO FURTHER GRANT TO THE CITY OF BOULDER THOSE PORTIONS OF REAL PROPERTY DESIGNATED ON THE ACCOMPANYING PLAT AS "PUBLIC ACCESS EASEMENT" AS EASEMENTS FOR PUBLIC INGRESS AND EGRESS, TOGETHER WITH ALL RIGHTS AND PRIVILEGES AS ARE NECESSARY OR INCIDENTAL TO THE REASONABLE AND PROPER USE OF SUCH EASEMENTS IN AND TO, OVER, UNDER AND ACROSS THOSE PORTIONS OF REAL PROPERTY.

THE UNDERSIGNED DO FURTHER GRANT TO THE CITY OF BOULDER THOSE PORTIONS OF REAL PROPERTY DESIGNATED ON THE ACCOMPANYING PLAT AS "STORMWATER DETENTION/WATER QUALITY AND DRAINAGE EASEMENT" AS EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF STORMWATER DETENTION, WATER QUALITY, AND DRAINAGE FACILITIES AND ALL APPURTENANCES THERETO AND FOR VEHICULAR ACCESS BY CITY VEHICLES. IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING THE STORMWATER DETENTION/WATER QUALITY AND DRAINAGE IMPROVEMENTS SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFOR WHICH ARE APPROVED BY THE CITY OF BOULDER, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF BOULDER SHALL REMAIN THE PROPERTY AND MAINTENANCE RESPONSIBILITY OF THE SUBDIVIDER AND ITS SUCCESSORS AND ASSIGNS AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF BOULDER.

FOR THE APPROVAL OF "5501 ARAPAHOE AVE SUBDIVISION" AND THE DEDICATIONS AND CONDITIONS WHICH APPLY THERETO THIS __ DAY OF _____, 2026.

Notes

1. FIDELITY NATIONAL TITLE COMPANY COMMITMENT NUMBER 170-F04025-23 AMENDMENT #4, DATED SEPTEMBER 2, 2026 AT 8:00 A.M. (COMMITMENT 1 FOR PARCELS A,B,C) AND FIDELITY NATIONAL TITLE COMPANY COMMITMENT NUMBER 170-F04032-22, DATED SEPTEMBER 2, 2026 AT 8:00 A.M. (COMMITMENT 2 FOR PARCEL D) WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENTS.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
4. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°23'25"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, BETWEEN A FOUND #6 REBAR WITH 2" ALUMINUM CAP STAMPED "STEVE J. STELLARS 28/27/33/34 1995 27615" IN A RANGE BOX AT THE THE SOUTHEAST CORNER OF SECTION 28 AND A FOUND #6 REBAR WITH AN ILLEGIBLE 3 1/4" ALUMINUM CAP IN A RANGE BOX AT THE EAST QUARTER CORNER OF SECTION 28 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
6. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
7. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE AE (SPECIAL FLOOD HAZARD AREA), ZONE X AND ZONE X UNSHADED, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP PANEL 08013C0413K EFFECTIVE DATE 12/7/2017 AND LOMR 20-08-0969P EFFECTIVE DATE 4/19/2021. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOODPLAIN). ZONE AE = BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 100-YEAR FLOODPLAIN. FLOODPLAIN LINES SHOWN HEREON ARE APPROXIMATE, ARE DERIVED FROM GIS INFORMATION DOWNLOADED FROM FEMA. FLOOD INFORMATION IS SUBJECT TO CHANGE.
8. DATES OF FIELDWORK: SEPTEMBER 4-9, 2024
9. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
10. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 115,551 SQ. FT. OR 2.65 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
11. MONUMENTS NOT ACCEPTED WERE FOUND TO BE OUTSIDE OF A REASONABLE ERROR ELLIPSE BASED ON OTHER LOCALLY FOUND MONUMENTS. THEY WERE NOT ACCEPTED AS ORIGINAL, UNDISTURBED MONUMENTS.

Surveyor's Statement

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC. THAT A SURVEY OF 5501 ARAPAHOE AVE SUBDIVISION WAS MADE BY ME OR UNDER MY SUPERVISION ON SEPTEMBER 9, 2024; AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF, IN ACCORDANCE WITH APPLICABLE STANDARDS OF CARE, AND EXCEPT AS STATED HEREIN THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE-PRESIDENT, FLATIRONS, INC.

James Z. Gowan
Digitally signed by James Z. Gowan
DN: cn=James Z. Gowan, o=Flatirons, Inc., ou, email=jzgowan@flatironsinc.com, c=US
Date: 2026.09.29 10:47:53 -06'00'

OWNER (5501 ARAPAHOE AVENUE):

5501 ARAPAHOE INVESTORS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: QUADCP FUND I, LP,
A DELAWARE LIMITED PARTNERSHIP, SOLE MEMBER

BY: QUADCP FUND I GP, LLC, GENERAL PARTNER

BY: _____
WILLIAM SETH MARTIN, MANAGER

ACKNOWLEDGMENT

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF November 2026, BY WILLIAM SETH MARTIN, AS MANAGER OF QUADCP FUND I GP, LLC, GENERAL PARTNER OF QUADCP FUND I, LP, SOLE MEMBER OF 5501 ARAPAHOE INVESTORS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 10/15/2030

[SEAL]

OFFICIAL SEAL
CHRISTINE ELIZABETH KOLB
Notary Public, State of Illinois
Commission No. 1040079
My Commission Expires
October 15, 2030

Christine Elizabeth Kolb
NOTARY PUBLIC

OWNER (5505 ARAPAHOE AVENUE)

MERITRUST CREDIT UNION,
F/K/A PREMIER MEMBERS CREDIT UNION,
A COLORADO NONPROFIT CORPORATION,
WHO ACQUIRED TITLE TO SUBJECT PROPERTY AS
BOULDER VALLEY CREDIT UNION, A CREDIT UNION

BY: _____
CARLOS PACHECO, CHIEF EXECUTIVE OFFICER

ACKNOWLEDGMENT

STATE OF COLORADO)
)SS
COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF November 2026, BY CARLOS PACHECO, CHIEF EXECUTIVE OFFICER OF MERITRUST CREDIT UNION F/K/A PREMIER MEMBERS CREDIT UNION, A COLORADO NONPROFIT CORPORATION, WHO ACQUIRED TITLE TO SUBJECT PROPERTY AS BOULDER VALLEY CREDIT UNION, A CREDIT UNION.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 10/28/2028

[SEAL]

ANGELA K BURGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044038586
MY COMMISSION EXPIRES OCTOBER 28, 2028

NOTARY PUBLIC

Lender's Consent and Subordination (5501 Arapahoe Ave.)

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT, DEDICATION AND EASEMENTS SHOWN HEREON AND MAKES THE DEED OF TRUST SUBORDINATE HERETO. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER STATED BELOW.

BANK OF ANN ARBOR

BY: _____
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF Michigan)
)SS
COUNTY OF Washtenaw)

BRENDA ANN BONNER
NOTARY PUBLIC, STATE OF MI
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES Jan 19, 2030
ACTING IN COUNTY OF Washtenaw

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF November, 2026, BY Wendy Shuman, AS Senior Vice President OF BANK OF ANN ARBOR.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: June 19, 2029

Brenda Ann Bonner
NOTARY PUBLIC

City Manager's Certificate

THIS IS TO CERTIFY THAT THE CITY OF BOULDER VACATES THE FOLLOWING EASEMENT RECORDED IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER: THE MAINTENANCE EASEMENT RECORDED AT FILM 1480, REC. NO. 00857093 ON 06/16/1987. THIS VACATION AND RELEASE OF SAID EASEMENT EXTENDS ONLY TO THAT PORTION AND TYPE OF EASEMENT SPECIFICALLY VACATED. ANY CROSS EASEMENTS OVER THE ABOVE DESCRIBED EASEMENT ARE RESERVED AND ANY OTHER EXISTING EASEMENTS NOT SPECIFICALLY INCLUDED IN THE DESCRIPTION OF THE VACATED EASEMENT DESCRIBED ABOVE ARE RESERVED.

IN WITNESS WHEREOF, THE SAID CITY OF BOULDER HAS CAUSED ITS SEAL TO BE HEREUNTO AFFIXED BY ITS CITY MANAGER THIS _____ DAY OF _____, 2026.

ATTEST:

_____ _____
CITY CLERK CITY MANAGER

Approvals

_____
DIRECTOR OF PLANNING

_____
DIRECTOR OF PUBLIC WORKS AND UTILITIES

Clerk and Recorder's Certificate

STATE OF COLORADO)
)SS
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT

_____ O'CLOCK __.M., THIS _____ DAY OF _____, 2024,

AND IS RECORDED AT RECEPTION #_____

FEES PAID: $_____

_____ _____
CLERK AND RECORDER DEPUTY

DATE	REVISION
	1
	2
	3
	4
	5
	6
	7
	8
	9

FINAL PLAT
5501 ARAPAHOE AVE SUBDIVISION

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Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com

3825 IRIS AVE, SUITE 395, BOULDER, CO 80301 (303) 443-7001
655 FOURTH AVE, LONGMONT, CO 80501 (303) 776-1733
7000 N. BROADWAY, SUITE 209, DENVER, CO 80221 (303) 936-6997

COLORADO L.S. 29038 PROFESSIONAL LAND SURVEYOR 12/9/26

JOB NUMBER:	24-83,299
DATE:	09-29-2026
DRAWN BY:	T. HENDERSON
CHECKED BY:	BLO/JJK/JZG

SHEET 1 OF 3

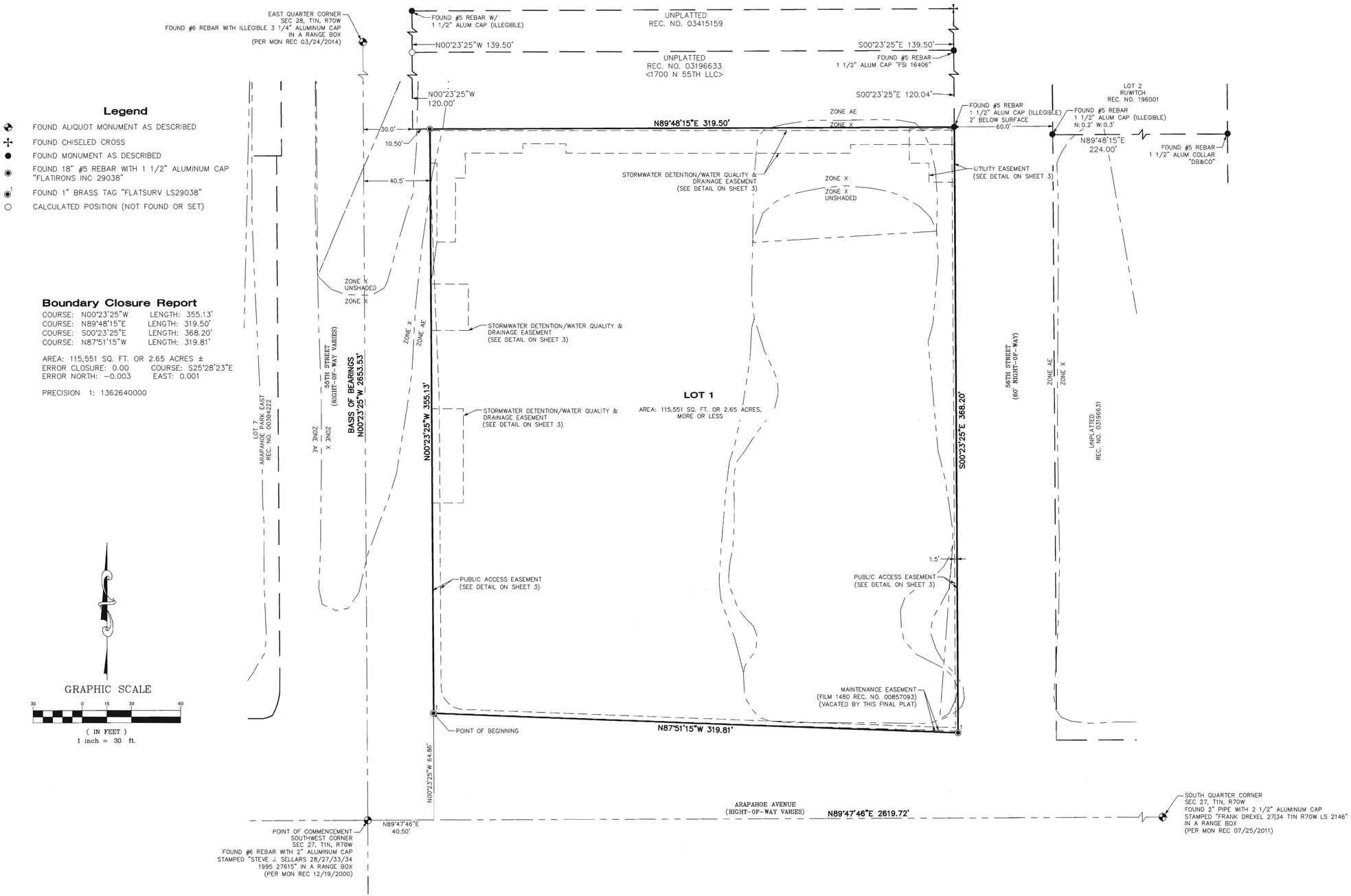
BY:THENDERSON FILE:83299-FINAL PLAT.DWG DATE:9/29/2026 10:04 AM

FINAL PLAT
5501 ARAPAHOE AVE SUBDIVISION

TRACTS 922A & 922A1, LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 27, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 3

PLAT, VACATED EASEMENTS, AND DEDICATED EASEMENTS



Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS INC 29038"
- FOUND 1" BRASS TAG "FLATSURV LS29038"
- CALCULATED POSITION (NOT FOUND OR SET)

Boundary Closure Report

COURSE: N00°23'25"W LENGTH: 355.13'
COURSE: N89°48'15"E LENGTH: 319.50'
COURSE: S00°23'25"E LENGTH: 368.20'
COURSE: N87°51'15"W LENGTH: 319.81'

AREA: 115,551 SQ. FT. OR 2.65 ACRES ±
ERROR CLOSURE: 0.00 COURSE: S25°28'23"E
ERROR NORTH: -0.003 EAST: 0.001

PRECISION 1: 1362640000

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

DATE

REVISION

1 2 3 4 5 6 7 8 9

FINAL PLAT
5501 ARAPAHOE AVE SUBDIVISION

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Land Surveying Services
www.Flatironsinc.com

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655 FOURTH AVE, LONGMONT, CO 80501, (303) 776-1733

7000 N. BROADWAY, SUITE 209, DENVER, CO 80221, (303) 936-6997

COLORADO
29038
9/29/26
PROFESSIONAL LAND SURVEYOR
SEAL

JOB NUMBER: 24-83,299
DATE: 09-29-2026
DRAWN BY: T. HENDERSON
CHECKED BY: BLO/JJK/JZG

SHEET 2 OF 3

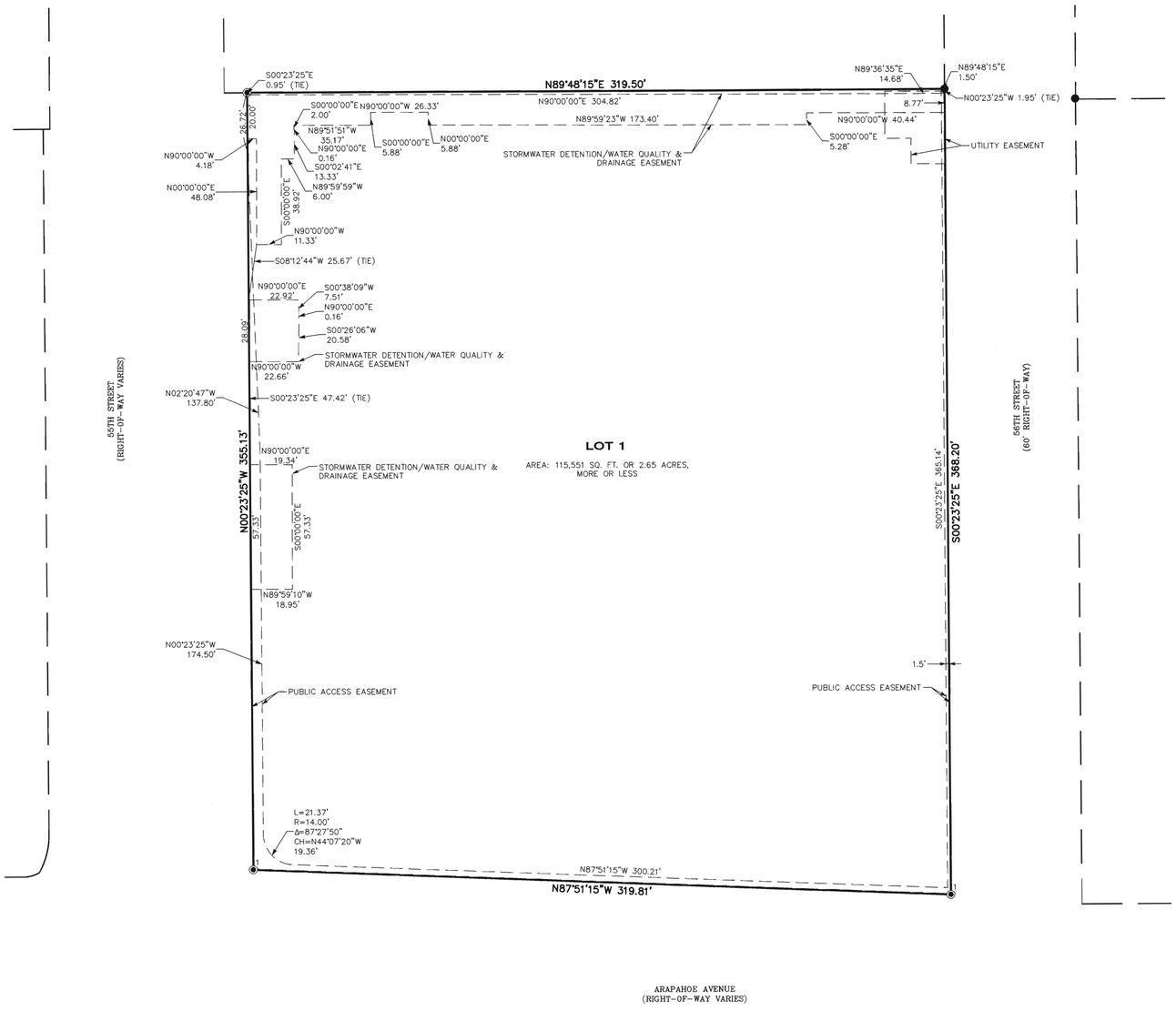
BY:THENDERSON FILE:83299-FINAL PLAT.DWG DATE:9/29/2026 10:04 AM

FINAL PLAT
5501 ARAPAHOE AVE SUBDIVISION

TRACTS 922A & 922A1, LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 27, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

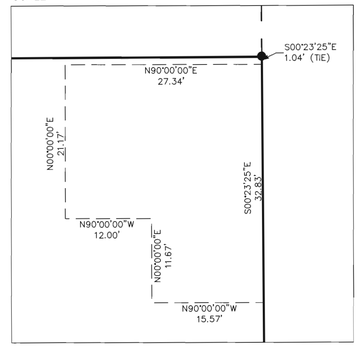
SHEET 3 OF 3

PUBLIC ACCESS EASEMENTS & STORMWATER DETENTION/WATER QUALITY EASEMENTS DETAILS



Utility Easement Detail

SCALE: 1" = 10'



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

BY:THENDERSON FILE:83299-FINAL PLAT.DWG DATE:9/29/2026 10:04 AM

DATE

REVISION

1 2 3 4 5 6 7 8 9

FINAL PLAT
5501 ARAPAHOE AVE SUBDIVISION

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(303) 443-7001

COLORADO
29038
9/29/26
PROFESSIONAL LAND SURVEYOR

JOB NUMBER:	24-83,299
DATE:	09-29-2026
DRAWN BY:	T. HENDERSON
CHECKED BY:	BLO/JJK/JZG

SHEET 4 OF 4

For Administrative Use Only
Grantor: City of Boulder, 5501 Arapahoe Investors, LLC, and
Meritrust Credit Union, f/k/a Premier Members Credit Union who acquired title to subject property as Boulder Valley Credit Union
Grantee: 5501 Arapahoe Investors, LLC, Meritrust Credit Union, f/k/a Premier Members Credit Union who acquired title to subject property as Boulder Valley Credit Union and City of Boulder
Case #: LUR2026-00010

SUBDIVISION AGREEMENT

A. Parties. This agreement ("Agreement") is entered into this ____ day of _____, 2026, by and between the CITY OF BOULDER, a Colorado municipal corporation (the "City"), 5501 ARAPAHOE INVESTORS, LLC, a Delaware limited liability company ("5501 Arapahoe Investors LLC"), the owner of the property generally known as 5501 Arapahoe Ave., and more particularly described on the attached **Exhibit A** (the "5501 Arapahoe Property"), and MERITRUST CREDIT UNION, F/K/A PREMIER MEMBERS CREDIT UNION who acquired title to subject property as Boulder Valley Credit Union, a Credit Union ("Meritrust Credit Union"), the owner of the property generally known as 5505 Arapahoe Ave., and more particularly described on the attached **Exhibit B** (the "5505 Arapahoe Property"), for the purposes of ensuring that all ordinances and regulations of the City are met for the protection of the public health, welfare, and safety and obtaining the approval of the 5501 Arapahoe Property and 5505 Arapahoe Property Subdivision (the "Subdivision"). 5501 Arapahoe Investors LLC and Meritrust Credit Union are hereinafter collectively referred to as the Subdivider (the "Subdivider"). The 5501 Arapahoe Property and 5505 Arapahoe Property are hereinafter collectively referred to as the Property (the "Property").

B. Consideration. The parties agree that good and valuable consideration exists as a basis for this Agreement, including, but not limited to, the City's approval of the subdivision of the Property and the provision of City services to the Subdivision, which Subdivider agrees is of special benefit to the Subdivision.

C. Binding Agreement – Notice to Subsequent Purchasers. This Agreement is binding upon the Subdivider and the Subdivider's successors and assigns, jointly and individually, and it shall be recorded in the office of the Boulder County Clerk and Recorder to put prospective purchasers or other interested parties on notice of any of its terms. Additionally, the Subdivider agrees to notify subsequent purchasers of the Subdivision or any portion thereof of the existence of this Agreement and the purchasers' potential obligations hereunder by providing a copy of this Agreement to the purchasers.

D. General Requirements. The Subdivider shall commence, construct, and complete the Subdivision in accordance with:
(1) The provisions of approval of the Final Plat;

(2) The Engineering Plans stamped with the approval date of **November 5, 2026** (the "Engineering Plans") on file with the City;
(3) All requirements of Chapter 9-12, Boulder Revised Code (B.R.C.) 1981;
(4) The requirements of the "City of Boulder Design and Construction Standards (DCS)"; and
(5) All terms and conditions of the following agreement recorded in the records of the Boulder County Clerk and Recorder: the Development Agreement recorded at Reception No. 04127413 on April 9, 2026.

E. Public Improvements. The Subdivider shall provide the following public improvements, at no cost to the City, in accordance with the approved Engineering Plans, including:
(1) Streets adjacent to the Subdivision;
(Arapahoe Avenue, 55th Street, 56th Street);
(2) All curbs, gutters, roadway improvements, and sidewalks associated with the above streets and alleys;
(3) Traffic control devices on the above-described streets and alleys, including but not limited to signage and roadway striping;
(4) All water and sanitary sewer mains;
(5) Fire hydrant(s);
(6) All public storm infrastructure;
(7) Street lights;
(8) A landscape strip along Arapahoe Avenue;
(9) A multi-use path along Arapahoe Avenue;
(10) A sidewalk-level bike lane along Arapahoe Avenue;
(11) A galvanized steel tactile indicator strip along Arapahoe Avenue;
(12) A landscape strip along 55th St.;
(13) A sidewalk-level bike lane along 55th St.;
(14) A bus transit stop generally located adjacent to 55th St.;
(15) A galvanized steel tactile indicator strip along 55th St.;
(16) A landscape strip along 56th St.; and
(17) A protected intersection corner island at the northwest corner of the intersection of Arapahoe and 55th St.

The Subdivider agrees to install the public improvements listed in accordance with the time limits prescribed by Subsection 9-12-13(c), B.R.C. 1981.

F. Private Improvements. The Subdivider shall provide the following improvements or utilities, at no cost to the City, in accordance with the approved Engineering Plans, or any amendments or modifications thereto, to be privately owned and maintained by the owners of the property within the Subdivision:

(1) All storm water management improvements including conveyance, storage, and treatment facilities; and
(2) All sidewalk chase drains related to the storm water management improvements.

The improvements or utilities described above shall be owned and maintained as set forth in Paragraph K below.

G. Landscaping. The Subdivider shall be responsible for the installation of all landscaping within public right-of-way in accordance with the approved Landscape Plan (as part of the Engineering Plans), including street trees, understory plantings, and irrigation improvements (collectively, the "Right-of-Way Landscaping"). The Subdivider shall provide a financial guarantee according to the terms as set forth in Paragraph H below to secure the full cost of installing the Right-of-Way Landscaping. The Subdivider shall install the street trees from the City of Boulder Approved Tree and Plant List and within the approved planting time as set forth in the City of Boulder Land Use Code. Required street tree location and species shall be documented at the time of final plat approval.

H. DCS Variance. The Subdivider requested a variance to the City of Boulder Design and Construction Standards (DCS), specifically DCS 4.06(D), the requirement for a ten-foot separation or clearance for City utilities, in regard to tree plantings along Arapahoe Avenue. The City approved this variance request for the tree plantings to be allowed within ten feet of the existing 36-inch sanitary sewer line along Arapahoe Avenue under DCS 1.05 because the variance complies with the criteria contained in DCS 1.05(B)(1)-(7). As part of the variance approval, the Subdivider agreed that it and future property owners within the Subdivision shall be responsible for all reasonable costs and expenses incurred by the City due to root intrusion, structural impacts, access limitations, increased maintenance requirements, or any other adverse impact to the sewer system caused by the trees associated with the variance. This variance shall be recorded in the office of the Boulder County Clerk and Recorder to put the prospective purchasers or other interested parties on notice of its terms.

I. Financial Security. Concurrent with the closing associated with the conveyance of the 5505 Arapahoe Property to 5501 Arapahoe Investors LLC, and prior to the issuance of any building permit, the Subdivider shall provide to the City financial security to guarantee the construction or installation of the public improvements specified in Paragraph E and Paragraph G and other obligations undertaken by the Subdivider in this Agreement. The guarantee will be in an amount to secure the full cost, as determined by the City Manager, of constructing or installing the improvements. The guarantee will be either: (a) a deposit of escrow of funds with the City; (b) an irrevocable clean sight draft or letter of commitment upon which the City can draw; or (c) any other form of guarantee approved by the City Manager, any one of which is in a form satisfactory to the City Attorney. The term of the guarantee shall be for a period of time sufficient to cover the construction or installation of the public improvements. If the construction or installation is not completed and paid for by the Subdivider according to the requirements of this Agreement and Chapter 9-12, B.R.C. 1981, the City may, in its absolute discretion, complete the construction or installation of the public improvements or cause the same to be done and pay outstanding claims and bills incurred in such completion from the escrow fund or guarantee furnished. The Subdivider shall pay any amount above the amount provided in the guarantee required to complete the construction or installation of the improvements. The City Manager shall annually review the guarantee to assure that it meets full current costs of constructing the improvements whose installation it secures and, upon notification, the Subdivider shall amend the guarantee to meet such current costs. The City shall release the guarantee when all the improvements have been constructed or installed and the City has accepted them. An engineer's cost estimate or contractor bid will be required to determine the amount of the financial guarantee.

J. Warranty. Upon completion of the public improvements and acceptance by the City, the Subdivider shall warrant all public improvements and utilities for two (2) years and shall secure the two-year warranty by (a) a deposit of escrow of funds with the City; (b) an irrevocable clean sight draft or letter of commitment upon which the City can draw; or (c) any other form of guarantee approved by the City Manager, payable to the City as beneficiary, in an amount adequate to replace or repair twenty (20) percent of the total value of the improvements if they are damaged or become inoperable during the warranty period. If the City Manager determines that any such public improvements require repair or replacement, the City Manager shall so notify the Subdivider. The City will not approve any other development applications from or improvements constructed or installed by the Subdivider until the Subdivider satisfactorily repairs or replaces any defective improvement. If the Subdivider fails to repair or replace any public improvements after notice, the City may cause the work to be done and charge the cost thereof against the deposit of escrow of funds or other guarantee. If the amount of the deposit of escrow of funds or other guarantee is less than the cost of the repair or replacement, the difference shall be due and payable to the City by the Subdivider. An engineer's cost estimate or contractor bid will be required to determine the amount of the financial guarantee.

K. Maintenance of Private Improvements by Lot Owners. The Subdivision consists of only

one lot, Lot 1. The Subdivider shall provide for the following in covenants in the deeds of all subsequent property owners of the Subdivision for the continued and perpetual maintenance of the private improvements listed in Paragraph F (the "Private Improvements"). The Subdivider shall affirmatively advise any and all purchasers of Lot 1 of the existence of these covenants and potential obligations created by them. The following shall also be ongoing obligations for the then-current lot owner(s) of the Property. The lot owners shall be subject to the following restrictions or restrictive covenants:

(1) The maintenance of said Private Improvements shall be the responsibility of the lot owners within the Subdivision.

(2) The City may require the lot owners to correct any deficiencies in the maintenance of or repair any damages to the Private Improvements within 30 days of receiving written notice from the City to cure such deficiencies, or such longer time as may be reasonably required, given the nature of the required maintenance or repairs, as long as such maintenance or repairs are commenced within such 30-dy period and duly pursued to completion.

(3) The City reserves the right to inspect the Private Improvements from time to time to assure that the Private Improvements are being properly maintained. To the extent that these improvements are located on private property, the Subdivider grants the City a right of entry to such property to so inspect and maintain. If the City determines that these areas are not being properly maintained, then after notice to the lot owner and opportunity to cure as provided in clause (4) below, the City reserves the right to, but is not required to, perform the appropriate maintenance and assess the Subdivider or its successors and assigns for the cost of the maintenance. In the event that the City determines, in its sole discretion, that there is a threat to the public health, safety, or general welfare, the City may immediately perform such work or maintenance and charge the lot owners for the same.

(4) If the lot owners fail to perform such work within the timeframe described in Section K(2) above, after having been provided with written notice from the City to cure, the City will perform the work and charge back to the lot owners all costs of curing same.

(5) If Subdivider fails to pay any monies due under this Agreement or fails to perform any affirmative obligation hereunder, the Subdivider agrees that the City may collect the monies due in the manner provided for in Section 2-2-12, B.R.C. 1981, as amended, as if the said monies were due and owing pursuant to a duly adopted ordinance of the City, or the City may perform the obligation on behalf of the Subdivider and collect its costs in the manner herein provided. The Subdivider agrees to waive any rights he or she may have under Section 31-20-105, Colorado

Revised Statutes ("C.R.S."), based on the City's lack of an enabling ordinance authorizing collection of this specific debt.

L. Conveyance of Drainage. The Subdivider shall convey the Subdivision's drainage in an historic manner and in accordance with the approved Engineering Plans so as not to adversely affect adjacent property.

M. Defend and Hold Harmless. The Subdivider shall defend and hold the City harmless from any and all claims or damages that may arise from the Subdivider's actions in connection with the execution of this Subdivision, including, but not limited to. the construction of any public or private improvements or the failure to construct the same.

N. Subdivider Warrants Ownership. 5501 Arapahoe Investors LLC warrants that it owns the 5501 Arapahoe Property and Meritrust Credit Union warrants that it owns the 5505 Arapahoe Property and Subdivider agrees to provide an update of the preliminary title report or attorney memorandum of ownership current as of the date of recording the Subdivision Plat.

O. Breach by Subdivider. If Subdivider breaches this Agreement in any respect, the City may withhold approval of all building permits and other development applications requested for the area within the Subdivision until the breaches have been cured. This remedy is in addition to all other remedies available to the City at law or equity.

P. Relationship of this Agreement to Other Agreements. The terms and covenants of this Agreement are in addition to, and do not extinguish unless expressly stated, any other agreements between the parties.

Q. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Agreement or the intent of any provision hereof.

R. Future Interests. If this Agreement is deemed to create an interest in land, this Agreement shall be enforced, if not sooner completed, during the lives of the undersigned plus twenty years and three hundred sixty-four days.

S. No Encumbrances. The Subdivider agrees that between the time of signing this Agreement and the time when the final plat has been recorded with the Boulder County Clerk and Recorder, the Subdivider shall neither convey ownership nor further encumber the Subdivider's Property without the express approval from the City. Prior to the recording of this Agreement with the Boulder County Clerk and Recorder, the Subdivider agrees not to execute transactional documents encumbering the Property or otherwise affecting title to the Property unless otherwise approved by the City Manager. In that regard, the City Manager is aware of, and approves the fact that Subdivider intends that Meritrust Credit

Union convey the 5505 Arapahoe Property to 5501 Arapahoe Investors LLC as soon as practicable after recordation of the plat.

T. Building Permit. After the Final Plat has been approved by the City, as demonstrated by the City Manager's signature on the Final Plat, and this Agreement is executed, the Subdivider may apply for building permits. However, no building permit will be issued until after the conditions of this Agreement have been met (excepting those conditions that, by their nature, extend beyond the recordation of the Final Plat) and both the Final Plat and this Agreement have been recorded. No building permit shall be issued until the City receives the financial guarantee specified in Paragraph I. Additionally, no building permit shall be issued until full ascension of the Property into The Northern Colorado Water Conservancy District has been achieved and demonstrated to City by the Subdivider providing a copy of the associated court order to the City.

(balance of the page intentionally left blank)

EXECUTED on the day and year first above written.

SUBDIVIDER:

5501 Arapahoe Investors, LLC,
a Delaware limited liability company

By: QuadCP Fund I, LP,
a Delaware limited partnership, Sole Member

By: QuadCP Fund I GP, LLC, General Partner

(OWNER OF 5501 ARAPAHOE AVENUE)

By: _____
William Seth Martin, Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 4th day of November 2026, by William Seth Martin, as Manager of QuadCP Fund I GP, LLC, General Partner of QuadCP Fund I, LP, Sole Member of 5501 Arapahoe Investors, LLC.

Witness my hand and official seal.

OFFICIAL SEAL
CHRISTINE ELIZABETH KOLB
Notary Public, State of Illinois
Commission No. 1040079
My Commission Expires
October 15, 2030

My Commission expires: 10/15/2030

(SEAL)

Christine Elizabeth Kolb
Notary Public

SUBDIVIDER (Continued)

Meritrust Credit Union,
f/k/a Premier Members Credit Union,
a Colorado nonprofit corporation,
who acquired title to subject
property as Boulder Valley
Credit Union, a Credit Union

(OWNER OF 5505 ARAPAHOE AVE.):

By: _____
Name: Carolos Pacheco
Its: Chief Executive Officer

STATE OF COLORADO)
) ss.
COUNTY OF BROOMFIELD)

The foregoing instrument was acknowledged before me this 5th day of November 2026, by Carolos Pacheco, as Chief Executive Officer of Meritrust Credit Union, f/k/a Premier Members Credit Union who acquired title to subject property as Boulder Valley Credit Union.

Witness my hand and official seal.

My Commission expires: 10/28/2028

(SEAL)
ANGELA K BURGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044038586
MY COMMISSION EXPIRES OCTOBER 28, 2028

_____
Notary Public

CITY OF BOULDER, COLORADO

By:_____
City Manager/Planning Director/
Development Review Planning Senior Manager

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney's Office

Exhibits

A: Legal Description (5501 Arapahoe Ave.)
B: Legal Description (5505 Arapahoe Ave.)

EXHIBIT A

LEGAL DESCRIPTION

(5501 Arapahoe Avenue)

A parcel of land situate in the Southwest One-Quarter of Section 27, Township 1 North, Range 70 West of the 6th P.M., County of Boulder, State of Colorado, more particularly described as follows:

Commencing at the Southwest corner of said Section 27; Thence North 89 Deg. 59' East, a distance of 30 feet;

Thence North 0 Deg. 12'40" West, a distance of 60.30 feet to the True Point of Beginning; Thence continuing North 0 Deg. 12'40" West, a distance of 359.70 feet;

Thence North 89 Deg. 59' East, a distance of 170.00 feet; Thence South 0 Deg. 12'40" East, a distance of 366.65 feet;

Thence North 87 Deg. 40'30" West, a distance of 170.16 feet to the True Point of Beginning;

EXCEPT those portions conveyed to the City of Boulder by Warranty Deed recorded November 7, 1983 as Reception No. 586690.

EXHIBIT B

LEGAL DESCRIPTION

(5505 Arapahoe Avenue)

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 89°59' EAST, A DISTANCE OF 30 FEET;
THENCE NORTH 0°12'40" WEST, A DISTANCE OF 420.00 FEET;
THENCE NORTH 89°59' EAST, A DISTANCE OF 170.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°59' EAST, A DISTANCE OF 160.00 FEET;
THENCE SOUTH 0°12'40" EAST, A DISTANCE OF 373.20 FEET; THENCE NORTH 87°40°30" WEST, A DISTANCE OF 160.16 FEET;
THENCE NORTH 0°12'40" WEST, A DISTANCE OF 366.65 FEET TO THE TRUE POINT OF BEGINNING; EXCEPTING THEREFROM THE SOUTHERLY 5 FEET AS CONVEYED TO THE CITY OF BOULDER BY MELVILLE B. LINDQUIST IN DEED RECORDED NOVEMBER 7, 1983 ON FILM 1278 AS RECEPTION NO. 586689.

MEMORANDUM

TO: Planning Board
FROM: Alison Blaine, Case Manager
DATE: **November 17, 2026**
SUBJECT: **Call-Up Item**: Final Plat to subdivide the properties at 2207 and 2225 Baseline Rd. to create one lot totaling 0.98 acres for the new Fire Station #2. This application is subject to potential call-up on or before **November 19, 2026.** The Preliminary Plat was approved through case no. LUR2026-00038.

The purpose of this item is for Planning Board to consider the call-up of the attached subdivision plat. Attached is the disposition of approval (**see Attachment A**) for the subdivision of two lots into one 0.98-acre lot in the Residential High 5 (RH-5) zoning district. The approval will result in one lot with frontage on Baseline Rd. and Broadway. Access will be from Baselined Rd.

Background. The subject site is located on the northwest corner of Baseline Rd. and Broadway. The site is comprised of two parcels at 2207 and 2225 Baseline Rd. The property at 2207 Baseline currently contains 15 attached dwelling units and the 2225 Baseline Rd. property contains the existing Fire Station #2. Refer to **Figure 1** below.

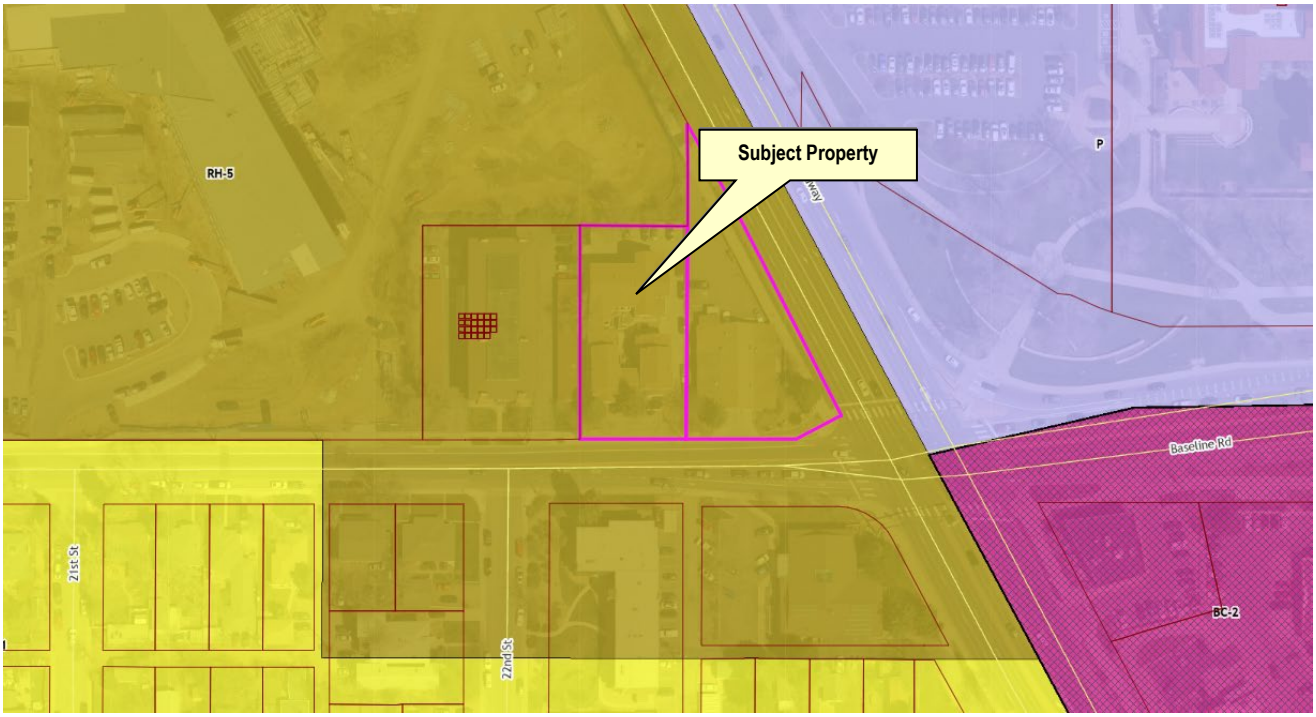


Figure 1. Zoning Map

The two lots will be combined into one lot and redeveloped with a new and expanded fire station. Refer to **Figure 2** below. The site and proposed project was recently approved through a Use Review (LUR2025-00058). The subdivision includes the dedication of 1,314 square feet (0.03 acres) of right-of-way along Broadway, as well as ditch easement for the Anderson Ditch lateral, stormwater detention/water quality and drainage easements, public access easement for the multi-use path along Broadway, utility easements, and a public access easement along Baseline Rd. for a detached sidewalk and public entrance to the fire station. An on-street bike path along Baseline Rd. will also be provided as part of the project.

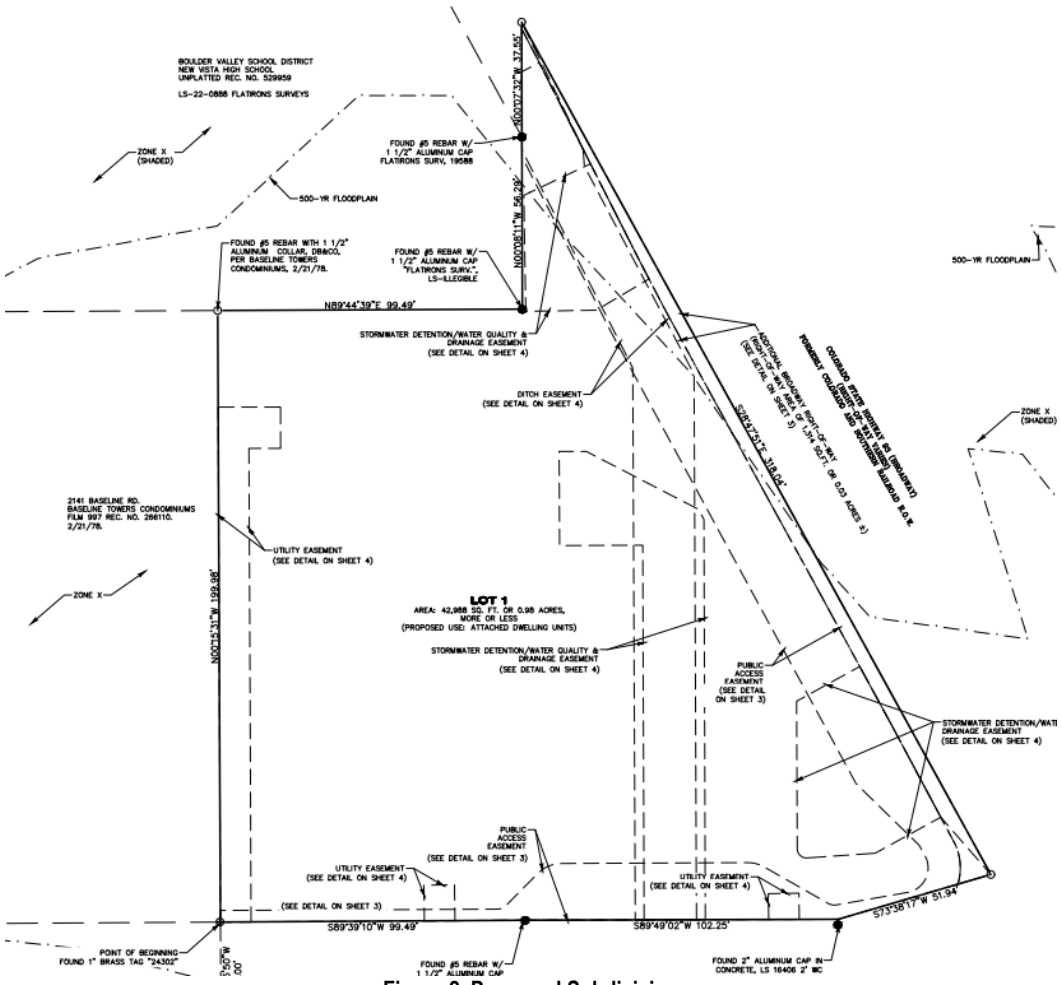


Figure 2. Proposed Subdivision

Public Comment. Required public notice was provided in the form of written notifications to adjacent property owners of the subject property. In addition, a public notice sign was posted on the property. Therefore, all public notice requirements of Section 9-4-3, "*Public Notice Requirements*," B.R.C. 1981 were met. Staff did not receive any comments on the preliminary or final plat process.

Review Process. Per Section 9-12-10, *"Final Plat Procedure,"* B.R.C. 1981, the city manager is required to notify the Planning Board in writing of the disposition of a final plat application. Staff has reviewed the application for compliance with the Subdivision Regulations of Chapter 9-12, *"Subdivision,"* B.R.C. 1981 and finds that the proposal would meet the Standards for Lots and Public Improvements, as set forth in Section 9-12-12, B.R.C. 1981.

Conclusion. Staff has attached the approved final plat (**Attachment B**) for the Planning Board's review. This application was approved by Planning and Development Services staff on November 5, 2026 and the decision may be called-up before Planning Board on or before **November 19, 2026**. Questions about the project or decision should be directed to Alison Blaine via email blainea@bouldercolorado.gov.

Attachments.

Attachment A: Disposition of Approval
Attachment B: Approved Final Plat
Attachment C: Memorandum of Understanding in Lieu of Subdivision Agreement

City of Boulder
Planning & Development Services

CITY OF BOULDER PLANNING DEPARTMENT
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Code as set forth in Chapter 9-12, B.R.C. 1981, as applied to the proposed development.

DECISION:	**Approved with Condition**
PROJECT NAME:	**2225 Baseline Road Subdivision**
DESCRIPTION:	**Final plat to combine two lots at 2207 and 2225 Baseline Rd. into a single lot for the redevelopment of the new Fire Station 2.**
LOCATION:	**2207 AND 2225 BASELINE ROAD**
LEGAL DESCRIPTION:	**See Exhibit A**
APPLICANT:	**ADAM GOLDSTONE, CITY OF BOULDER**
OWNER:	**CITY OF BOULDER**
APPLICATION:	**Subdivision/Final Plat, TEC2026-00021**
ZONING:	**Residential - High 5 (RH-5)**
CASE MANAGER:	**Alison Blaine**

THIS IS NOT A SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND NO VESTED PROPERTY RIGHT IS CREATED BY THIS APPROVAL.

FOR CONDITION OF APPROVAL, SEE THE FOLLOWING PAGES OF THIS DISPOSITION

Approved On: **November 5, 2026**
Date

By: _____
Brad Mueller, Director of Planning & Development Services

This decision may be appealed to the Planning Board by filing an appeal letter with the Planning Department within two weeks of the decision date. If no such appeal is filed, the decision shall be deemed final fourteen days after the date above mentioned.

Appeal to Planning Board Expires: **November 19, 2026**

Final Approval Date: **November 20, 2026**

CONDITION OF APPROVAL

1. The subdivision is approved subject to the terms of the Subdivision Agreement.

Physical Address
1101 Arapahoe Ave
Boulder, CO 80302

Mailing Address
PO Box 791
Boulder, CO 80306-0791

BoulderPlanDevelop.net
P: 303-441-1880
F: 303-441-4241

EXHIBIT A

Legal Description

2207 BASELINE ROAD

BEGINNING AT A POINT ON THE NORTH LINE OF BASELINE ROAD, 831.00 FEET EAST AND 30.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., THENCE NORTH AT RIGHT ANGLES TO SAID BASELINE ROAD, 200.00 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID BASELINE ROAD, 100.00 FEET; THENCE SOUTH ON A COURSE AT RIGHT ANGLES TO THE NORTH LINE OF BASELINE ROAD TO THE POINT OF INTERSECTION OF SAID NORTH LINE OF SAID ROAD; THENCE WEST ALONG SAID NORTH LINE OF SAID ROAD, 100.00 FEET TO THE POINT OF BEGINNING. COUNTY OF BOULDER, STATE OF COLORADO.

2225 BASELINE ROAD

BEGINNING AT A POINT ON THE NORTH LINE OF THE BASE LINE BEGINNING AT A POINT ON THE NORTH LINE OF THE BASE LINE ROAD 931 FEET EAST AND 30 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., THENCE NORTH AT RIGHT ANGLES TO SAID BASE LINE ROAD 294 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE COLORADO AND SOUTHERN RAILROAD, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID COLORADO AND SOUTHERN RAILROAD RIGHT OF WAY 334 FEET TO THE NORTH LINE OF SAID BASE LINE ROAD, THENCE WEST ALONG THE NORTH LINE OF SAID BASE LINE ROAD 158 FEET TO PLACE OF BEGINNING, LESS THAT PORTION ON THE SOUTH AND NORTHEAST SIDES TAKEN FOR HIGHWAY PURPOSES, COUNTY OF BOULDER, STATE OF COLORADO.

Physical Address
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Boulder, CO 80302

Mailing Address
PO Box 791
Boulder, CO 80306-0791

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P: 303-441-1880
F: 303-441-4241

Sheets

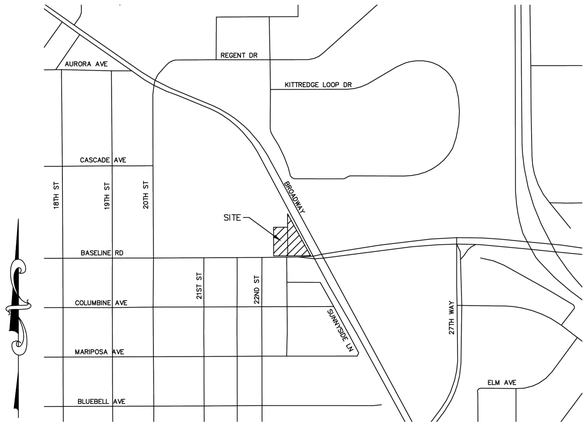
SHEET 1 DEDICATION, NOTES, SIGNATURE BLOCKS
SHEET 2 PLAT AND DEDICATED EASEMENTS
SHEET 3 R.O.W. DEDICATION & PUBLIC ACCESS EASEMENT DETAILS
SHEET 4 EASEMENT DETAILS

FINAL PLAT
2225 BASELINE ROAD SUBDIVISION

PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 31, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 4

TOTAL AREA = 42,988 SQ. FT., OR 0.98 ACRES, MORE OR LESS



Vicinity Map
SCALE: 1" = 500'

Dedication

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER OF THAT REAL PROPERTY SITUATED IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF OF THE SOUTHEAST QUARTER OF SECTION 31 TO BEAR SOUTH 89°44'10" WEST, A DISTANCE OF 1317.74 FEET BETWEEN A FOUND #6 REBAR WITH 2 1/2" ALUMINUM CAP STAMPED "DREXEL BARRELL & CO T1N R70W S31–S32–S6 T1S R70W 1991 PLS 17664" IN A RANGE BOX AT THE THE SOUTHEAST CORNER OF SECTION 31 AND A FOUND #5 REBAR WITH AN ILLEGIBLE 2" ALUMINUM CAP STAMPED "FLATIRONS SURVEYING S31 E+1/16 S6 2007 LS 16406" IN A RANGE BOX AT THE EAST SIXTEENTH CORNER OF SECTION 31, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID EAST 1/16TH CORNER, THENCE ALONG SAID SOUTH LINE, NORTH 89°44'10" EAST, A DISTANCE OF 829.63 FEET, THENCE DEPARTING SAID SOUTH LINE, NORTH 00°15'50" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 04040975, RECORDED MARCH 25, 2024, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING 8 (EIGHT) COURSES:

1. THENCE NORTH 00°15'31" WEST, A DISTANCE OF 199.98 FEET;
2. THENCE NORTH 89°44'39" EAST, A DISTANCE OF 99.49 FEET;
3. THENCE NORTH 00°08'11" WEST, A DISTANCE OF 56.29 FEET;
4. THENCE NORTH 00°07'32" WEST, A DISTANCE OF 37.55 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF BROADWAY;
5. THENCE ALONG SAID SOUTHERLY LINE, SOUTH 28°47'51" EAST, A DISTANCE OF 318.04 FEET TO THE NORTHERLY RIGHT–OF WAY LINE OF BASELINE ROAD;
6. THENCE ALONG SAID NORTHERLY LINE, SOUTH 73°38'17" WEST, A DISTANCE OF 51.94 FEET;
7. THENCE SOUTH 89°49'02" WEST, A DISTANCE OF 102.25 FEET;
8. THENCE SOUTH 89°39'10" WEST, A DISTANCE OF 99.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 42,988 SQUARE FEET OR 0.98 ACRES, MORE OR LESS.

HAS CAUSED SAID PROPERTY TO BE LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED UNDER THE NAME OF "2225 BASELINE ROAD SUBDIVISION", A SUBDIVISION IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DOES HEREBY GRANT, IN FEE, TO THE CITY OF BOULDER FOR ITS USE AND THE USE OF THE PUBLIC FOREVER, THAT REAL PROPERTY DESIGNATED AS "ADDITIONAL BROADWAY RIGHT–OF–WAY" AS PUBLIC RIGHT–OF–WAY, AS SHOWN ON THE ACCOMPANYING PLAT.

THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY OF BOULDER THOSE PORTIONS OF REAL PROPERTY DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FORGOING: TELEPHONE AND ELECTRIC LINES, WORKS, POLES, UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING WATER PIPELINES AND APPURTENANCES, SANITARY SEWER WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFORE WHICH ARE APPROVED BY THE CITY OF BOULDER, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF BOULDER, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED AND ACCEPTED BY THE CITY OF BOULDER, SHALL BECOME THE SOLE PROPERTY OF THE CITY OF BOULDER, EXCEPT ITEMS OWNED BY MUNICIPALLY FRANCHISED OR PERMITTED UTILITIES, WHICH ITEMS, WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER OR THE PUBLIC UTILITY AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF BOULDER.

THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY OF BOULDER THOSE PORTIONS OF REAL PROPERTY DESIGNATED ON THE ACCOMPANYING PLAT AS "STORMWATER DETENTION/WATER QUALITY AND DRAINAGE EASEMENT" AS EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF STORMWATER DETENTION, WATER QUALITY, AND DRAINAGE FACILITIES AND ALL APPURTENANCES THERETO AND FOR VEHICULAR ACCESS BY CITY VEHICLES. IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING THE STORMWATER DETENTION/WATER QUALITY AND DRAINAGE IMPROVEMENTS SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFOR WHICH ARE APPROVED BY THE CITY OF BOULDER, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF BOULDER SHALL REMAIN THE PROPERTY AND MAINTENANCE RESPONSIBILITY OF THE SUBDIVIDER AND ITS SUCCESSORS AND ASSIGNS AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF BOULDER.

THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY OF BOULDER THAT REAL PROPERTY DESIGNATED AS "DITCH EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR THE INSTALLATION, CONSTRUCTION, REPAIR, MAINTENANCE AND RECONSTRUCTION OF A DITCH (OR LATERAL) AND CHANNEL IMPROVEMENTS AND APPURTENANCES THERETO, TOGETHER WITH ALL RIGHTS AND PRIVEGES AS ARE NECESSARY OR INCIDENTAL TO THE REASONABLE AND PROPER USE OF SUCH EASEMENT.

THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY OF BOULDER THAT REAL PROPERTY DESIGNATED AS A "PUBLIC ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR PUBLIC INGRESS AND EGRESS TOGETHER WITH ALL RIGHTS AND PRIVILEGES AS ARE NECESSARY OR INCIDENTAL TO THE REASONABLE AND PROPER USE OF SUCH EASEMENT IN AND TO, OVER, UNDER AND ACROSS THAT REAL PROPERTY.

THE OWNER DOES NOT INTEND TO HAVE ANY RIGHTS–OF–WAY OR EASEMENTS DEDICATED ON THIS PLAT TO MERGE INTO LAND IN WHICH THE CITY OF BOULDER HAS AN OWNERSHIP INTEREST.

FOR THE APPROVAL OF "2225 BASELINE ROAD SUBDIVISION" AND THE DEDICATIONS AND CONDITIONS WHICH APPLY THERETO THIS __ DAY OF _____, 2026.

OWNER:

CITY OF BOULDER, A COLORADO HOME RULE CITY

BY: _____
NURIA RIVERA–VANDERMYDE, CITY MANAGER

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY'S OFFICE

ACKNOWLEDGMENT

STATE OF COLORADO)
)SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, BY NURIA RIVERA–VANDERMYDE, CITY MANAGER OF THE CITY OF BOULDER.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

[SEAL]

_____
NOTARY PUBLIC

Notes

1. FIRST AMERICAN TITLE COMPANY COMMITMENT NUMBER 5509–4367504, DATED APRIL 1, 2026 AT 8:00 A.M. WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS–OF–WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
4. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF S89°44'10"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF OF THE SOUTHEAST QUARTER OF SECTION 31, BETWEEN A FOUND #6 REBAR WITH 2 1/2" ALUMINUM CAP STAMPED "DREXEL BARRELL & CO T1N R70W S31–S32–S6 T1S R70W 1991 PLS 17664" IN A RANGE BOX AT THE THE SOUTHEAST CORNER OF SECTION 31 AND A FOUND #5 REBAR WITH AN ILLEGIBLE 2" ALUMINUM CAP STAMPED "FLATIRONS SURVEYING S31 E+1/16 S6 2007 LS 16406" IN A RANGE BOX AT THE EAST SIXTEENTH CORNER OF SECTION 31 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18–4–508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER–SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
6. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
7. THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND/OR ZONE D, AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY–PANEL NO. 08013C–0394–K, DATED DECEMBER 7, 2017. THE MAP DOES NOT DIFFERENTIATE BETWEEN ZONE X UNSHADED AND ZONE D. FLOOD INFORMATION IS SUBJECT TO CHANGE
8. DATES OF FIELDWORK: MAY 4, 2026
9. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
10. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 42,988 SQ. FT. OR 0.98 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.

Surveyor's Statement

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC. THAT A SURVEY OF 2225 BASELINE ROAD SUBDIVISION WAS MADE BY ME OR UNDER MY SUPERVISION ON MAY 4, 2026; AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF, IN ACCORDANCE WITH APPLICABLE STANDARDS OF CARE, AND EXCEPT AS STATED HEREIN THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE–PRESIDENT, FLATIRONS, INC.

James Z. Gowan

Digitally signed by James Z. Gowan
DN: cn=James Z. Gowan, o=Flatirons, Inc., ou, email=jgowan@flatironsinc.com, c=US
Date: 2026.10.05 14:57:54 -06'00'

City Manager's Certificate

IN WITNESS WHEREOF, THE SAID CITY OF BOULDER HAS CAUSED ITS SEAL TO BE HEREUNTO AFFIXED BY ITS CITY MANAGER THIS _____ DAY OF _____, 2026.

ATTEST:

_____ _____
CITY CLERK CITY MANAGER

Approvals

_____
DIRECTOR OF PLANNING

_____
DIRECTOR OF PUBLIC WORKS AND UTILITIES

Clerk and Recorder's Certificate

STATE OF COLORADO)
)SS
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT

_____ O'CLOCK __.M., THIS _____ DAY OF _____, 202_,

AND IS RECORDED AT RECEPTION #_____

FEES PAID: $_____

_____ _____
CLERK AND RECORDER DEPUTY

DATE
REVISION
1 2 3 4 5 6 7 8

FINAL PLAT
2225 BASELINE ROAD SUBDIVISION

COPYRIGHT 2026 FLATIRONS, INC.

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
3825 IRIS AVE, SUITE 345, BOULDER, CO 80301 (303) 443-7001
655 FOURTH AVE, LONGMONT, CO 80501 (303) 776-1733
7000 N. BROADWAY, SUITE 204, DENVER, CO 80221 (303) 936-6997

COLORADO L.S. 29038 PROFESSIONAL LAND SURVEYOR 10/15/26 SEAL

JOB NUMBER: 26–83,491
DATE: 09–15–2026
DRAWN BY: T. HENDERSON
CHECKED BY: JJK/JZG

SHEET 1 OF 4

B:\THENDERSON FILE\83491–F PLAT–C26.DWG DATE:10/5/2026 2:00 PM

FINAL PLAT
2225 BASELINE ROAD SUBDIVISION

PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 31, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 4

PLAT AND DEDICATED EASEMENTS

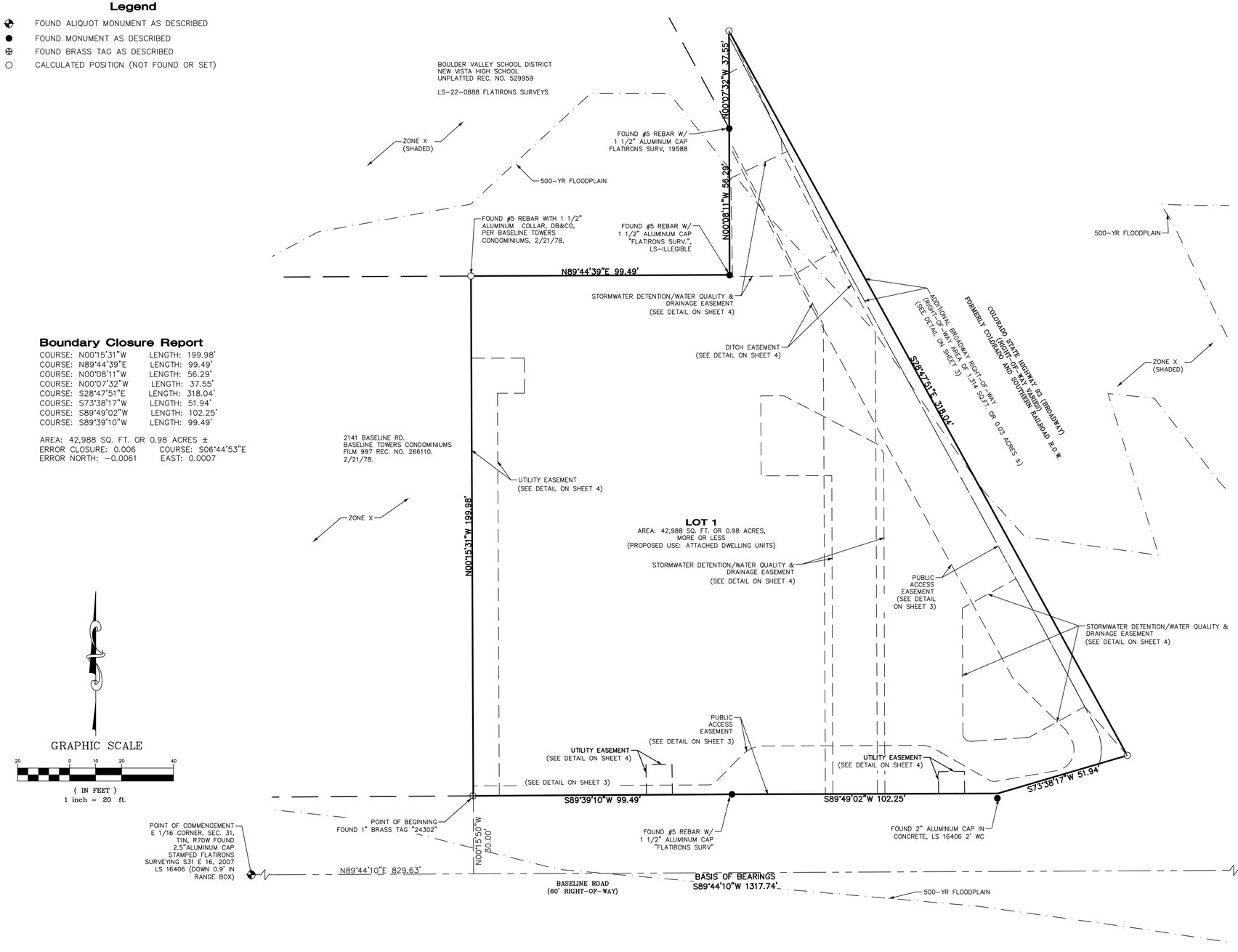
Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND BRASS TAG AS DESCRIBED
- CALCULATED POSITION (NOT FOUND OR SET)

Boundary Closure Report

COURSE:	N00°15'31"W	LENGTH:	199.98'
COURSE:	N89°44'39"E	LENGTH:	99.49'
COURSE:	N00°08'11"W	LENGTH:	56.29'
COURSE:	N00°07'32"W	LENGTH:	37.55'
COURSE:	S28°47'51"E	LENGTH:	318.04'
COURSE:	S73°38'17"W	LENGTH:	51.94'
COURSE:	S89°49'02"W	LENGTH:	102.25'
COURSE:	S89°39'10"W	LENGTH:	99.49'

AREA: 42,988 SQ. FT. OR 0.98 ACRES ±
ERROR CLOSURE: 0.006 COURSE: S06°44'53"E
ERROR NORTH: −0.0061 EAST: 0.0007



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	

FINAL PLAT
2225 BASELINE ROAD SUBDIVISION

COPYRIGHT 2026 FLATIRONS, INC.

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
3825 IRIS AVE., SUITE 395, BOULDER, CO 80301 (303) 443-7001
655 FOURTH AVE, LONGMONT, CO 80501 (303) 776-1733
7000 N. BROADWAY, SUITE 209, DENVER, CO 80221 (303) 936-6997

GRADY L. GILLESPIE
29038
10/15/26
PROFESSIONAL LAND SURVEYOR
COLORADO

JOB NUMBER:	26-83,491
DATE:	09-15-2026
DRAWN BY:	T. HENDERSON
CHECKED BY:	JJK/JZG

SHEET 2 OF 4

FINAL PLAT
2225 BASELINE ROAD SUBDIVISION

PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 31, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 3 OF 4

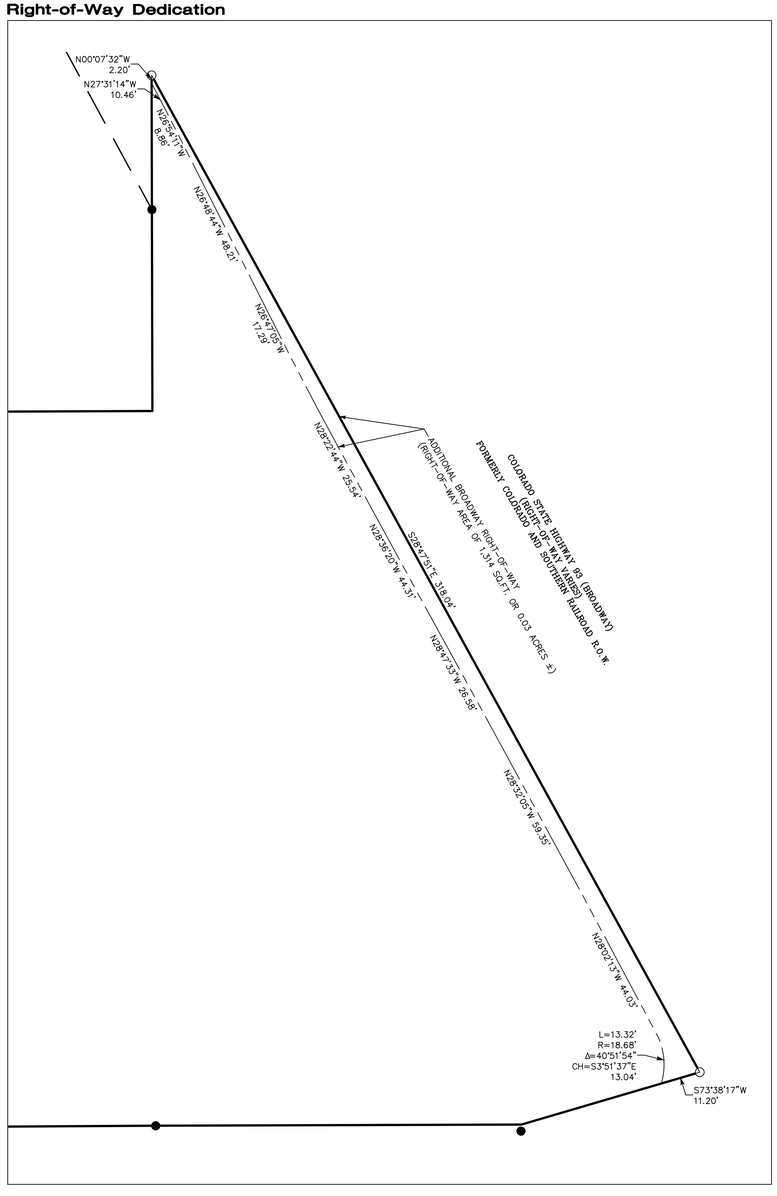
R.O.W. DEDICATION & PUBLIC ACCESS EASEMENT DETAILS

GRAPHIC SCALE

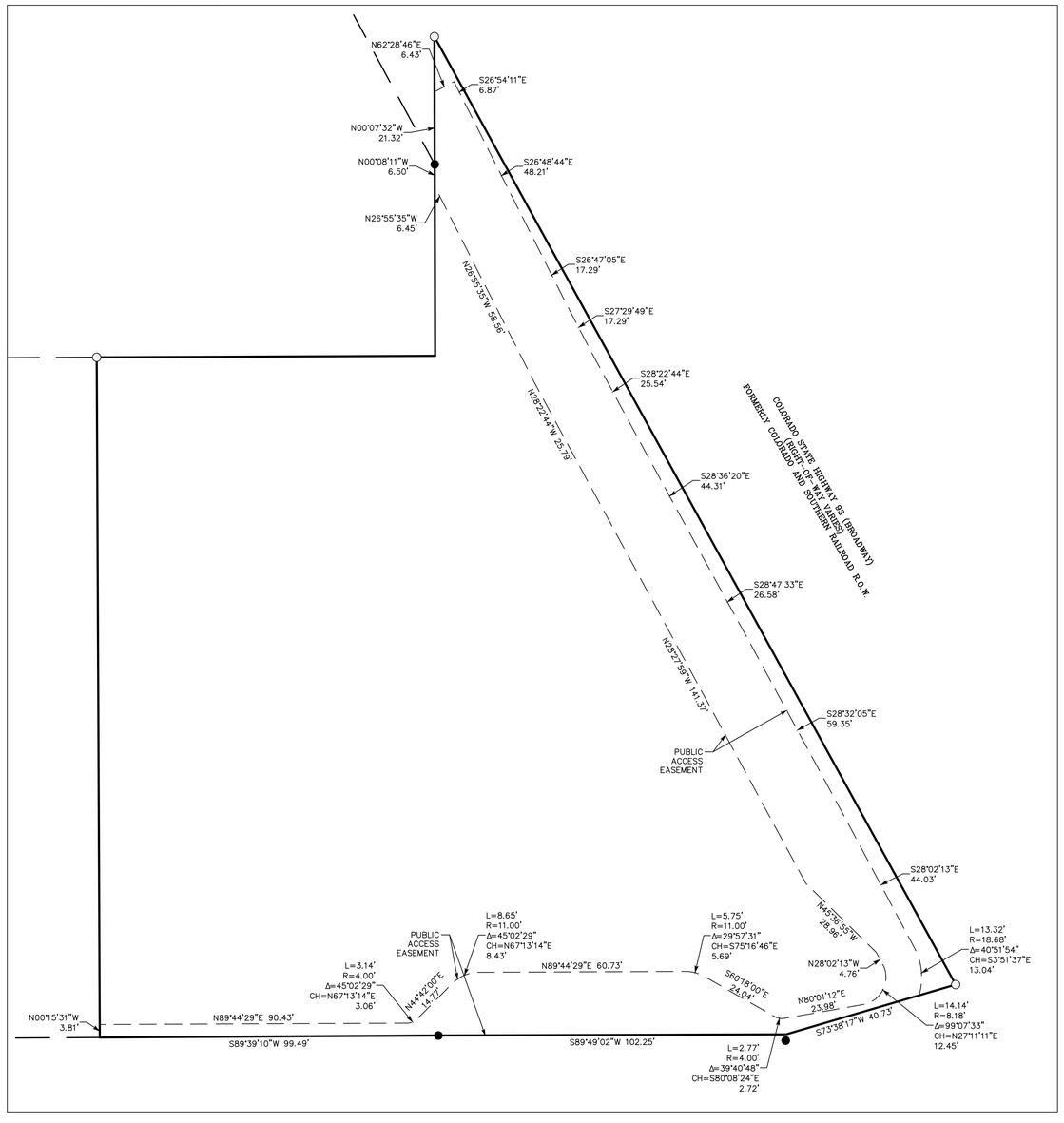
20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

Right-of-Way Dedication



Public Access Easement



DATE

REVISION

1 2 3 4 5 6 7 8 9

FINAL PLAT
2225 BASELINE ROAD SUBDIVISION

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COLORADO
JOSEPH J. GAST
29038
10/15/26
PROFESSIONAL LAND SURVEYOR
STATE OF COLORADO

JOB NUMBER:	26-83,491
DATE:	09-15-2026
DRAWN BY:	T. HENDERSON
CHECKED BY:	JJK/JZG

SHEET 3 OF 4

FINAL PLAT
2225 BASELINE ROAD SUBDIVISION

PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 31, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 4 OF 4

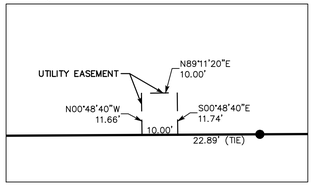
EASEMENT DETAILS

GRAPHIC SCALE

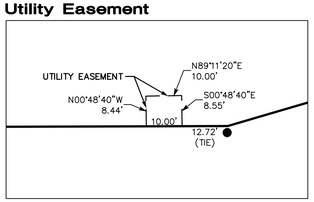
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(IN FEET)
1 inch = 20 ft.

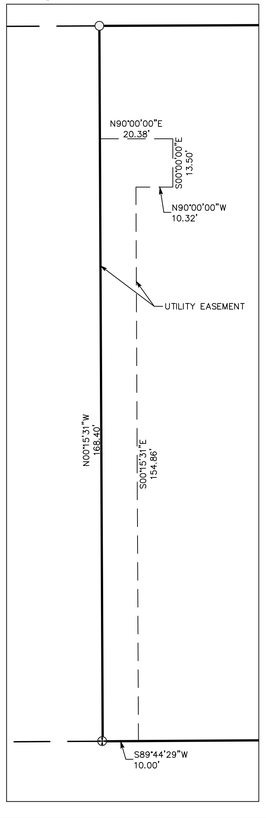
Utility Easement



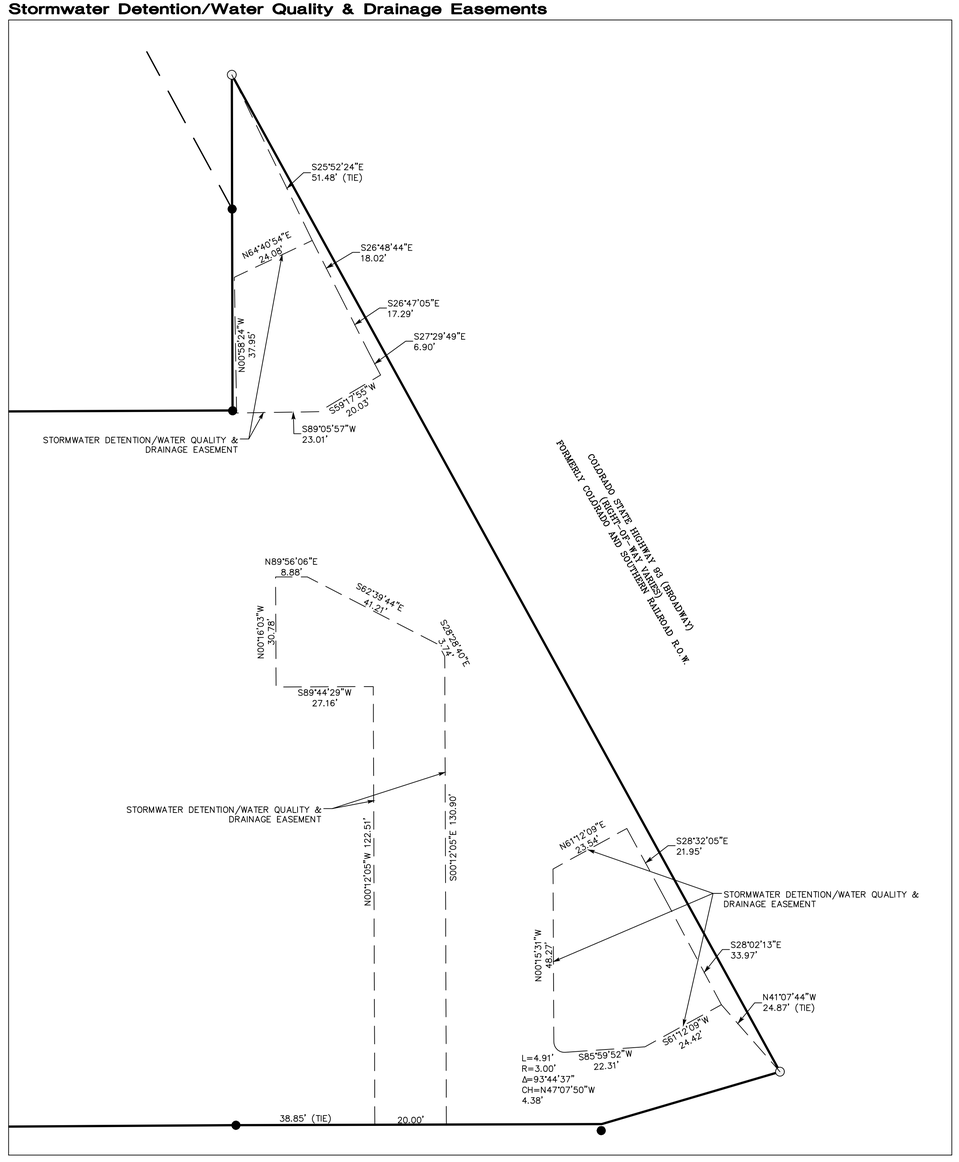
Utility Easement



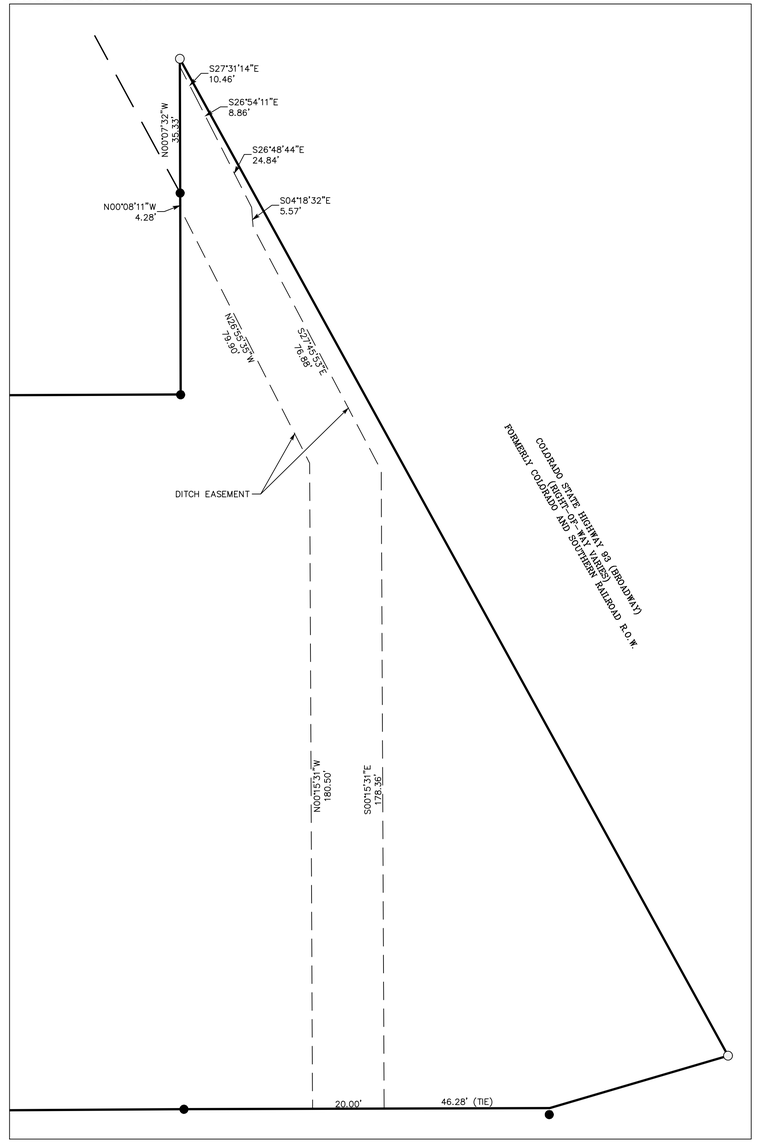
Utility Easement



Stormwater Detention/Water Quality & Drainage Easements



Ditch Easement



DATE

REVISION

1 2 3 4 5 6 7 8 9

FINAL PLAT
2225 BASELINE ROAD SUBDIVISION

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COLORADO LICENSED
29038
PROFESSIONAL LAND SURVEYOR
10/15/26
SEAL

JOB NUMBER: 26-83,491
DATE: 09-15-2026
DRAWN BY: T. HENDERSON
CHECKED BY: JJK/JZG

SHEET 4 OF 4

BY:HENDERSON FILE:83491-FPLAT-C26.DWG DATE:10/15/2026 2:00 PM

Office of the City Attorney
Penfield Tate II Municipal Building
1777 Broadway
Post Office Box 791
Boulder, Colorado 80306
Telephone (303) 441-3020

MEMORANDUM OF UNDERSTANDING IN LIEU OF A SUBDIVISION AGREEMENT FOR THE FIRE STATION NO. 2 SITE (2225 BASELINE RD.)

TO: Nuria Rivera-Vandermyde, City Manager
Chris Meschuk, Deputy City Manager

FROM: Brad Mueller, Director of Planning and Development Services
Michael Calderazzo, Fire Chief MC
Joe Taddeucci, Director of Utilities CJD (Chris Douville on behalf of Joe Taddeucci)
Blythe Bailey, Director of Transportation & Mobility JAB

SUBJECT: 2225 Baseline Road Subdivision (#TEC2026-00021)
for Fire Station No. 2 (2225 Baseline Road)

DATE: October 19, 2026

Property: The City of Boulder, a Colorado home rule city, owns the property, commonly referred to as the Fire Station No. 2 site, located at 2207 and 2225 Baseline Rd. and as more particularly described in the attached **Exhibit A** ("Property").

Development Approval: Subdivision of the Property to create one formal lot and to dedicate additional Broadway right-of-way and easements.

Documentation of the Subdivision Approval: The Department of Planning and Development Services approved a final plat for the Property on the date shown on the disposition of approval on file in the Department of Planning and Development Services. The City of Boulder is both the owner of the Property and the regulatory authority in the subdivision process. To ensure that the subdivision of the Property proceeds consistent with the terms of the subdivision approval, the City Attorney's Office has recommended that the subdivision be administratively documented in the form of a Memorandum of Understanding ("MOU") between city departments that is approved by the City Manager. This MOU is intended to be a substitute for the subdivision agreement required by Section 9-12-10, "Subdivision Plat," B.R.C. 1981, and is intended to document certain requirements should the Property or an interest therein ever be conveyed by the City of Boulder to a third party. Therefore, the Department of Planning and Development Services, the Fire Department, the Utilities Department, and the Transportation & Mobility Department agree to the terms of this MOU. Approval of this MOU by the City Manager shall make this a directive of the City Manager.

RE: 2225 Baseline Road Subdivision (#TEC2026-00021)
for Fire Station No. 2 (2225 Baseline Road)

This MOU will refer to the "City" to refer to the City of Boulder in its regulatory role and to "Subdivider" to refer to the City of Boulder in its role as owner of the Property and subdivision applicant.

A. Parties. This MOU is made for the purposes of ensuring that all ordinances and regulations of the City are met for the protection of the public health, welfare, and safety and obtaining the approval of the 2225 Baseline Road Subdivision (the "Subdivision").

B. Binding Agreement – Notice to Subsequent Purchasers. This MOU is binding upon the Subdivider and the Subdivider's successors and assigns, both jointly and individually, and it shall be recorded in the office of the Boulder County Clerk and Recorder in order to put the prospective purchasers or other interested parties on notice of any of its terms. Any subsequent purchaser of any lot in this Subdivision shall be responsible for the construction of all public and private improvements, including financial guarantees and warranty obligations required by this MOU. Additionally, the Subdivider agrees to notify subsequent purchasers of the Subdivision or any portion thereof of the existence of this MOU and the purchasers' potential obligations hereunder by providing a copy of this MOU to said purchaser.

C. General Requirements. The Subdivider shall commence, construct, and complete the Subdivision in accordance with:

(1) The provisions of approval of the Final Plat;
(2) The approved Engineering Plans stamped with the approval date of October 7, 2026 (the "Engineering Plans") on file with the City;
(3) All requirements of Chapter 9-12, "Subdivision," B.R.C. 1981;
(4) The requirements of the "City of Boulder Design and Construction Standards"; and
(5) All terms and conditions of the following agreement recorded in the records of the Boulder County Clerk and Recorder: the MOU in Lieu of Development Agreement recorded at Reception No. 04126733 on April 6, 2026.

D. Public Improvements. The Subdivider shall provide the following public improvements as shown on the approved Engineering Plans, including:

(1) All curbs, gutters, multi-use paths, sidewalks and curb ramps associated with Broadway and Baseline Road;
(2) Removal of existing driveway currently located on Broadway;
(3) Traffic control devices and pavement markings on Broadway and Baseline Road;
(4) A buffered bicycle lane along the property's frontage to Baseline Road;
(5) Fire lanes; and

(6) undergrounding of overhead electric service mains traversing through the site.

The Subdivider agrees to install the improvements listed in accordance with the time limits prescribed by Subsection 9-12-13(c), B.R.C. 1981.

E. Private Improvements. The Subdivider shall provide the following improvements or utilities in accordance with the approved Engineering Plans, including:

(1) All storm water management improvements including conveyance, storage, and treatment facilities; and
(2) Motor vehicle parking stalls inclusive of accessible requirements.

The improvements described above are hereafter collectively referred to as "Private Improvements" and shall be owned and maintained as set forth in Paragraph H below.

F. Financial Security. The Subdivider shall provide to the City financial security to guarantee the construction or installation of the public improvements specified in Paragraph D and other obligations undertaken by the Subdivider in this MOU. The guarantee will be in an amount to secure the full cost, as determined by the City Manager, of constructing or installing the improvements. The guarantee will be either: (a) a deposit of escrow of funds with the City; (b) an irrevocable clean sight draft or letter of commitment upon which the City can draw; or (c) any other form of guarantee approved by the City Manager, any one of which is in a form satisfactory to the City Attorney. The term of the guarantee shall be for a period of time sufficient to cover the construction or installation of the public improvements. If the construction or installation is not completed and paid for by the Subdivider according to the requirements of this MOU and Chapter 9-12, B.R.C. 1981, the City may, in its absolute discretion, complete the construction or installation of the public improvements or cause the same to be done and pay outstanding claims and bills incurred in such completion from the escrow fund or guarantee furnished. The Subdivider shall pay any amount above the amount provided in the guarantee required to complete the construction or installation of the improvements. The City Manager shall annually review the guarantee to assure that it meets full current costs of constructing the improvements whose installation it secures and, upon notification, the Subdivider shall amend the guarantee to meet such current costs. The City shall release the guarantee when all the improvements have been constructed or installed and the City has accepted them.

G. Warranty. Upon completion of the public improvements and acceptance by the City, the Subdivider shall warrant all public improvements and utilities for two (2) years and shall secure the two-year warranty by (a) a deposit of escrow of funds with the City; (b) an irrevocable clean sight draft or letter of commitment upon which the City can draw; or (c) any other form of guarantee approved by the City Manager, payable to the City as

beneficiary, in an amount adequate to replace or repair twenty (20) percent of the total value of the improvements if they are damaged or become inoperable during the warranty period. If the City Manager determines that any such public improvements require repair or replacement, the City Manager shall so notify the Subdivider. The City will not approve any other development applications from or improvements constructed or installed by the Subdivider until the Subdivider satisfactorily repairs or replaces a defective improvement. If the Subdivider fails to repair or replace any public improvements after notice, the City may cause the work to be done and charge the cost thereof against warranty. If the amount of the warranty is less than the cost of the repair or replacement, the difference shall be due and payable to the City by the Subdivider.

H. Maintenance of Private Improvements by Property Owners. The Subdivider and the future owner of Lot 1 (hereinafter referred to as "Lot Owner") shall own and be responsible for the continued and perpetual maintenance of the Private Improvements set forth in Paragraph E. The Subdivider shall provide for the continued and perpetual maintenance of the Private Improvements in covenants in the deeds of the Subdivider and all future Lot Owners. The Subdivider shall affirmatively advise any and all purchasers of Lot 1 of the existence of these covenants and potential obligations created by them. The following shall also be ongoing obligations for the Lot Owner. The Lot Owner shall be subject to the following restrictions or restrictive covenants:

(1) The Subdivider agrees that the City has the right to require the Lot Owner to correct any deficiencies in the maintenance or repair any damages to the Private Improvements within 30 days of receiving written notice from the City to cure such deficiencies.

(2) The City reserves the right to inspect the Private Improvements from time to time to assure that the Private Improvements are being properly maintained. To the extent that the Private Improvements are located on private property, the Subdivider grants the City a right of entry to such property to so inspect and maintain. If the City determines that the Private Improvements and associated improvements and areas are not being properly maintained, the City reserves the right to, but is not required to, perform the appropriate maintenance and assess the Lot Owner for the cost of the maintenance. In the event that the City determines, in its sole discretion, that there is a threat to the public health, safety, or general welfare, the City may immediately perform such work or maintenance and charge the Lot Owner for work performed.

(3) If the Lot Owner fails to perform such work within 30 days after having been provided with written notice from the City to cure, the City will perform the work and charge back to the Lot Owners any and all costs of curing same.

(4) If the Lot Owner fails to pay any monies due under this MOU or fails to perform any affirmative obligation hereunder, the Subdivider agrees that the City may collect the monies due in the manner provided for in Section 2-2-12, B.R.C. 1981, as amended, as if said monies were due and owing pursuant to a duly adopted ordinance of the City or the City may perform the obligation on behalf of the Lot Owner and collect its costs in the manner herein provided. The Subdivider agrees to waive any rights the Subdivider may have under Section 31-20-105, C.R.S., based on the City's lack of an enabling ordinance authorizing collection of this specific debt.

I. Conveyance of Drainage. The Subdivider shall convey the Subdivision's drainage in an historic manner and in accordance with the approved Preliminary Plat so as not to adversely affect adjacent property.

J. Subdivider Warrants Ownership. The undersigned warrants ownership of the Property and agrees to provide an update of the preliminary title report or attorney memorandum of ownership current as of the date of recording the Final Plat.

K. Breach by Subdivider. If the Subdivider breaches this MOU in any respect, the City may withhold approval of all building permits and other development applications requested for the area within the Subdivision until the breaches have been cured. This remedy is in addition to all other remedies available to the City at law or equity.

L. Relationship of this MOU to Other Agreements. The terms and covenants of this MOU are in addition to, and do not extinguish unless expressly stated, any other agreements between the parties.

M. Captions. The captions herein are inserted only as a matter of convenience and for reference, and the captions in no way define, limit or describe the scope of this MOU or the intent of any provision hereof.

N. Future Interests**.** If this MOU is deemed to create an interest in land, this MOU shall be enforced, if not sooner completed, during the lives of the undersigned plus twenty years and three hundred sixty-four days.

O. Easements to be Reserved at time of Future Conveyance. In the event that this Property is sold or is otherwise conveyed by the City, the City will retain any property interests as may be necessary to be consistent with standards of the Boulder Revised Code and the City of Boulder Design and Construction Standards.

RE: 2225 Baseline Road Subdivision (#TEC2026-00021)
for Fire Station No. 2 (2225 Baseline Road)

Recordation: The City intends to record this MOU with the Boulder County Clerk and Recorder in order to put potential future purchasers of the Property on notice of the subdivision approval.

Third Party Beneficiaries: This MOU is intended to document an arrangement between City departments and shall not create any third-party beneficiaries.

I APPROVE THIS ARRANGEMENT on this _____ day of _____, 2026.

City of Boulder,
a Colorado home rule City

By:_____
Nuria Rivera-Vandermyde, City Manager

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney's Office

_____
Date

Exhibit
A: Legal Description

EXHIBIT A

LEGAL DESCRIPTION

Parcel A (2207 Baseline Road):

Beginning at a point on the North line of Base Line Road, 831.00 feet East and 30.00 feet North of the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 1 North, Range 70 West of the 6th P.M., thence North at right angles to said Base Line Road, 200.00 feet; thence East parallel to the North line of said Base Line Road, 100.00 feet; thence South on a course at right angles to the North line of Base Line Road to the point of intersection of said North line of said road; thence West along said North line of said road, 100.00 feet to the Point of Beginning, County of Boulder,
State of Colorado.

Parcel B (2225 Baseline Road):

Beginning at a point on the North line of the Base Line Road 931.00 feet East and 30.00 feet North of the Southwest corner of the Southeast Quarter of Section 31, Township 1 North, Range 70 West of the 6th P.M., thence North at right angles to said Base Line Road 294.00 feet to the Westerly line of the right of way of the Colorado and Southern Railroad, thence Southerly along the Westerly line of said Colorado and Southern Railroad right of way 334.00 feet to the North line of said Base Line Road, thence West along the North line of said Base Line Road 158.00 feet to the Point of Beginning,
County of Boulder,
State of Colorado.

CITY OF BOULDER
PLANNING BOARD

MEETING DATE: November 17, 2026

AGENDA TITLE: Concept Plan Review and Comment for the redevelopment of a lot at 3400 Broadway with senior housing. The proposal includes the demolition of the existing Boulder County offices (except for the former Boulder County Hospital Building) on the western portion of the property and developing 232 dwelling units, below grade parking garage, and a neighborhood serving use. The concept proposes maintaining the public ballfields on the eastern portion of the site. The building is proposed to be up to four stories and 55 feet in height. Reviewed under case no. LUR2026-00036.

Applicant: Bill Holicky, Coburn Partners
Owner: Academy Boulder Management Group

REQUESTING DEPARTMENT / PRESENTERS
Brad Mueller, Director Planning & Development Services
Charles Ferro, Senior Planning Manager
Alison Blaine, Senior Planner

OBJECTIVE

1. Planning Board hears staff and applicant presentations.
2. Planning Board holds Public Hearing.
3. Planning Board to ask questions of applicant, the public, and staff.
4. Planning Board discussion and comment on Concept Plan.

SUMMARY

Project Name:	1343 IRIS AVE DEVELOPMENT
Location:	3400 Broadway / 1343 Iris Ave
Size of Property	17.5 acres (763,201 square feet)
Zoning:	P (Public)(existing) RH-3 (Residential – High 3)(proposed)
Comprehensive Plan:	Neighborhood 2

KEY ISSUES FOR CONCEPT PLAN DISCUSSION

Staff has identified the following key issues to help guide the board's discussion:

1. Is the proposed concept plan generally compatible with the goals, objectives, and recommendations of the Boulder Valley Comprehensive Plan (BVCP)?
2. Is the proposed Rezoning of the site from P to RH-3 consistent with Rezoning criteria found in Subsection 9-2-19(e), B.R.C. 1981.
3. Does Planning Board have feedback to the applicant on the conceptual site plan and architecture?

EXECUTIVE SUMMARY

The purpose of this item is for Planning Board to review and comment on the Concept Plan for the above-referenced project. Per Table 2-2 of Section 9-2-14, B.R.C. 1981, the project requires Concept Plan review and comment prior to Site Review because the lot is greater than two acres in size and the development exceeds 30,000 square feet.

The preliminary site plan analysis provided as part of this concept plan application assumes approval of the Rezoning request.

PUBLIC FEEDBACK

Consistent with Section 9-4-3, Public Notice Requirements, B.R.C. 1981, staff provided notification to all property owners within 600 feet of the subject location of the application, and signs have been posted by the applicant indicating the review requested. Staff received comments from several neighboring property owners, which are included in **Attachment D.**

BACKGROUND

As shown below in **Figure 1**, the 17.5-acre site is located north of Iris Avenue and bounded by Broadway to the west and 16th St. to the east.

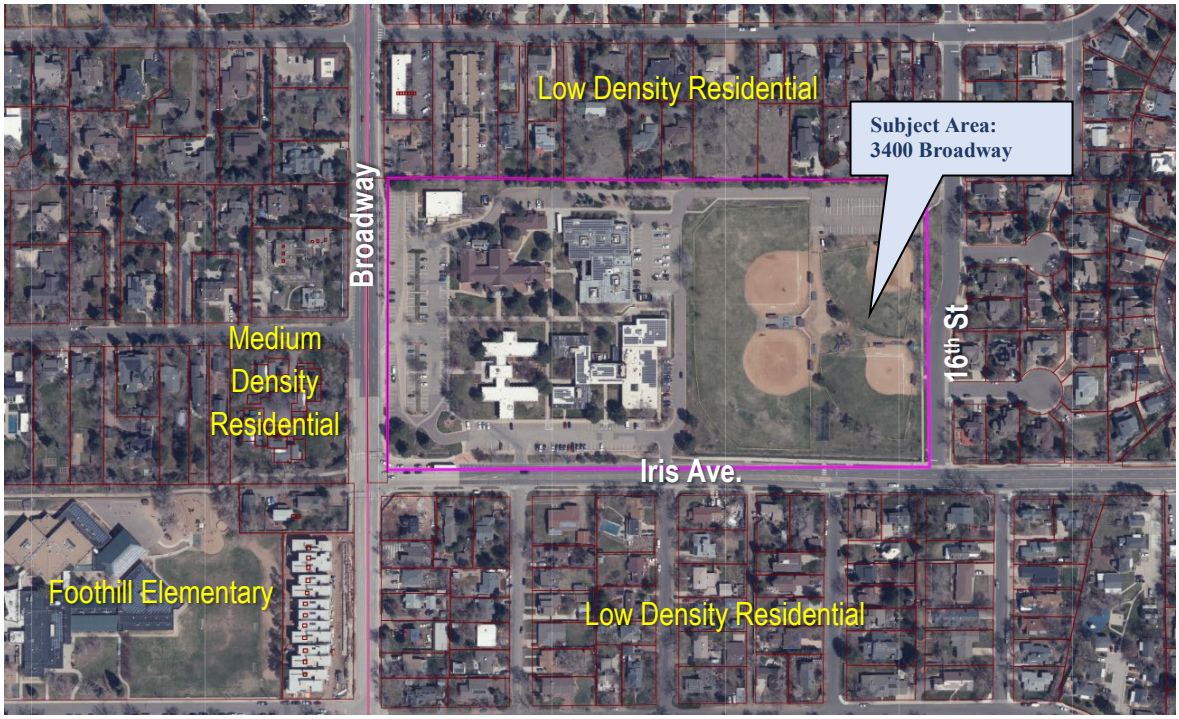


Figure 1. Existing site and its surroundings

The eastern half of the existing property contains the Iris Ballfields, which were previously owned by Boulder County. In 2025, Boulder County agreed to sell the property, including the Iris Ballfields, to private ownership. The western half of the existing property contains offices for Boulder County, including Housing and Human Services, Workforce Boulder County, Agency on Aging, and Public Health. Per the Boulder County Assessor, there are six total buildings on site constructed between 1975 and 2011, except for the former Boulder County Hospital, which was constructed in 1920. Research completed by the city landmarks staff is detailed below. The buildings are mostly one-story and made of brick. The buildings are located centrally within the site, with parking, and there is an access drive on the property perimeter surrounding the existing offices. Sitewide landscaping and mature trees exist across the western half of the site. Moderate grade changes exist across the entirety of the property.

The surrounding area includes mixed density residential uses along Broadway, Foothills Elementary to the west, Long's Gardens and the North Boulder Recreation Center to the south, and lower density residential uses to the north, south, and east.



Figure 2. Existing site



Figure 3. Existing Boulder County Offices and Iris Ballfields

Transportation Context: The Transportation Map within the North Boulder Subcommunity plan shows a planned multi-use connection across the southeast corner of the site, through the ballfields. The planned connection is intended to link 16th Ct. and Jimson Ct. (east of the ballfields) to 15th St. (south of the ballfields).

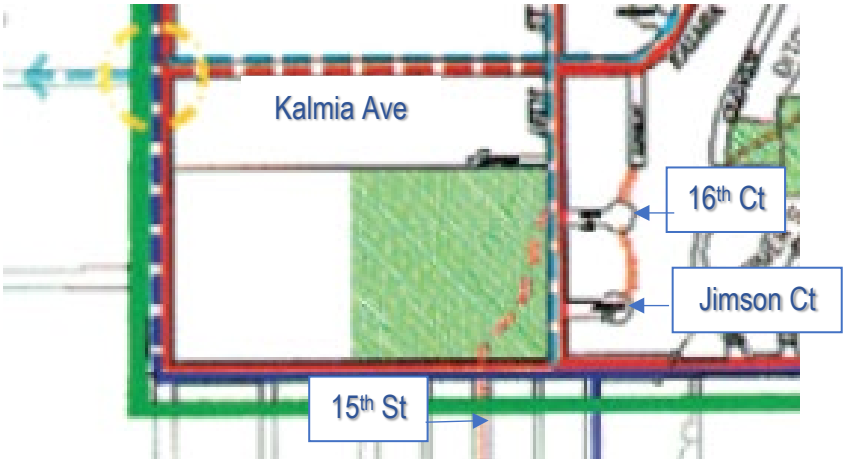


Figure 4. Planned MUP Connection (Area Plan)

The city is currently in the process of designing the Iris Ave. Transportation Improvements project, which is in the preliminary design phase. Recommended improvements include two-way protected bike facilities, corner islands, sidewalk improvements, and center turn lanes. The Iris Avenue improvements will impact the development once the final designs are decided, including right-of-way dedications.

Area Plan: The site is located within the "Melody/Catalpa/Pineview" neighborhood of the North Boulder Subcommunity. The North Boulder Subcommunity Plan was created in 1995 to set a vision for the subcommunity and subsequently amended multiple times, mostly recently in 2024. The concept generally aligns with the goals and objectives of the subcommunity plan, including providing a complementary, pedestrian-oriented mix of public and private facilities to meet the needs of the subcommunity and providing additional services in a way that contributes positively to the urban design of the subcommunity.

Flood - The Two Mile Canyon Creek runs adjacent to Iris Avenue along the southern portion of the site. The site is impacted by the 100- and 500- year flood, as well as conveyance and high hazard areas. The applicant will need to demonstrate that the parking area will be permitted per Subsection 9-3-3(a), B.R.C. 1981. Additionally, senior housing is considered an at-risk population and qualifies this development as a Critical Facility within the 500-year floodplain. The applicant will be required to meet the requirements of Subsection 9-3-2(i), B.R.C. 1981, at time of future submittal.

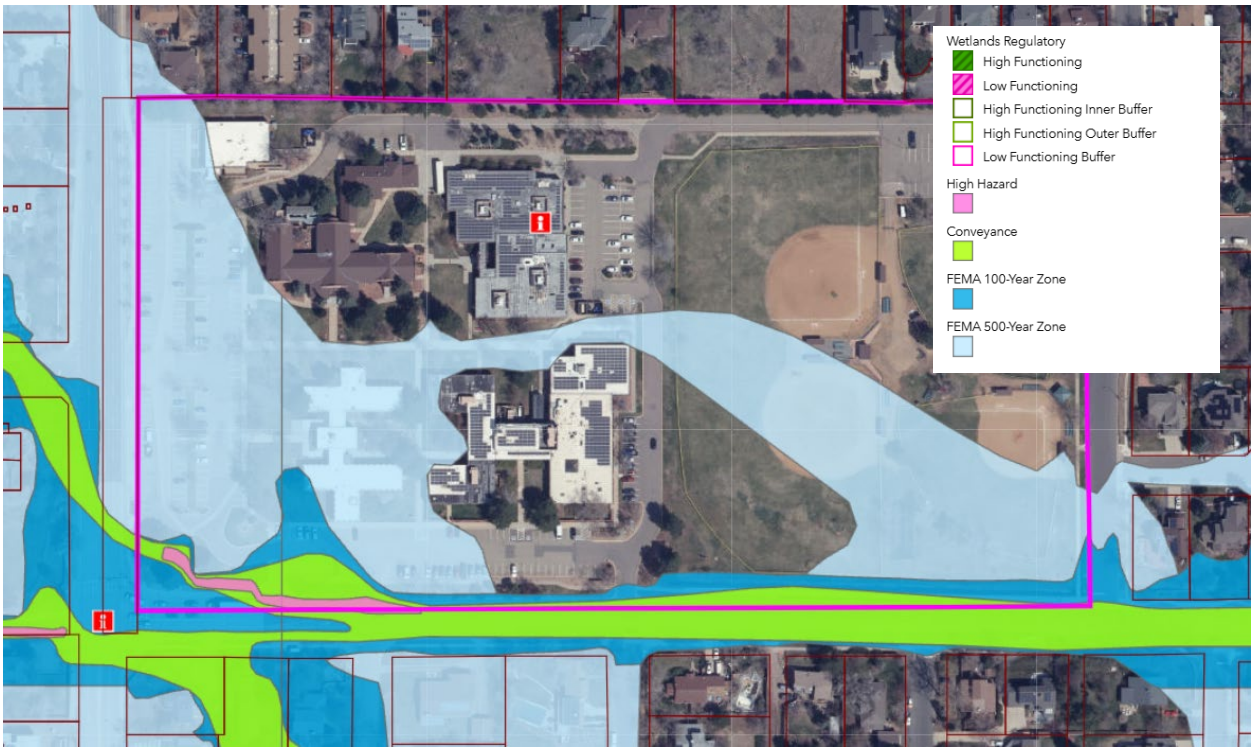


Figure 5. Regulatory Flood and Wetlands

Prior Approvals - City mapping indicates the following prior approvals are associated with the subject site. A future Site Review would supersede the prior approvals and conditions.
P-77-29: Approval for Alcoholic Recovery Center on the northwest corner of the site. Limit to 10 beds.
P-82-31: Amendment to prior approval to build County offices.
P-85-53: Amendment to prior approval for additions to three buildings containing County Offices.

PROCESS
Concept Plan is the initial step in the Site Review process, of which the property is eligible under thresholds established in Table 2-2. The next step would be a required Site Review application. The mandatory Concept Plan and Site Review threshold is met by the 17.5-acre size of the site and over 30,000 square feet of proposed development, which exceeds threshold for the RH-3 zoning district. The purpose of Concept Plan is to review a general development plan for the site, evaluate general architectural characteristics, land uses, and transportation considerations.

PROJECT DESCRIPTION
The applicant is proposing to redevelop the western portion of the site with 232 senior residences and accessory uses, including workout facilities, dining hall, grand hall, recovery center, and personal service uses for the residents. Parking is proposed in a small surface parking lot on the southwest corner and in a below grade garage. Open space courtyards are proposed throughout the site. The proposed building height is four stories, up to 55 feet. The scope of the project also includes the continued use of the Iris Ballfields and the former Boulder County Hospital Building, as well as a separate commercial space on the southeast corner for neighborhood serving uses.

For the eastern portion of the property, the applicants continue to express a desire to maintain the ballfields that have supported public recreation for over seventy years. The County expressed this desire as a key reason the Academy was selected as the preferred buyer. City analysis shows that these fields are important to maintain levels of service for diamond fields in Boulder. The city is in active conversations with the Academy to consider ownership and/or operations of the site. Funding has not been identified to support the one-time purchase costs or the annual maintenance expenses of a new city property.

The application also proposes to rezone the western portion of the site from Public (P) to Residential High – 3 (RH-3), which is consistent with the BVCP. Neighborhood 2 Future Land Use designation found in the Boulder Valley Comprehensive Plan. Staff recommends the applicant submit a Subdivision application concurrently with a Rezoning request and Site Review application.

The proposed plans are found in **Attachment A** and the written statement within **Attachment B**.

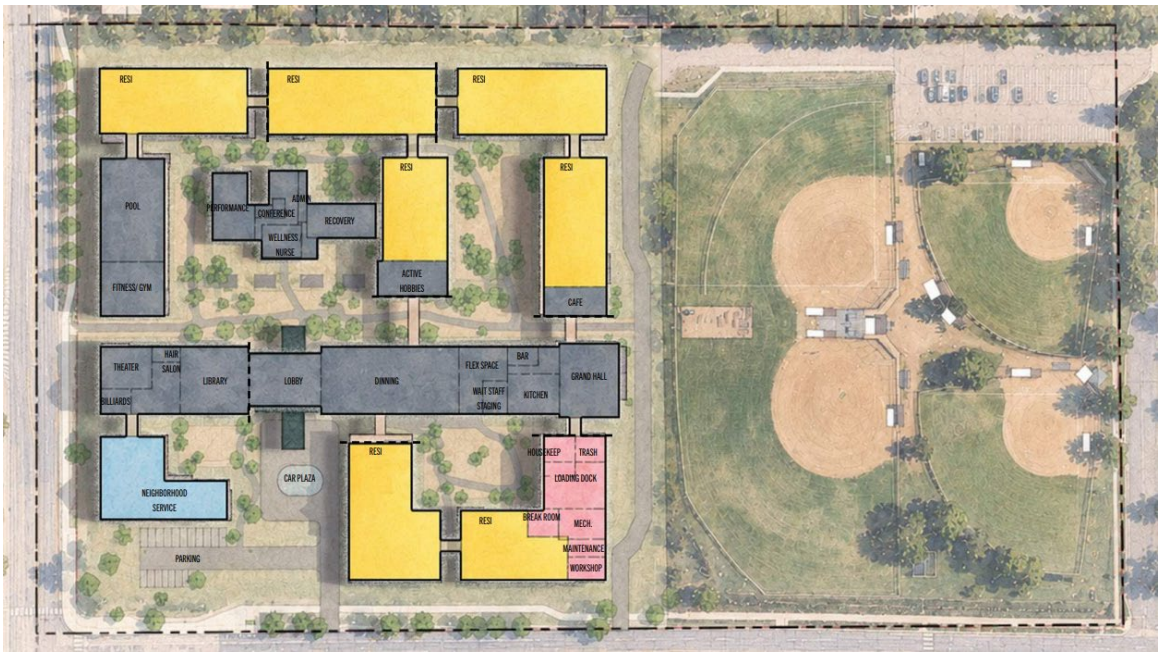


Figure 6. Conceptual site plan of proposed project

Land Uses – Per the applicant's written statement, the proposed project is for Attached Dwelling Units, which are defined as "*three or more dwelling units within a structure*" in Section 9-16-1, B.R.C. 1981. Attached dwelling units are allowed by-right in the RH-3 zone (see Table 6-1 of Section 9-6-1, B.R.C. 1981). The plans show residential amenities including a hair salon, library, gym, and wellness and recovery facilities. Because these areas will serve the residential tenants and are not open to the public, they are considered accessory to the principal residential use. As described in the Development Review Committee (DRC) comments found in Attachment C, staff recommends the applicant reconsider the location of the proposed ground floor uses. More active uses like the cafe and dining hall would better engage with the street and public realm along Broadway. Staff anticipates that the pool and theater shown adjacent to Broadway will be "walled" off from the pedestrian experience due to a lack of glazing and transparency commonly associated with such uses.

A neighborhood serving retail use is proposed on the southwest corner. A future tenant for this area would be subject to Table 6-1. Possible uses include a restaurant/brewpub/tavern less than 2,000 square feet that closes before 11:00 p.m., an indoor athletic facility less than 1,000 square feet (otherwise approvable through a Use Review), convenience retail sales less than 2,000 square feet (otherwise approvable through a Use Review), and personal services, which are allowed by-right in the RH-3 zone.

Architecture and Site Design – Based on the applicant's written statement, proposed materials include masonry and wood-look elements with a high level of transparency and glazing. Lighter color siding is shown on the first and second floors with darker materials on the upper levels. More detail on proposed materials must be provided as part of a future application to confirm consistency with Site Review criteria. The building form consists of a variety of roof forms including pitched and flat roofs. Building heights vary between three- and four-stories with a maximum height of 55 feet. The submitted plans show recessed and articulated façades with

simple detailing elements. The primary building entry and lobby is accessed from Iris Avenue. The main entry is setback from the street but features identifiable elements including a material change and high levels of glazing.

The site design features an interior east to west promenade with direct access to the internal buildings and ground floor nonresidential uses. A small parking lot and vehicle drop-off is accessed from Iris Avenue and provides access to the main lobby. An additional vehicle entry is located near the center of the property, also accessed from Iris Avenue, and it connects to the below grade garage. The functionality and safety of the site design is still unclear to staff, particularly the northern access drive that is not consistent across plans. Staff is also unclear how the central vehicle access will avoid conflicts with non-vehicle users, which will need to be further refined prior to Site Review submittal. Open space courtyards, landscaping, and pedestrian walkways are integrated throughout the site and in between buildings.

See staff's analysis under Key Issue Discussion for more detailed feedback on the Building and Site Design.



Figure 7. Design Rendering looking west

Per Table 8-1 of Section 9-8-1, "Intensity Standards," B.R.C. 1981, the RH-3 zone does not have a floor area ratio (FAR) limitation. Intensity is instead regulated through open space requirements.

Chapter 9-7 of the Land Use Code specifies the required setbacks for the buildings. Setback modifications can be considered in the Site Review process and can be approved if the criteria of Subsection 9-2-14(h), B.R.C. 1981, are met. Staff will verify setbacks when a scaled site plan is provided at time of Site Review.

On-site Open Space – Open space is provided in the form of courtyards, sitewide landscaping, and individual balconies. Open space is subject to the requirements of Section 9-9-11, "Useable Open Space," B.R.C. 1981 and the open space requirements within the Site Review criteria

(Subparagraph 9-2-14(h)(2), B.R.C. 1981). The RH-3 zone requires 30% minimum open space for lots with residential and commercial uses. Each dwelling unit is required to have a minimum of 60 square feet of private open space. Note that the existing ballfields to the east cannot count toward useable open space because the eastern half of the site will be zoned Public, and open space cannot be aggregated across different zoning districts. Balconies and roof-decks may count toward up to 25% of the total open space requirement.

Parking – Parking on site will be located primarily within a below-grade garage accessed from an internal drive from Iris Avenue. A small surface parking lot is located near a vehicle pick-up and drop-off area just outside the main building entrance. A total of 250 parking spaces is provided throughout the site. Site circulation and parking areas should be further refined, as recommended by staff in the DRC comments, to improve sitewide permeability and safety for all modes of travel. Access to the parking garage is not clear, and there appear to be several areas on site that create conflicts between vehicles and non-vehicle users.

Dwelling units without a private garage are required to provide two bike parking spaces per unit with 75% long-term and 25% short-term. Based on the proposed unit count, 464 bike spaces are required.

Historic Preservation – The plan includes the preservation of the Boulder County Hospital (built circa 1918) and the deconstruction of four buildings (built between 1966 and 1978). A Non-Designation Demolition Review will be required for the buildings proposed to be demolished. The addition proposed for the Boulder County Hospital building will require review by the Landmarks Design Review Committee because a portion of a street-facing wall will be removed.

Split-Zone Lot – The proposed application will require a request for an eventual rezoning of the western half of the lot and future subdivision of the eastern portion containing the ballfields. The timing of these processes is not clear at this time. Subsection 9-9-2(d), B.R.C. 1981, states that building additions or site improvements in split-zone lots must be regulated according to the zoning district in which the additions/improvements are located. Therefore, the development will be subject to different standards depending on which zone the portion of the building falls within. For the purposes of determining FAR, open space, setbacks, bike parking, etc., each zone district will essentially function as separate development sites. The applicant will be required to provide an exhibit that demonstrates the approximate size of each zone in square feet at time of Site Review and demonstrate that respective development standards are met

CONCEPT PLAN REVIEW CRITERIA, SECTION 9-2-13(e), B.R.C. 1981

<u>Guidelines for Review and Comment</u>: The following guidelines will be used to guide the Planning Board's discussion regarding the site. It is anticipated that issues other than those listed in this section will be identified as part of the Concept Plan Review and Comment process. The Planning Board may consider the following guidelines when providing comments on a concept plan:

(1) Characteristics of the site and surrounding areas, including, without limitation, its

location, surrounding neighborhoods, development and architecture, any known natural depressions, steep slopes and prominent views to and from the site;

See narrative above.

(2) Community policy considerations including, without limitation, the review process and likely conformity of the proposed development with the Boulder Valley Comprehensive Plan (BVCP) and other ordinances, goals, policies, and plans, including, without limitation, sub-community and sub-area plans;

BVCP Land Use Designation: The BVCP Land Use designation for the site is majority Neighborhood 2, which is defined as: "*Neighborhood 2 areas are primarily residential neighborhoods that feature a mix of denser housing types and larger buildings. Thoughtfully integrated commercial and other non-residential uses are generally concentrated near transit services.*"



Figure 8. BVCP Land Use Designations on and around the site

Expected uses in Neighborhood 2 are primarily attached dwelling units and group living. Expected supporting uses include detached dwelling units, retail, personal services, offices, restaurant, lodging, artist studios, and places of worship.

Urban design for Neighborhood 2 anticipates medium to high intensity and scale buildings at up to five stories with high-quality street frontage. Site design is encouraged to emphasize pedestrian scale, natural infrastructure, and streetscape amenities. Due to the intended scale and intensity, it is also anticipated that structures may occupy larger portions of their lots with limited setbacks and shared open spaces such as courtyards, plazas, and greenspaces.

Neighborhood 2 offers a more urban mobility experience, where sidewalks, bicycle facilities and transit-supportive infrastructure are integral to the street network.

The following BVCP policies have been found relevant to the proposal and can be reviewed at this link: Boulder Valley Comprehensive Plan or within the DRC comments found within **Attachment C**:

25.	*Continued Use and Adaptive Reuse*
26	*Compact Urban Form*
27	*Integrated Land Use and Transportation*
28	*Inclusive, Diverse, and Inviting Community*
29	*15- Minute Neighborhoods*
30	*Natural Urban Infrastructure*
37	*Design Excellence for all Projects*
55	*Support for Redevelopment*

80 Housing and Supportive Services
85 Age Inclusive Community

Projects are preliminarily assessed for compliance with the BVCP Land Use Designation and policies as part of Concept Plan and then are required to demonstrate compliance at time of Site Review. A discussion of the project's preliminary compliance can be found in the Key Issue Discussion that follows this section.

Zoning. As shown in **Figure 9**, the zoning on the site is Public (P). The applicant is proposing to rezone the western portion with a Residential – High 3 (RH-3) zoning designation. The defined intent for RH-3 per Section 9-5-5, B.R.C. 1981, is as follows:

> *"High density residential areas in the process of changing to high density residential uses and limited pedestrian-oriented neighborhood-serving retail uses in close proximity to either a primary destination or a transit center and where complementary uses may be allowed."*



Figure 9. Zoning on and around site

(3) Applicable criteria, review procedures, and submission requirements for a site review;

If the applicant moves forward with the proposal, approval of a Site Review application would be required to build the project as proposed. Decision on the application would be based on the Site Review criteria of Subsection 9-2-14(h), B.R.C. 1981. Submittal requirements are based on those specified in the land use code, including, but not limited to, detailed site plans, landscape plans, floor plans and elevations, preliminary stormwater and utility plans. Site Review is required due to the size of the lot and proposed height modification. A height modification requires a Public Hearing and Planning Board approval with staff recommendation. See analysis on initial design further below. Other applicable criteria include:

- Site Review criteria in Subsection 9-2-14(h) of the Land Use Code;

- Site Review criteria in Subsection 9-2-14(h)(4) for additional criteria for height modifications, including 9-2-14(h)(6)(C);
- Rezoning criteria in Subsection 9-2-19;
- The land use designation in the BVCP;
- Guidelines identified in the North Boulder Subcommunity Plan;
- All relevant policies of the BVCP;
- RH-3 Zoning regulations; and
- The City of Boulder Design and Construction Standards (DCS).

At the time of Site Review, the following items will also be required to evaluate consistency with the standards:

a. Traffic Impact Study is required because the project's trip generation will likely exceed development threshold trips during the AM and PM peak period.

b. Preliminary Storm Water Report and Plan to address storm water runoff, water quality treatment issues, and detention ponding.

c. Utility Report to establish the impacts of this project on the City of Boulder utility systems and outline water main and wastewater main construction necessary to serve the development and perpetuate the overall system.

d. A water system distribution analysis in order to assess the impacts and service demands of the proposed development and to demonstrate conformance with the Treated Water Master Plan, October 2011.

e. A collection system analysis to determine any system impacts based on the proposed demands of the development and to demonstrate conformance with the city's Wastewater Collection System Master Plan, July 2016.

f. A landscape plan that is consistent with and exceeds city code requirements.

g. A detailed tree inventory that includes the species, size and condition of all existing trees on the site.

(4) Permits that may need to be obtained and processes that may need to be completed prior to, concurrent with, or subsequent to site review approval;

Technical Documents. Following site review, technical documents would be submitted and evaluated for final utilities, architecture, landscaping, drainage, outdoor lighting, etc.

Floodplain Development Permit. This is required because the proposed development is within the 100-year and 500-year flood zones.

Landmarks. Demolition of the existing buildings will require Non-Designation Demolition Review applications. The addition to the former Boulder County Hospital requires review by the

Landmarks Design Review Committee.

Preliminary and Final Plat. These are required for the future division of the ballfields.

Building Permit. Once site conditions are found to be compliant with all applicable codes, a building permit for any new structures or site work could be reviewed.

(5) Opportunities and constraints in relation to the transportation system, including, without limitation, access, linkage, signalization, signage, and circulation, existing transportation system capacity problems serving the requirements of the transportation master plan, possible trail links, and the possible need for a traffic or transportation study;

The subject site is well suited for convenient access to transportation systems and bicycle and pedestrian routes. Northbound and southbound bus stops are located along Broadway, just west of the subject site, serving the SKIP and LF bus lines. Another bus stop is located immediately adjacent to the subject site on the northern side of Iris Avenue serving the 208 line. Bus stops one block south at the corner of Hawthorn Avenue and Broadway serve northbound and southbound routes for the 208 line. A multi-use path runs adjacent to the property along Broadway and portions of the southern property edge along Iris Avenue. Existing on-street bike lanes are located on both Broadway and Iris Avenue.

The project will also be required to provide right-of-way improvements to accommodate the Iris Avenue principal arterial roadway cross section per Section 9-9-8, B.R.C. 1981. Generally, the project will need to accommodate vehicle travel lanes, an eight-foot-streetscape buffer, protected bike lane, and 10-foot-wide detached multi-use path.

At time of Site Review, a traffic study and trip generation report will be required.

The Transportation Map within the North Boulder Subcommunity Plan shows a planned multi-use connection across the southeast corner of the site through the ballfields. The planned connection is intended to link 16th Cir. and Jimson Ct. (east of the ballfields) to 15th St. (south of the ballfields).

(6) Environmental opportunities and constraints including, without limitation, the identification of wetlands, important view corridors, floodplains and other natural hazards, wildlife corridors, endangered and protected species and habitats, the need for further biological inventories of the site and at what point in the process the information will be necessary;

The site is already developed with Boulder County offices, several surface parking areas, perimeter access drive, and the ballfields to the east. Mature trees and landscaping exist throughout the site.

The site is impacted by grading changes across the site with about 20 feet of total grade change between the western edge along Broadway and the middle of the site, adjacent to the ballfields. The site continues to slope down to the east. The site is also impacted by the 100- and 500-year flood zones, as well as high hazard and conveyance areas. The Two Mile Canyon Creek runs

across the southern edge of the site along Iris Avenue.

There are no concerns regarding wildlife corridors or endangered and protected species and habitats.

(7) Appropriate ranges of land uses;

The proposed attached residential land use for the site is consistent with the BVCP land use designation for the site (Neighborhood 2) and the proposed zoning (RH-3). The site is located along two multi-modal corridors and adjacent to medium density residential across Broadway and to the north. Considering the context, a residential use of the site is appropriate.

(8) The appropriateness of or necessity for housing.

The proposed senior housing adds diversity to the area and provides a needed housing type in the city. The density is compatible with the context of the area and offers nearby amenities like the North Boulder Recreation Center.

KEY ISSUE DISCUSSION

Key Issue #1: Is the proposal consistent with policies of the BVCP?

Staff finds that, overall, the proposed use and design for the site aligns with key BVCP policies and the Land Use Designation for the area, as outlined above. Specifically, the proposal is found to be consistent with *Policy 28. Inclusive, Diverse and Inviting Community*, *Policy 80. Housing and Supportive Services*, and *Policy 85. Age Inclusive Community* by providing housing and services for the aging population. The proposal is also consistent with *Policy 26. Compact Urban Form* and *Policy 27. Integrated Land Use and Transportation* with infill development in an area accessible by a variety of transit options. The project includes the preservation of the former Boulder County Hospital Building, which is consistent with *Policy 25. Continued Use and Adaptive Reuse*. Through the Site Review and Concept Plan processes, the site will be developed in conformance with *Policy 37. Design Excellence for all Projects*. The proposed personal services use on the southwest corner and the site's proximity to the Hillside shops, trails leading up to Sanitas, nearby parks, and the Wonderland Lake trail system supports the creation of a 15-minute neighborhood consistent with *Policy 29. 15-Minute Neighborhoods*.

Key Issue #2: Is the proposed Rezoning of the site from P to RH-3 consistent with Rezoning criteria found in Section 9-2-19(e), B.R.C. 1981.

Staff finds that, in general, the proposed Rezoning from P to RH-3 appears to meet the Rezoning criteria for coming into compliance with the BVCP map (Subparagraph 9-2-19(e)(1), B.R.C. 1981). As part of the 2025 BVCP Major Update, this area was designated as Neighborhood 2. While the surrounding areas are Neighborhood 1, this portion was given a Neighborhood 2 designation due to the context of the area, which includes higher intensity uses across the street, location along a major arterial and adjacency to public transit, proximity to the park, and the

large lot size that can accommodate higher density. As such, this parcel was anticipated for higher density uses. A higher density zone district would bring the site into compliance with the underlying land use designation, and RH-3 is likely compatible with the context of the site and area.

As part of a Rezoning application, the applicant would be required to show consistency with the Rezoning criteria found in Subsection 9-2-19(e), B.R.C. 1981, which states:

"*The city council shall grant a rezoning application only if the proposed rezoning is consistent with the policies and goals of the Boulder Valley Comprehensive Plan, and, for an application not incidental to a general revision of the zoning map, meets one of the following criteria:*

1) *The applicant demonstrates by clear and convincing evidence that the proposed rezoning is necessary to come into compliance with the Boulder Valley Comprehensive Plan map;*
2) *The existing zoning of the land was the result of a clerical error;*
3) *The existing zoning of the land was based on a mistake of fact;*
4) *The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils and inadequate drainage;*
5) *The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area; or*
6) *The proposed rezoning is necessary in order to provide land for a community need that was not anticipated at the time of adoption of the Boulder Valley Comprehensive Plan."*

Key Issue #3: Does Planning Board have feedback to the applicant on the conceptual site plan and architecture?

Staff's assessment on the proposed site design and building design are provided below. Suggestions for improvements are provided within the staff assessments for Planning Board consideration.

Building and Site Design

Staff is generally supportive of the building design and finds it consistent with several criteria. Staff specifically finds the following elements consistent with applicable criteria:

- The building form and massing contains a variety of heights and roof forms despite the larger floor plate building (Subparagraph 9-2-14(h)(3)(B)(i), B.R.C. 1981). Further, building modulation is proposed throughout the site that appears to meet the building length requirements for height modifications (Subparagraph 9-2-14(h)(4), B.R.C. 1981).
- High levels of glazing are proposed on the ground for the non-dwelling unit spaces, as well as the residential units on the upper floors (Subparagraph 9-2-14(h)(3)(B)(iii), B.RC. 1981).
- The overall building design and material palette is simple with appropriate material transitions that avoid in-plane changes (Subparagraphs 9-2-14(h)(3)(C)(iii) and (iv), B.R.C. 1981).
- The building façades show architectural details like window framing boxes that introduce human-scaled design (Subparagraph 9-2-14(h)(3)(B)(iv), B.R.C. 1981).

Staff identified the following aspects of the site design that should be further considered prior to Site Review application:

- Overall, the site circulation is unclear and appears to create conflicts between pedestrians and vehicles. A northern access point from Broadway is described in the written statement but not shown on the plans. The drive from Iris Avenue is described as a service use and provides the main access to the below grade garage, but it also shows "pedestrian zones" overlapping with the drive without a clear indication of how different users will be physically separated. An emergency access drive is also planned through the middle of the site and conflicts with the pedestrian "mall." Overall, the applicant will need to explore the access redundancies and provide a site design that facilitates safe circulation and permeability for all users. Staff would also like to see more information on the circulation between the eastern and western halves of the site aside from the one pedestrian route seemingly in the middle of the ballfields (Subparagraph 9-2-14(h)(2)(A), B.R.C. 1981).
- Staff appreciates the integration of green areas between building areas but more information will be necessary to demonstrate that these areas are well programmed and align with Section 9-9-11, B.R.C. 1981, and Subparagraph 9-2-14(h)(2)(B), B.R.C. 1981.
- Further, additional information should be provided on how these internal spaces will be useable year round given shading from the surrounding buildings and potential for icy conditions.
- The southwest parking lot does not currently appear to meet Subparagraph 9-2-14(3)(A)(ii), B.R.C. 1981, which emphasizes the placement of parking areas behind buildings or set back further from the streetscape than the building façades. The southwest corner also acts as a key anchor at the intersection. As such, the area should be designed to provide a sense of entry and anchor the development along the public realm. Given the surrounding context and overlaying flood areas, staff may support the small parking lot in its current location, but more information and design considerations will need to be incorporated in subsequent applications. Additional landscape buffers and programming would be necessary to enhance the pedestrian experience adjacent to the parking lot.
- The site plans show four- story buildings near the northern property line and adjacent to low-density residential. A detailed solar access diagram will be required at time of Site Review to confirm there are no solar conflicts or adverse impacts to the residential uses.
- It is not clear how identifiable the main entrance is from the public realm given its distance from the street. The applicant team should explore ways to create a defined entry consistent with Subparagraphs 9-2-14(h)(3)(A)(i) and (iv), B.R.C. 1981.
- The application does not address improvements associated with the eastern half of the property. Staff understands the need to preserve the active area of the ballfields, but sitewide improvements should be provided that would enhance the overall useability of the fields, as the entirety of the property is subject to Site Review criteria. Such improvements should be focused outside the active areas and could include perimeter landscaping, seating areas and benches, etc. that would better connect and integrate the adjacent public space and utilize the recreational space (Subparagraph 9-2-14(h)(2)(B), B.R.C. 1981).

- The submitted plans show the preservation of the former Boulder County Hospital building, which is not currently visible from the public realm due to its central location and proposed new buildings. Are there site design considerations that the applicant team explored to further emphasize this building from the public realm and integrate it into the new building design?

CONCLUSION
No action is required by Planning Board. Planning Board, public and staff comments will be documented for use by the applicant. Concept Plan Review and Comment is intended to give the applicant preliminary feedback on the development concepts and direction for site review applications.

By:

_____
Brad Mueller, Secretary to the Planning Board

Attachments:
A: Proposed Plans
B: Applicant's Written Statement
C: DRC Comments on proposal
D: Public Comments

IRIS AND BROADWAY | BOULDER, CO

CONCEPT PLAN REVIEW

AUGUST, 2026



ACADEMY
BOULDER

COBURN

CREATING
GREAT
PLACES

CP001

TABLE OF CONTEXT

INTRODUCTION

TABLE OF CONTEXT

SITE CONTEXT

SURROUNDING FABRIC
CONNECTIONS TO BOULDER
PARKS AND OPEN SPACE
EXISTING CONDITIONS
FLOOD PLANE
ZONING

SITE DESIGN

MASSING DIAGRAM
ILLUSTRATIVE SITE PLAN
SITE PROGRAMMING
SITE MASSING
ON-SITE OPEN SPACE
PEDESTRIAN CIRCULATION
CARS, CAR SHARE AND SERVICES
ON-SITE CARS + PARKING
SITE CONNECTIONS - NEIGHBORHOOD SERVICES
SITE CONNECTIONS - PROMENADE
SITE CONNECTIONS - IRIS BALL FIELDS
SITE METRICS
SITE PRECEDENTS

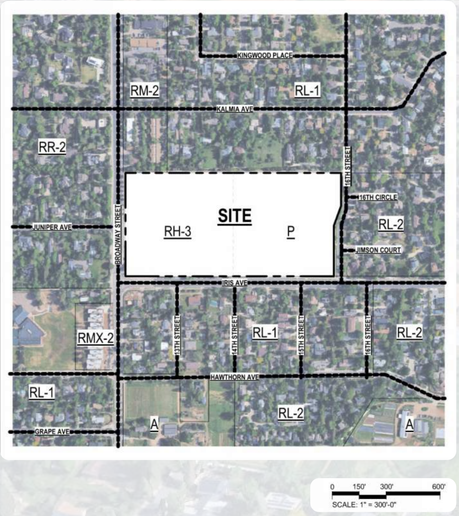
BUILDING DESIGN

ARCH PRECEDENTS
RENDERS

SCOPE OF WORK

SCOPE OF WORK: APPROXIMATELY 9,216 SF COMMERCIAL BUILDING AND APPROXIMATELY 232 RESIDENTIAL UNITS WITH ASSOCIATED COMMUNITY AMENITIES STUDIO, 1BED, 2BED AND 3 BED UNITS AND LARGE OUTDOOR OPEN SPACES
ZONING: P
SETBACK MINIMUMS: 5'-10'
BUILDING TYPE: MULTI-FAMILY RESIDENTIAL / MIXED-USE
NUMBER OF BUILDINGS: 8
PROPOSED BUILDING AREA: APPROXIMATELY 558,312 SF

VICINITY MAP



MISSION STATEMENT

To preserve the Iris Ball Fields and create an exceptional senior housing community, both of which will complement the surrounding neighborhoods, encourage intergenerational connectivity and benefit the greater Boulder community.

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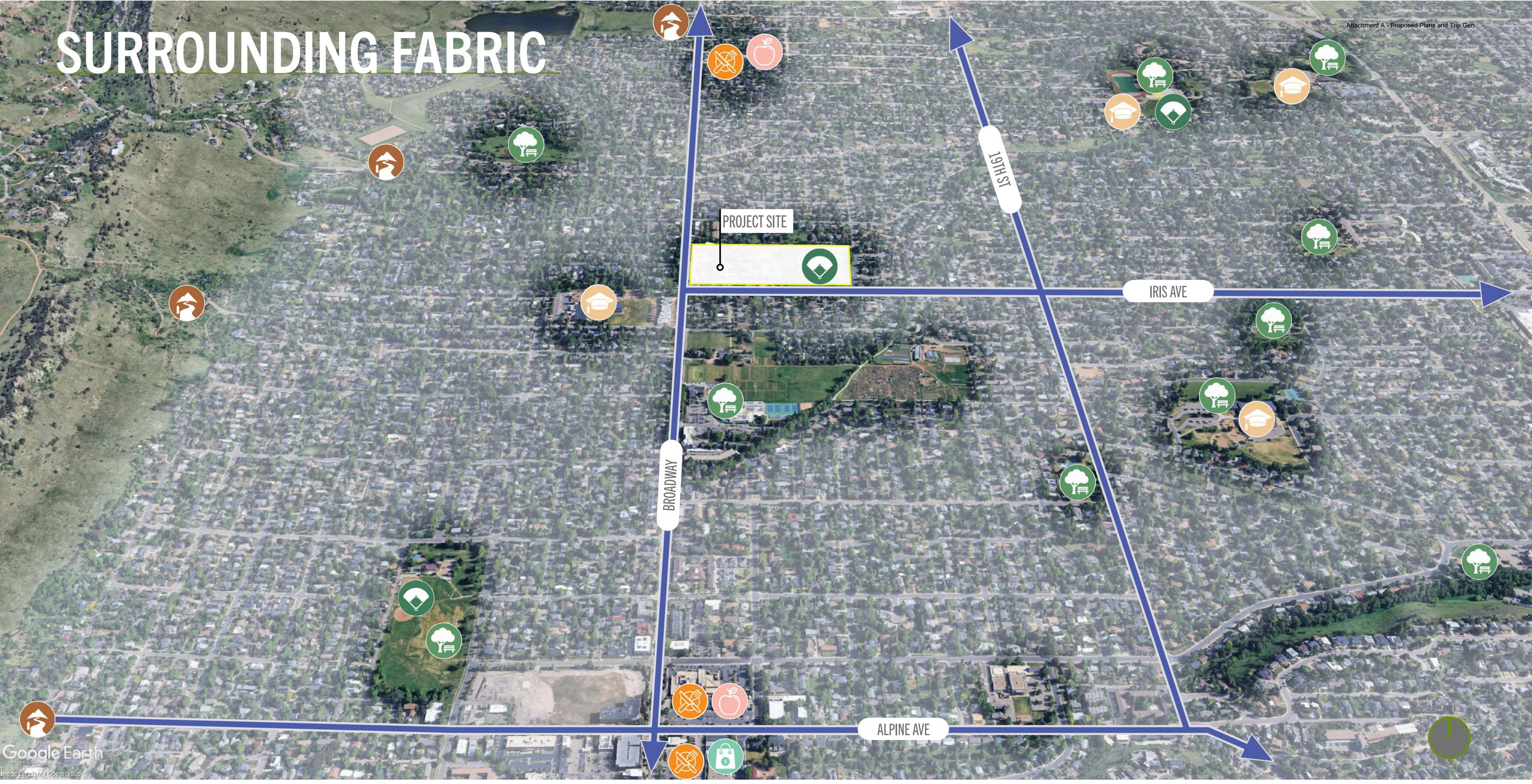
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CREATING GREAT PLACES

CP002

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SURROUNDING FABRIC



COBURN ARCHITECTURE

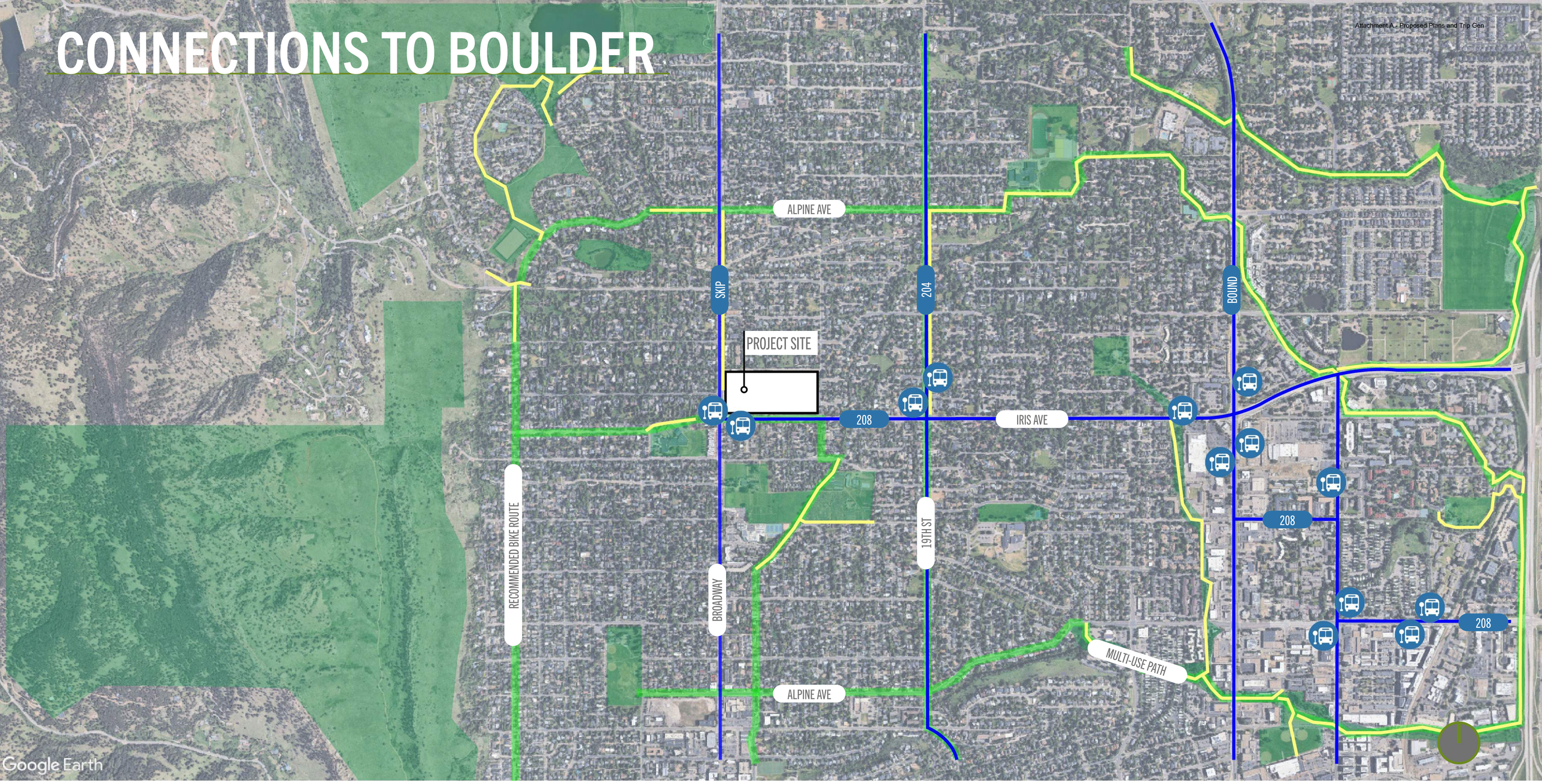
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IRIS AND BROADWAY

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CONNECTIONS TO BOULDER



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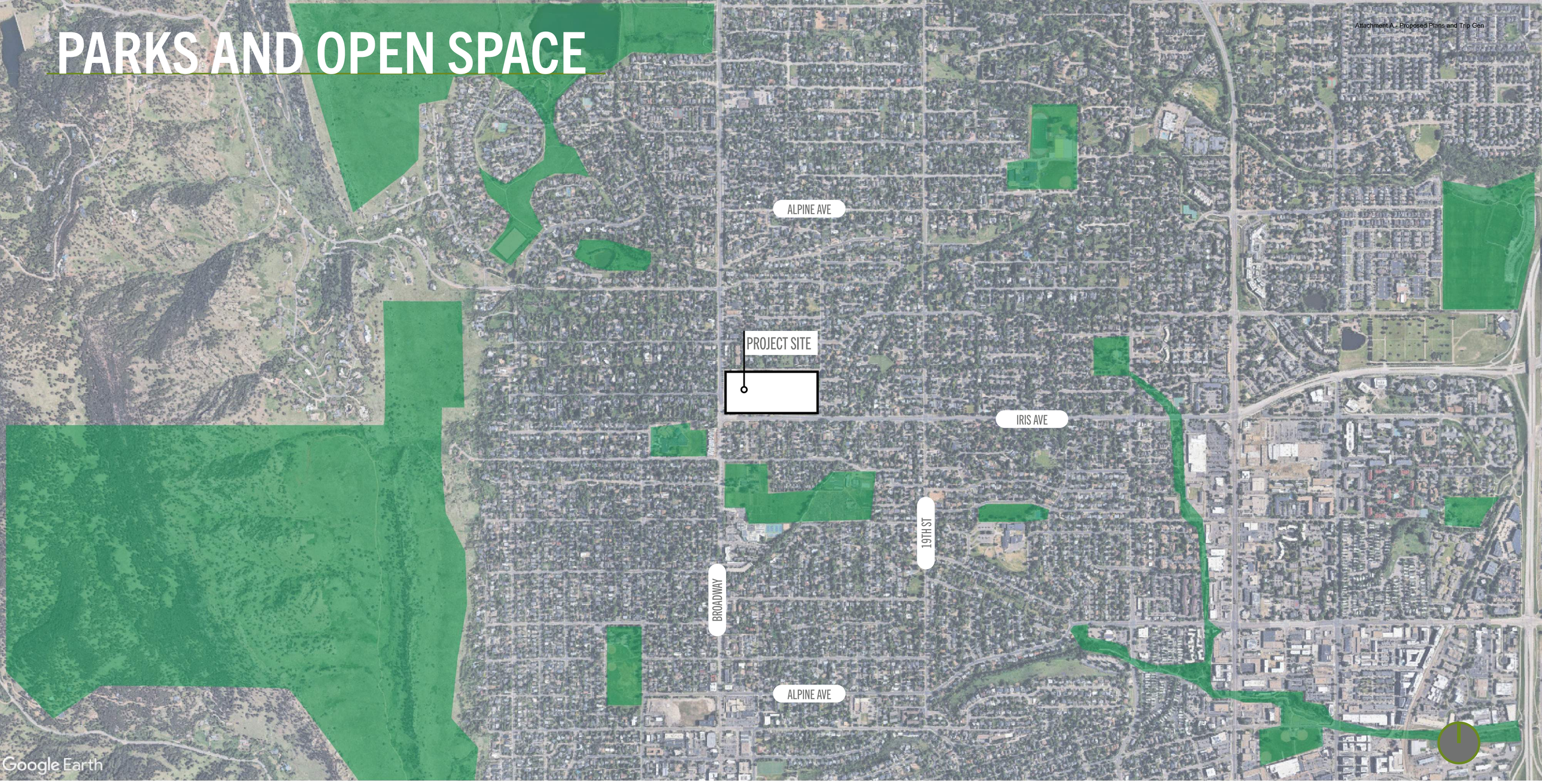
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PARKS AND OPEN SPACE



EXISTING SITE CONDITIONS

The driving concept of this project and proposal is that the ballfields will be preserved for use by NBLL. The idea for the site plan and use largely grew out of months of discussions between NBLL leadership and the applicant team. The approval of this proposal will preserve their ability to use the fields, which will then be stewarded by the City of Boulder, removing the threat of field closures that was raised when the County decided to sell the land and move. They may choose to reconfigure the western two fields into smaller fields that are true regulation size for Little League.



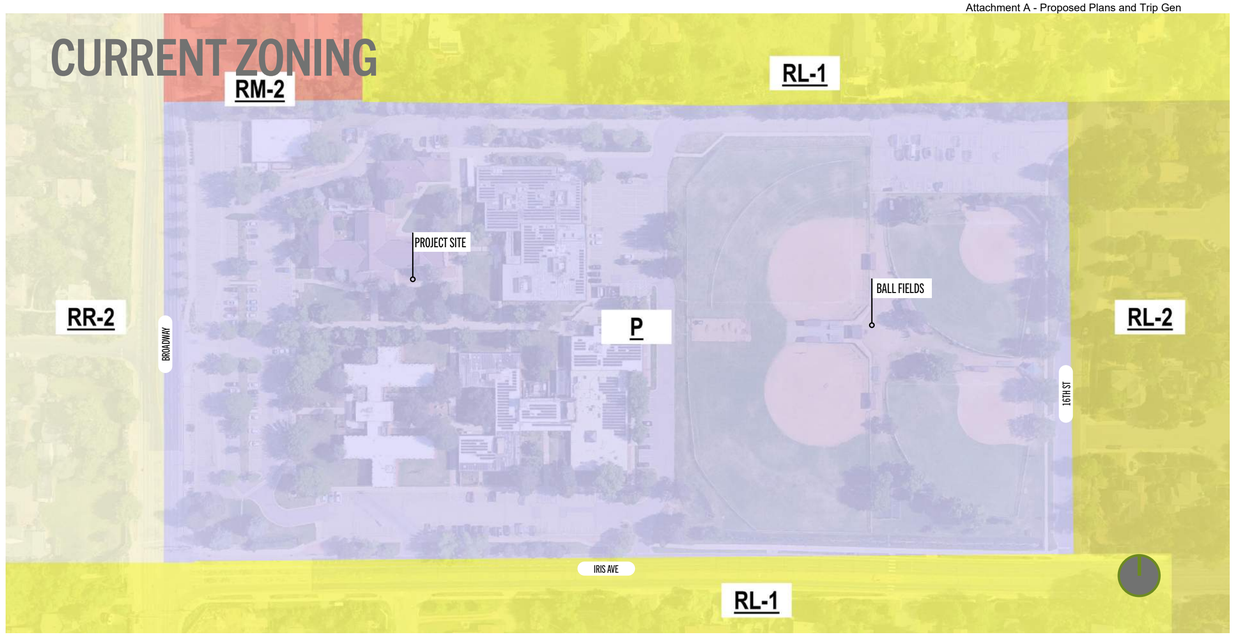
SITE CONSTRAINTS - FLOOD

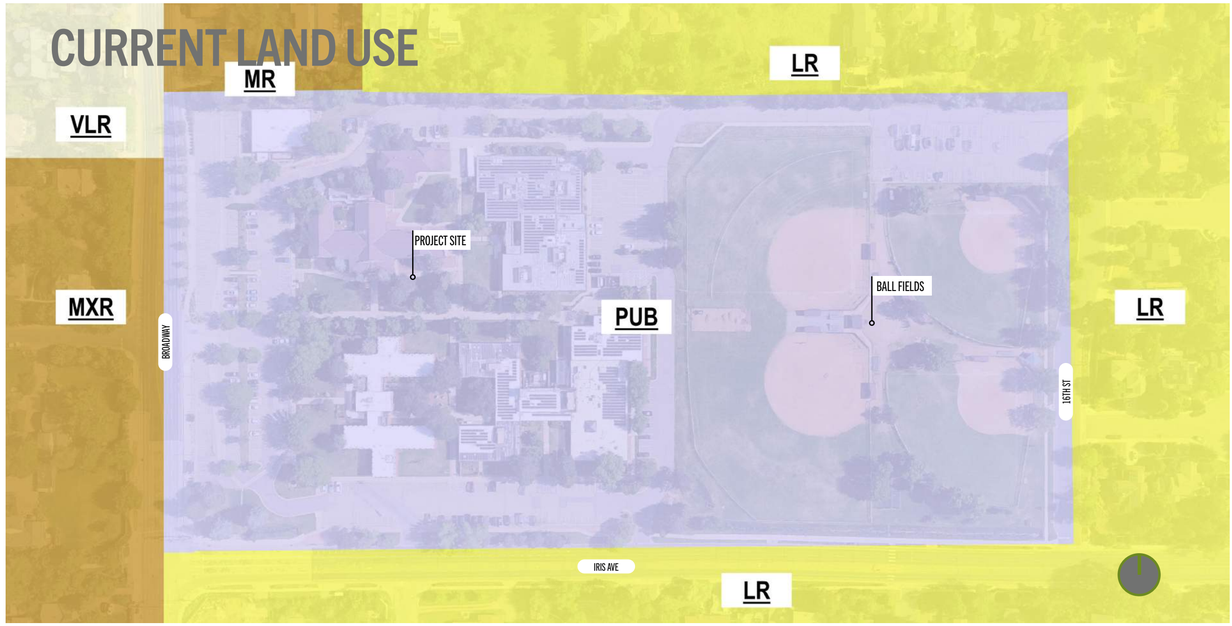


EXISTING ZONING / LAND USE

Both the existing zoning and existing land use on the site are “P” as of the first half of 2026. The land use is intended to change with the updated Boulder Valley Comprehensive Plan which is scheduled to be implemented in the fall of 2026. See next page.







COMMUNITY GOALS

With the sale of the Boulder County property to a private party, the stated and accepted goals of the community of Boulder are to maintain the ballfields for the use of North Boulder Little League by consolidating the required open space on the eastern portion of the site and the allowed density on the western portion of the site. However, the newly proposed and soon to be adopted split land use map, with Park on the east and Neighborhood 2 on the west makes that effectively impossible. The site will need to be rezoned based on the underlying land use. This creates a split zoned site, and open space and/or density from one zone on a site cannot be moved to an area of the site under a different zoning.

CODE SNIP:

Boulder Valley Comprehensive Plan - Neighborhood 2

Residential Neighborhood with denser housing and larger buildings

Primary	Residential	Attached Unit; Multi-Unit; Group Living
Supporting	Residential	Detached Unit
	Commercial	Retail; Personal Services; Office; Food and Beverage; Lodging; Vehicle Related; Maker, Artisan and Innovation
	Civic	Government Healthcare and Institutional; Education; Places of Worship
	Other	Active Recreation; Passive Recreation; Urban Agriculture

- Integrates Commercial/Non-residential Uses
- Generally concentrated near transit

Supports people living close to jobs, schools, parks, shops and mobility options and the development of transit networks and walkable urban neighborhoods

Urban Design

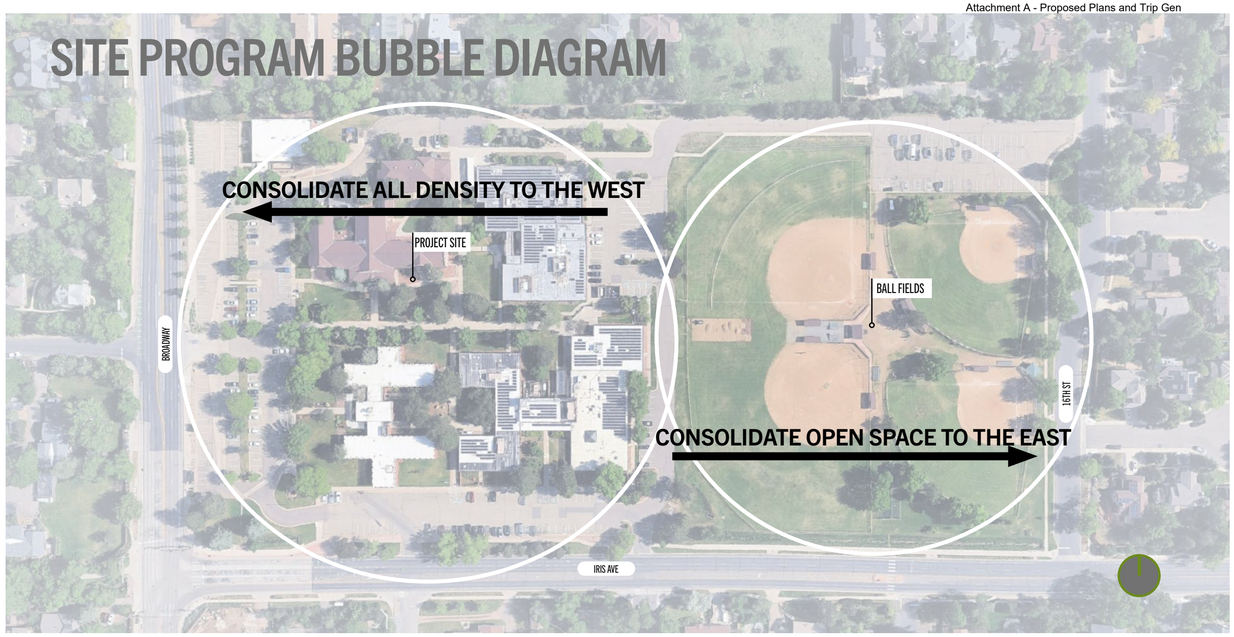
- Medium or High in density or Scale; Up to 5 stories
- Structures occupy larger portions of their lots and have limited setbacks
- Employs shared open spaces

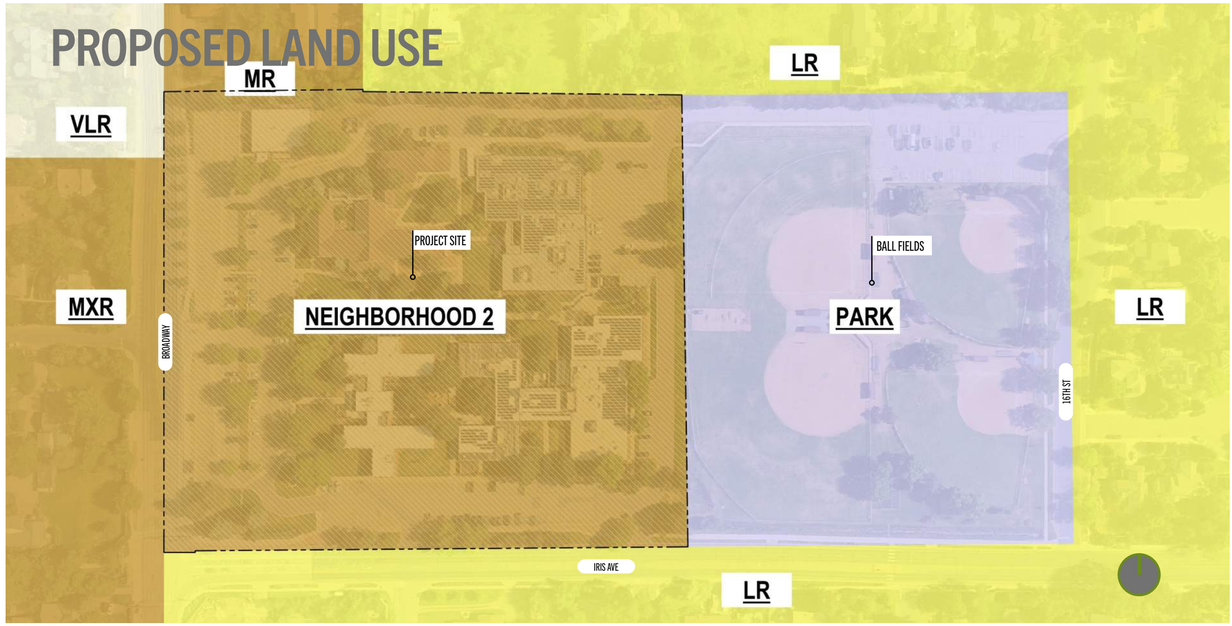
Mobility

- Sidewalks, Bike facilities, and transit-supportive infrastructure are integral to the street network
- Neighborhood prioritizes safe multimodal access and less car reliance

Off-street parking is unbundled, structured, underground and shared

This creates a need for a zone on the western half of the property that can, on its own, support all of that assumed density. It is no longer possible to aggregate density for the entire site and place it on this western half, as was anticipated.





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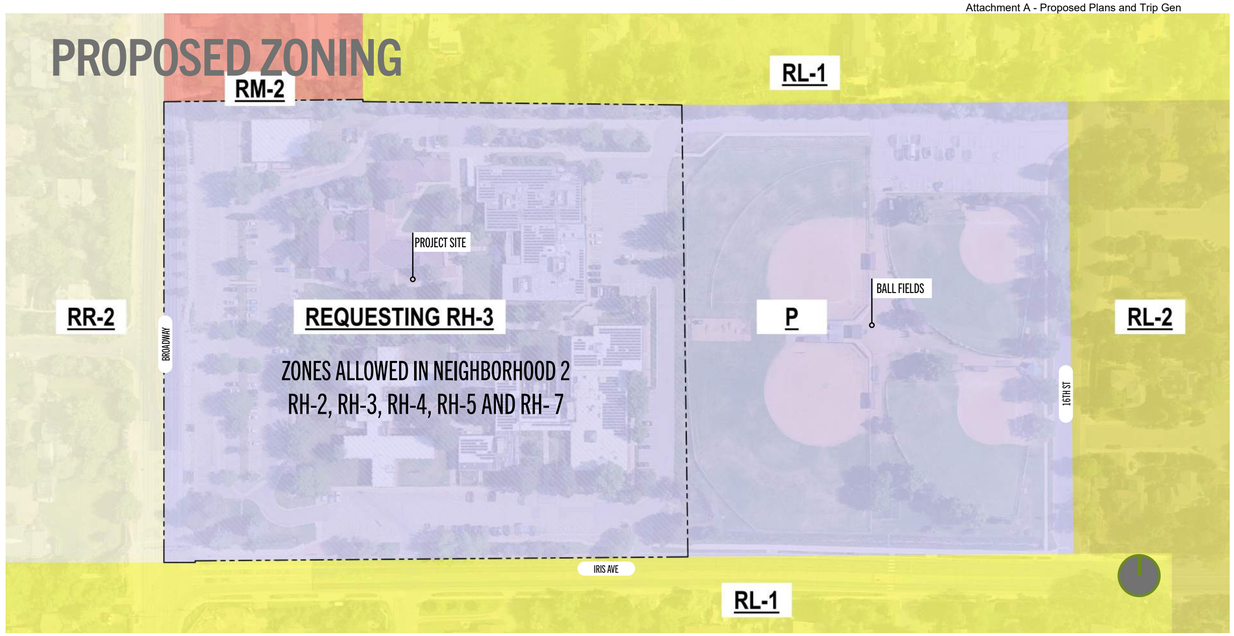
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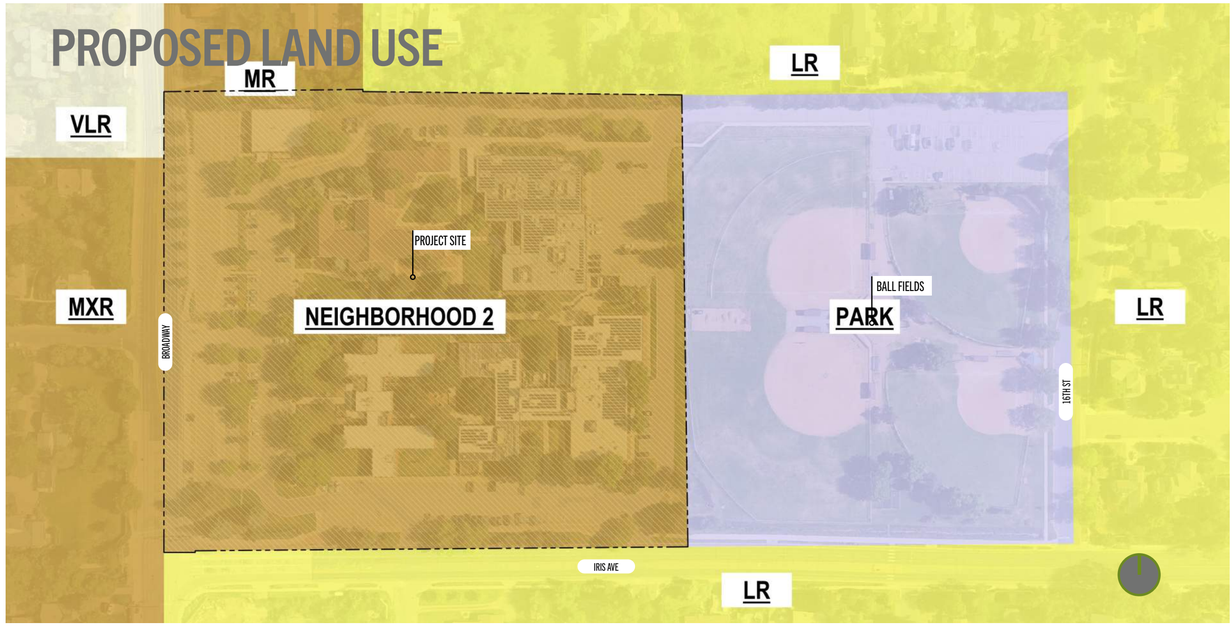
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REZONE TO ALLOW COMMUNITY GOALS

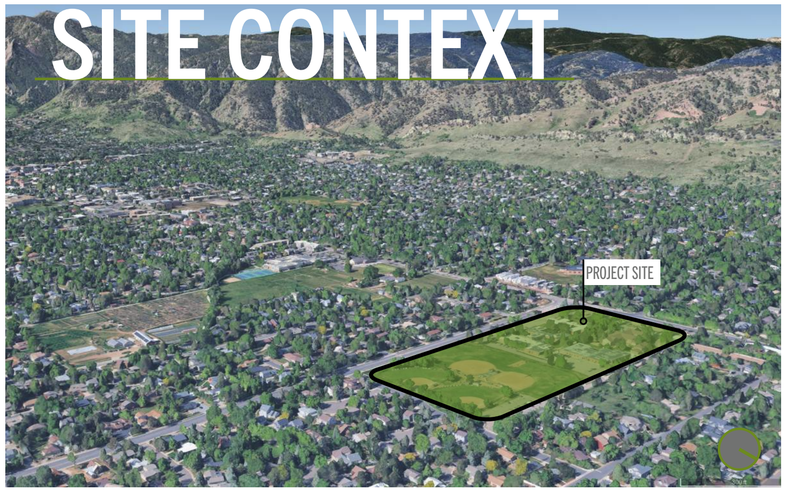
New Zone: Per the City of Boulder Land Use Code rezoning criteria 9-2-19 (e), one of the criterion is that (1) the proposed rezoning is necessary to come into compliance with the Boulder Valley Comprehensive Plan map. Since the new map will have a land use of Neighborhood 2 and the existing zone is P, the zoning needs to be changed to come into compliance with the map. This was anticipated at the time of the preliminary approval of the new land use map.

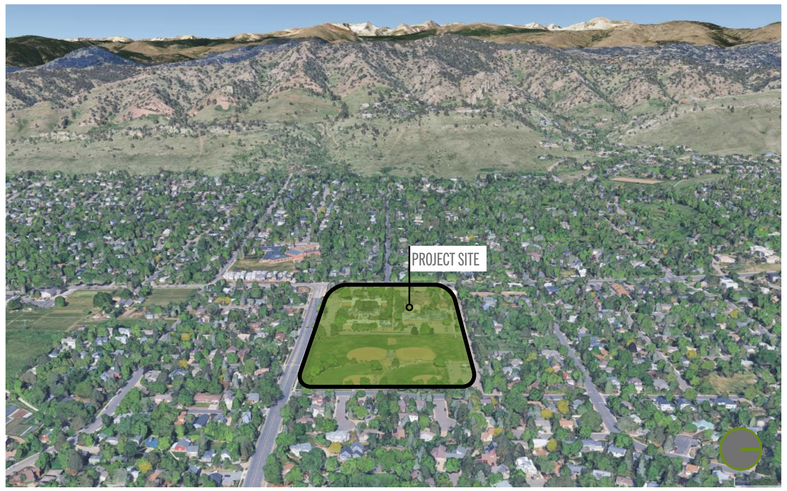
Neighborhood 2 supports a wide variety of zones. The RH zones RH-1 through RH-7 are found throughout the city in the newly proposed Neighborhood 2 land use. There are a few RH zones that would support the proposed approximate 1.0 FAR proposed for the west portion of the site (the 1.0 FAR is determined by considering ONLY the west portion of the site and does not include the land under the ballfields.) Those are RH-2, RH-3, RH-4, RH-5 and RH-7. It is anticipated that neighborhood serving personal services uses will be located at the corner of Iris and Broadway, and the only one of those zones that allows those uses by right and has an appropriate open space requirement is RH-3. The project is proposed to be rezoned as RH-3.





SITE CONTEXT





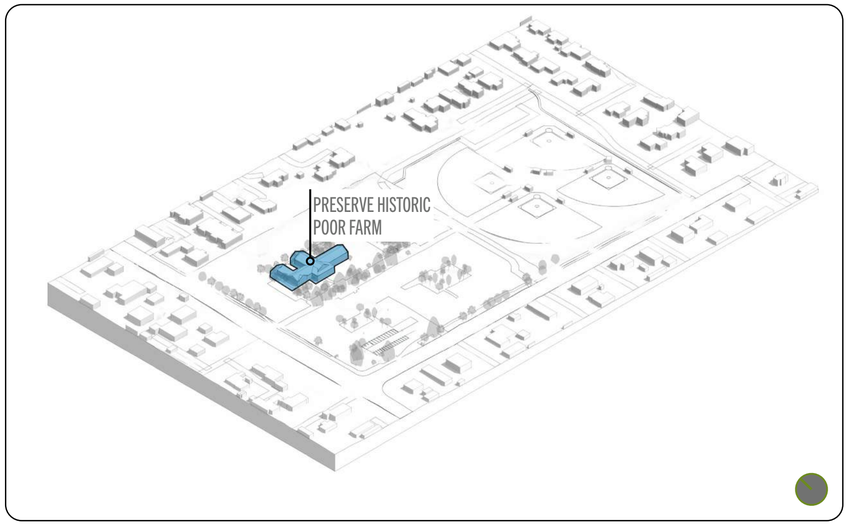


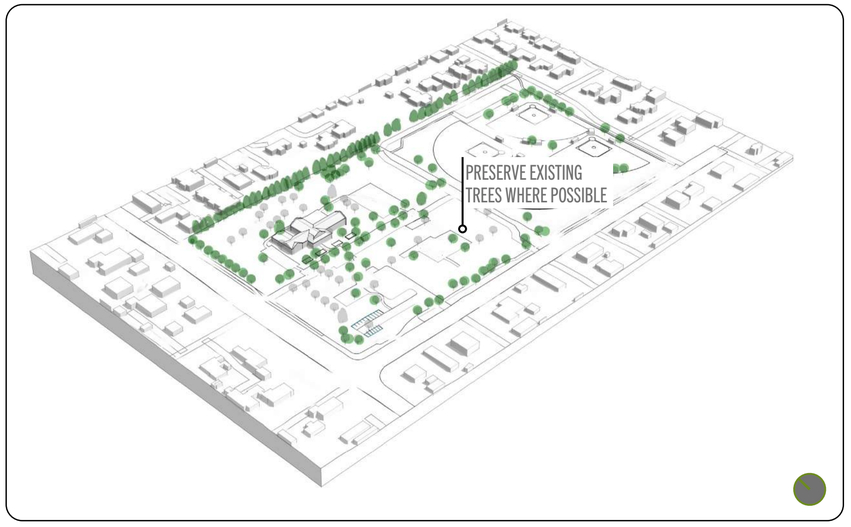


MASSING DIAGRAM

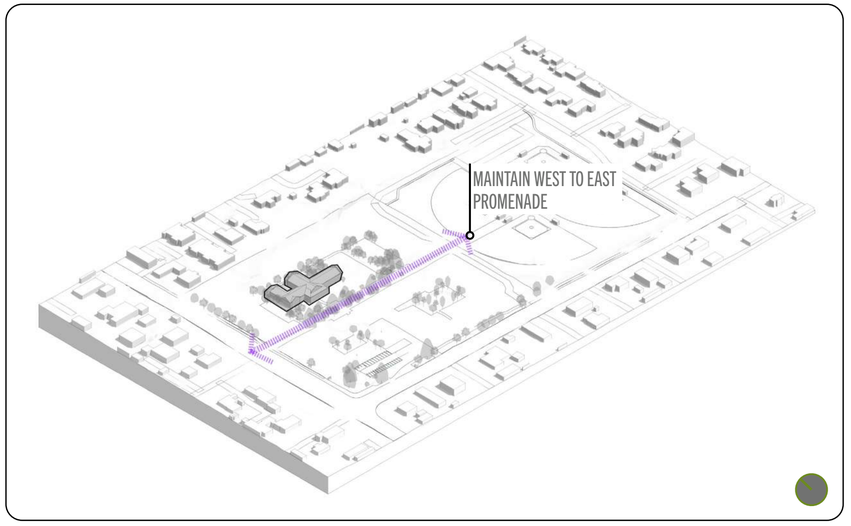


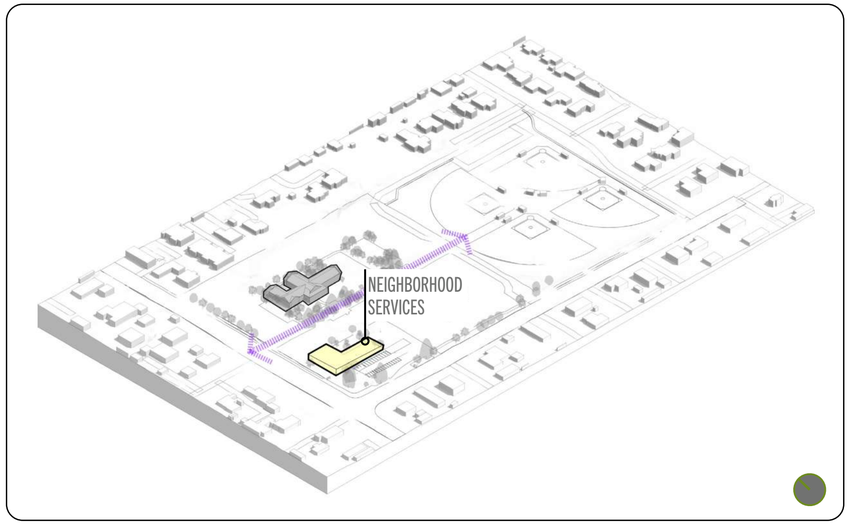


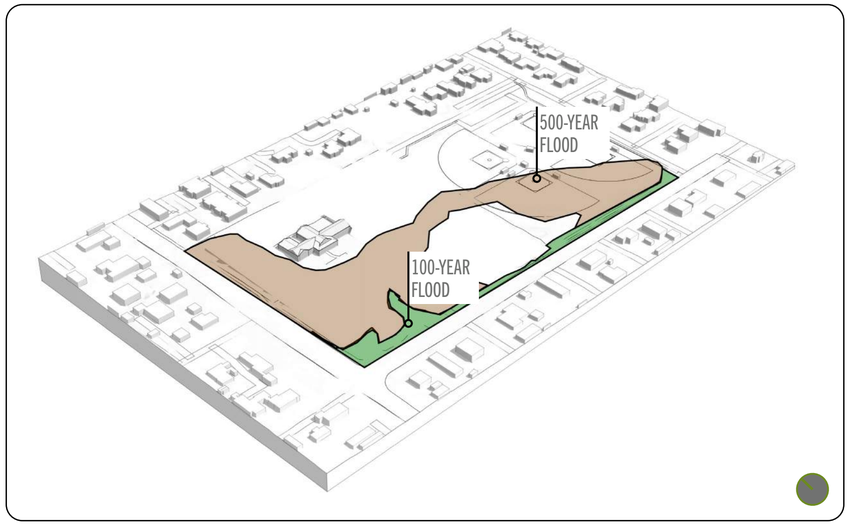


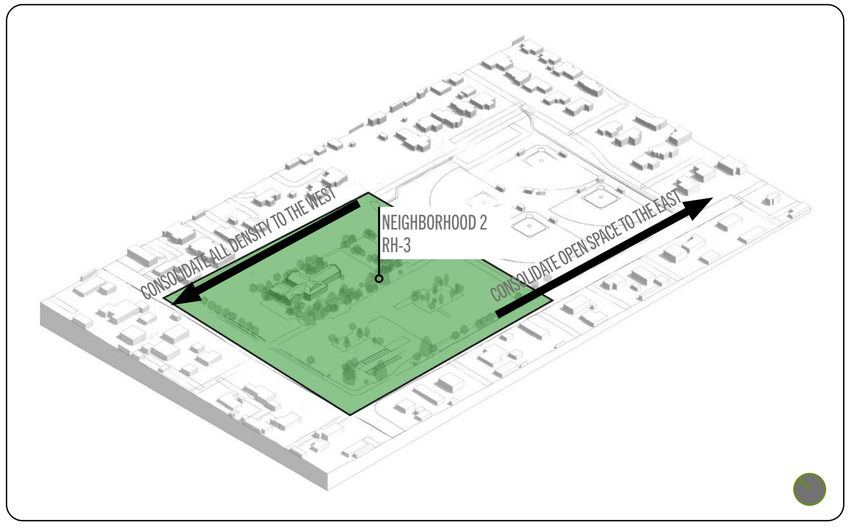


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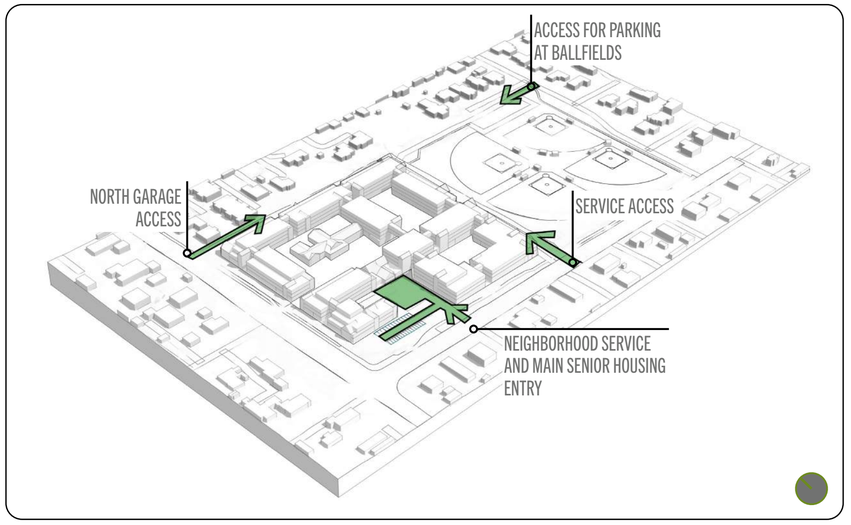


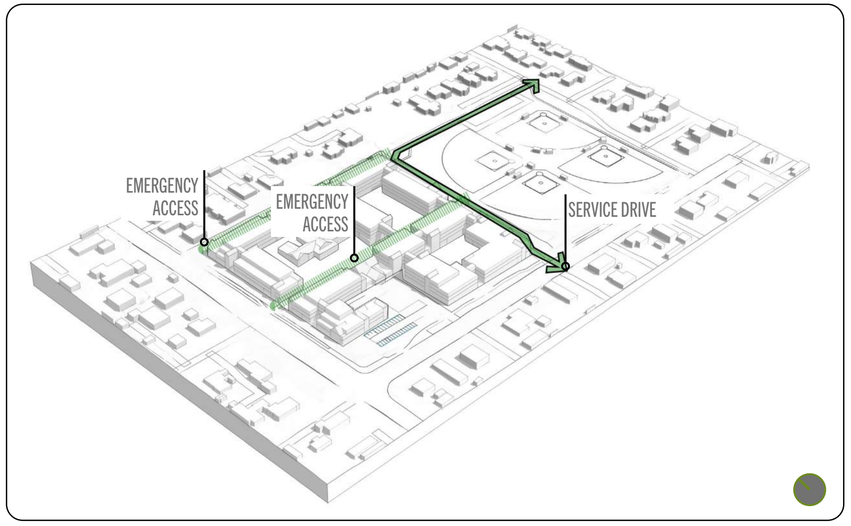


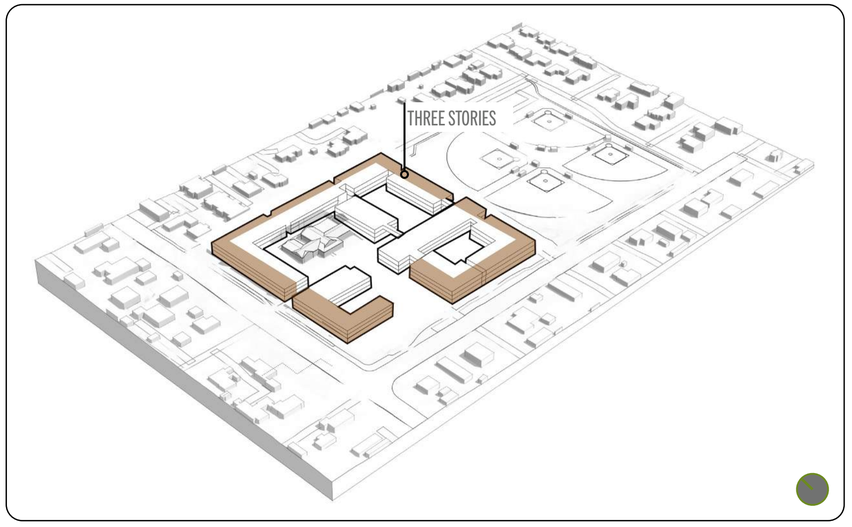


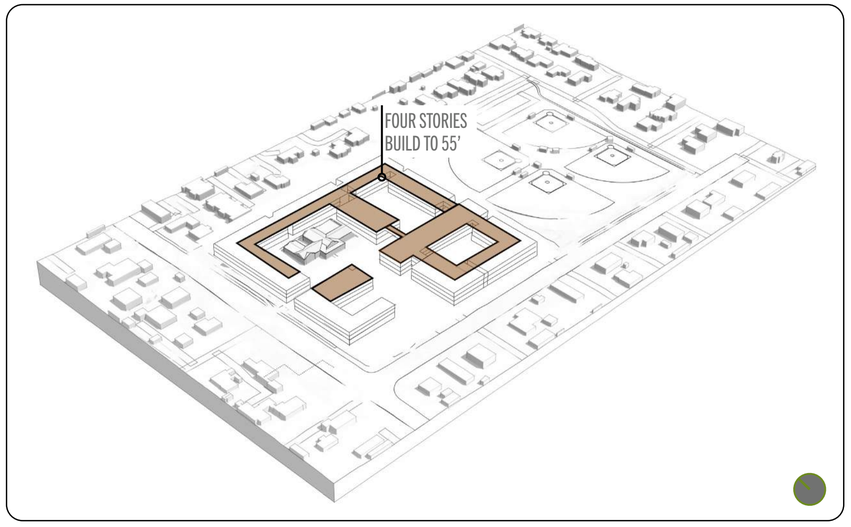


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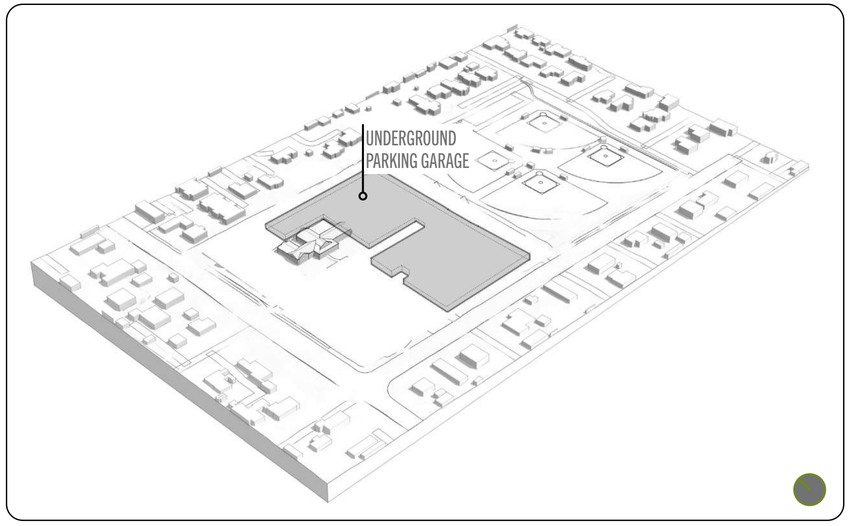


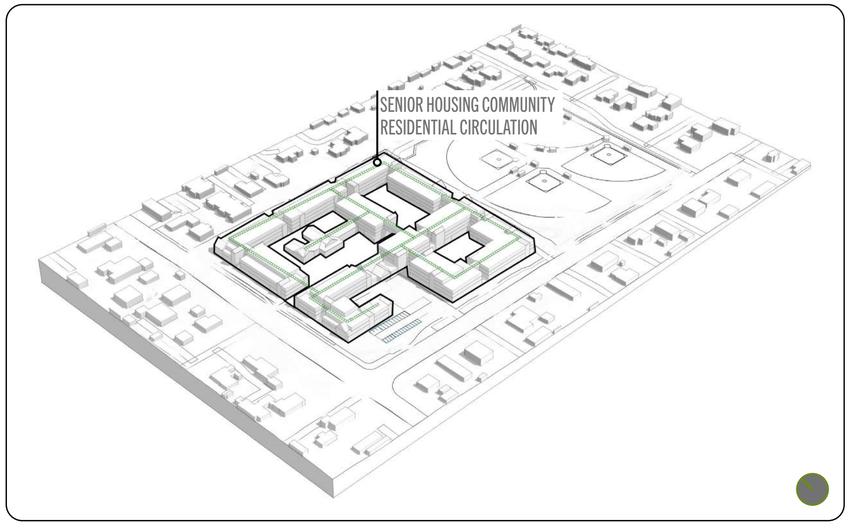


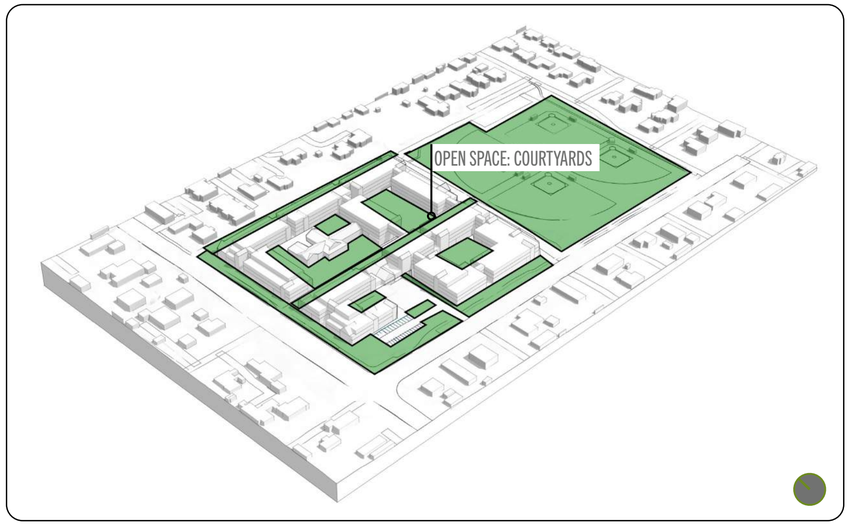


MASSING DIAGRAM









ILLUSTRATIVE SITE PLAN



COBURN ARCHITECTURE

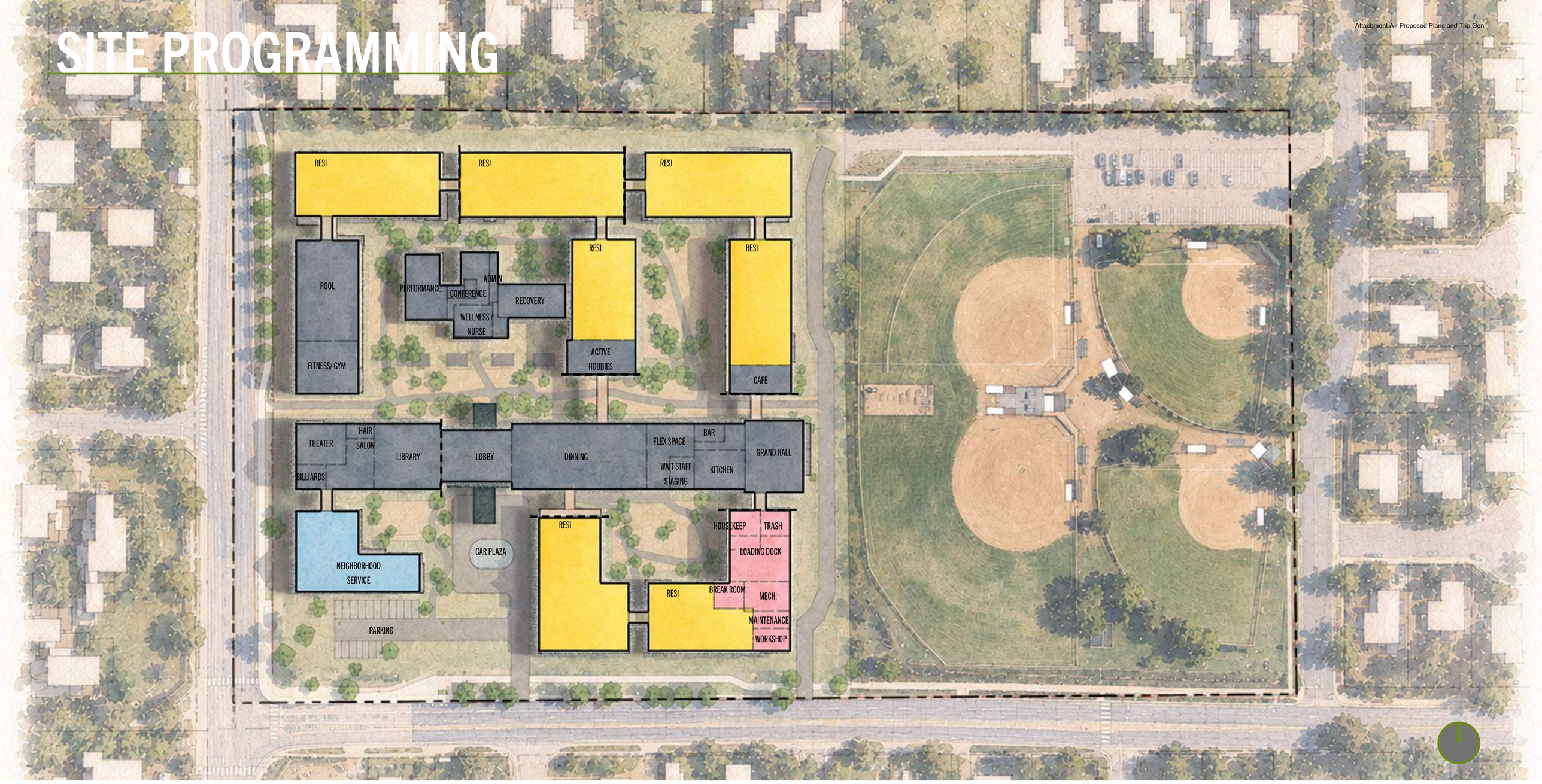
ACADEMY BOULDER

IRIS AND BROADWAY

CONCEPT PACKAGE
2026.08.19

CP016

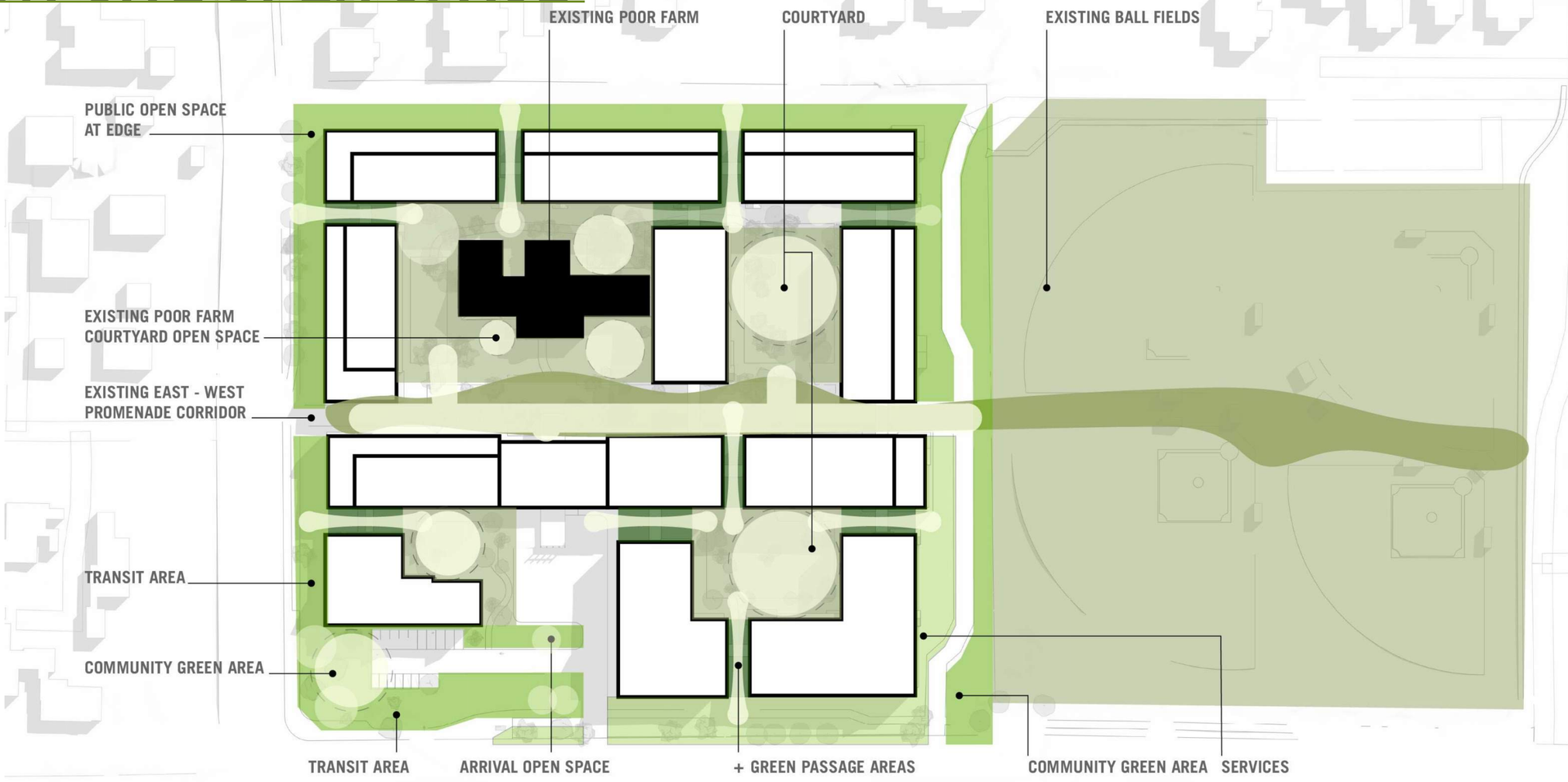
SITE PROGRAMMING



SITE MASSING



ON-SITE OPEN SPACE



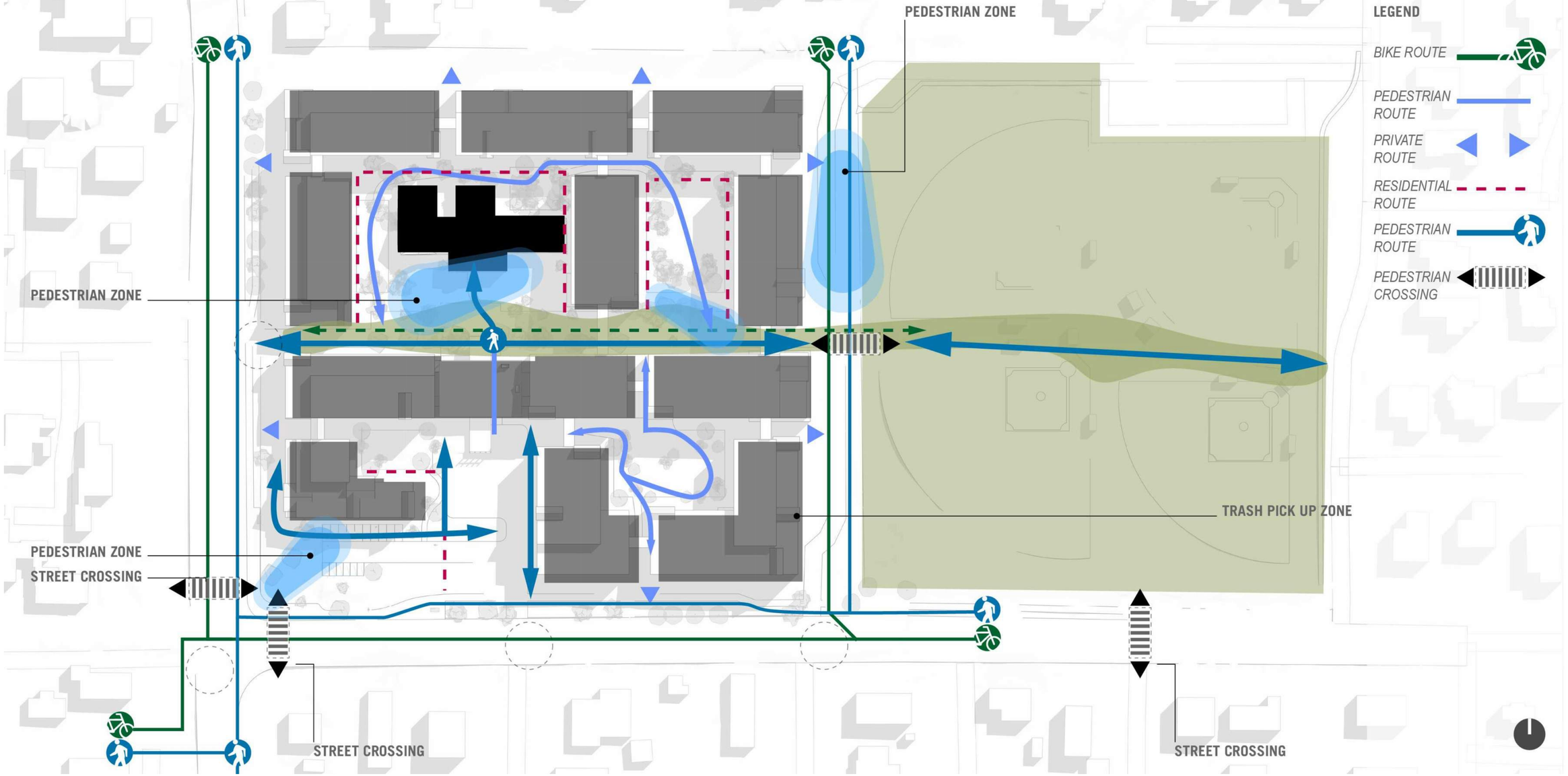
SITE IMAGES







PEDESTRIAN CIRCULATION



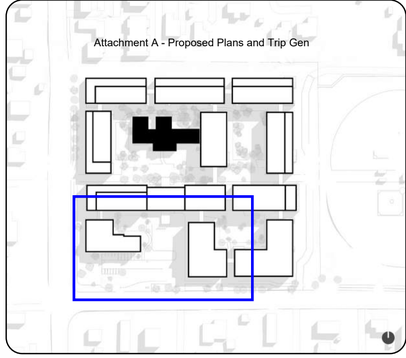
CARS, CAR SHARE AND SERVICES

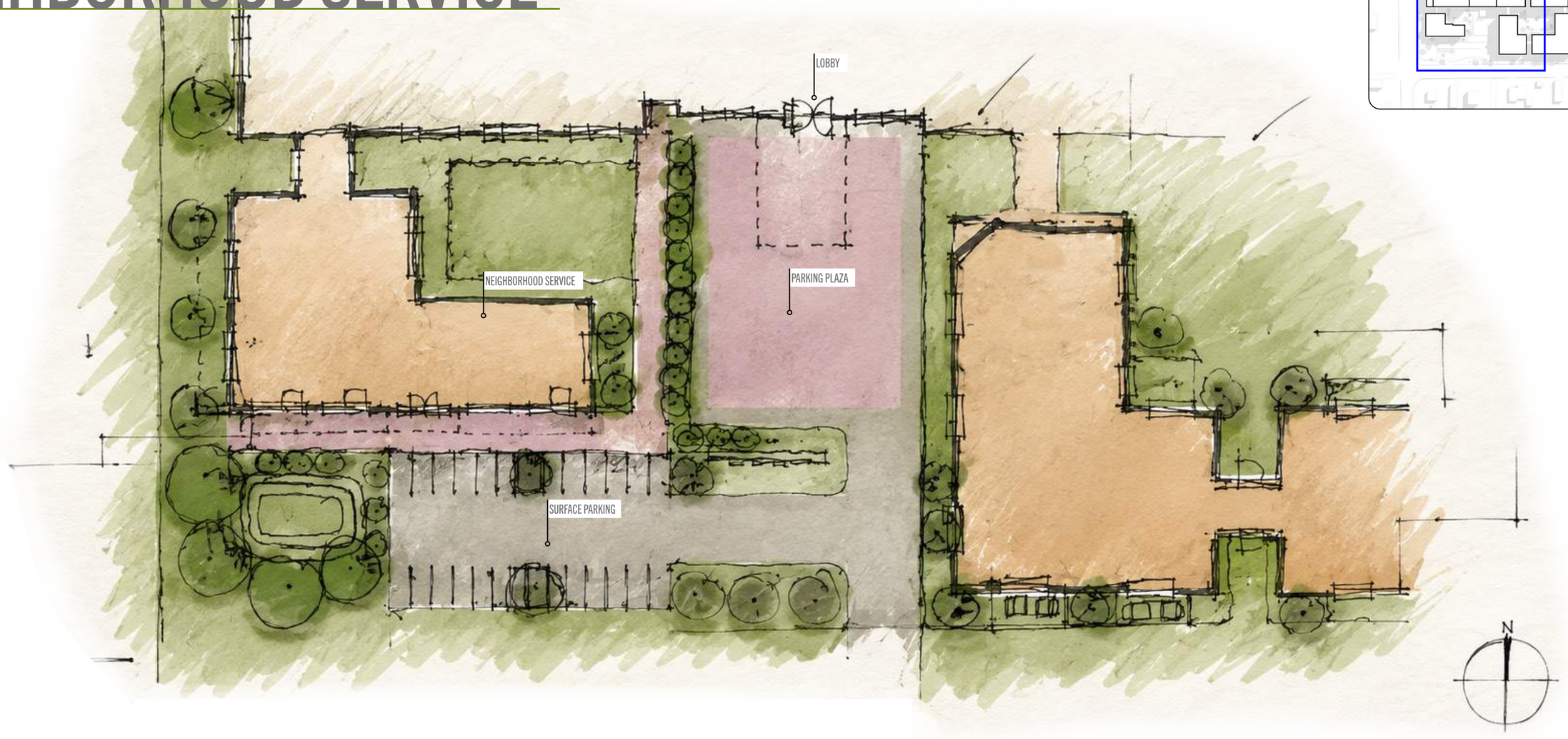


ON-SITE CARS + PARKING

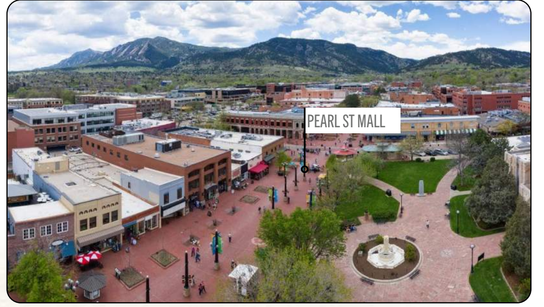


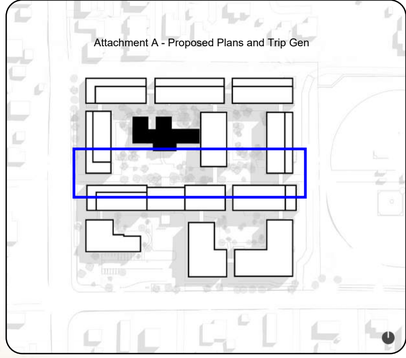
SITE CONNECTIONS - NEIGHBORHOOD SERVICE





SITE CONNECTIONS - PROMENADE

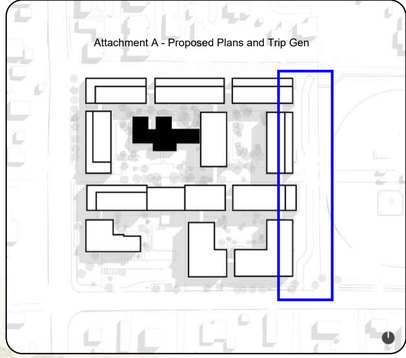


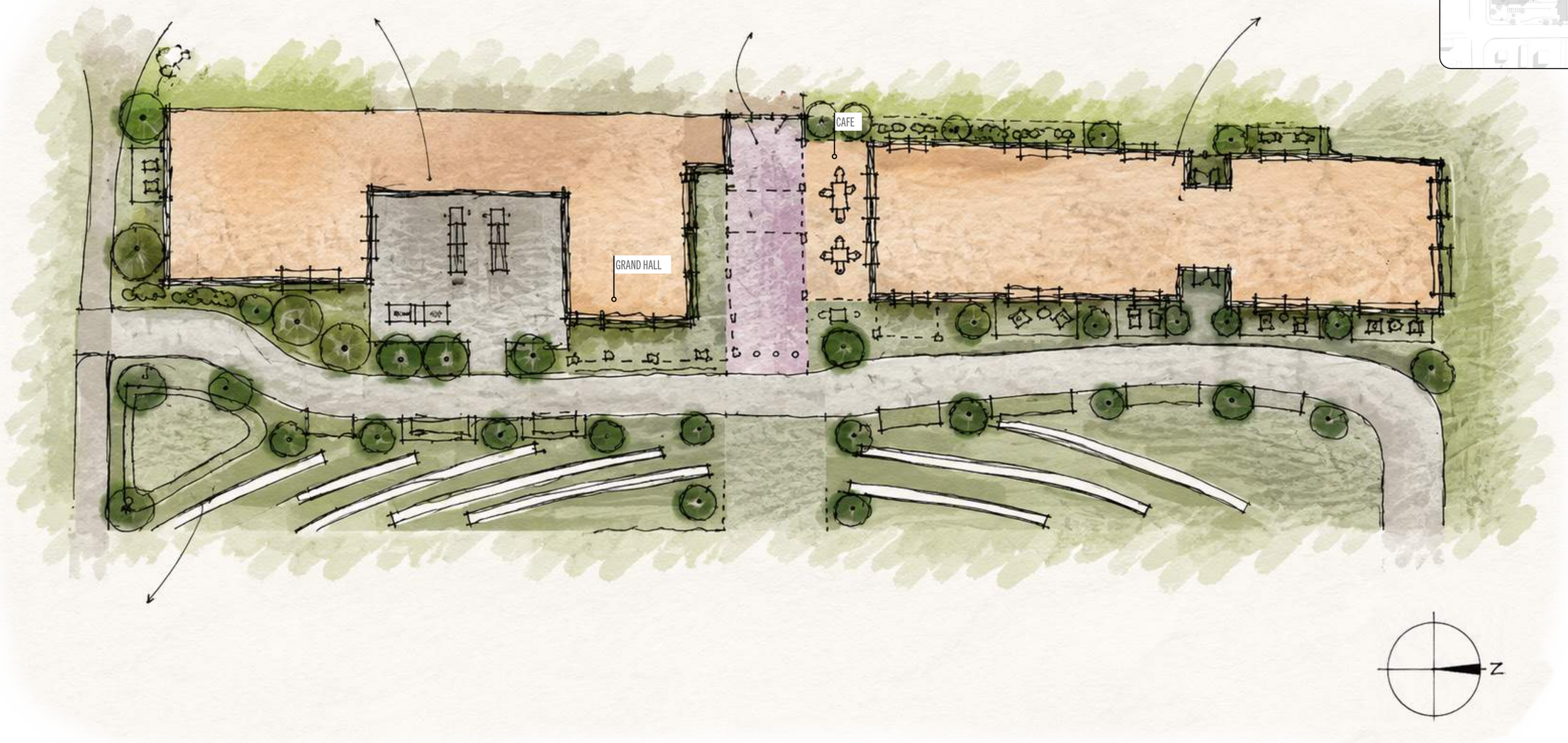




Item 5A - 3400 Broadway Concept Plan

SITE CONNECTIONS - IRIS BALL FIELDS





Item 5A - 3400 Broadway Concept Plan

SITE METRICS



GROSS SITE AREA
763,200 SF

GROSS-SITE BASIS
763,200 SF
558,312 / 763,200
0.73 FAR

BUILDING SITE AREA
431,351 SF

BUILDING-SITE BASIS
431,351 SF
558,312 / 431,351
1.29 FAR
+0.56 compared with gross-site basis

DWELLING UNITS
232 DU

RESIDENTIAL GROSS BREAKOUT
85.0%
Net 85.0%
Circulation 15.0%

GROSS RESIDENTIAL AREA
454,482 SF

NET RESIDENTIAL AREA
386,310 SF

CIRCULATION AREA
68,172 SF

386,310 NET + 68,172 CIRCULATION = 454,482 GROSS



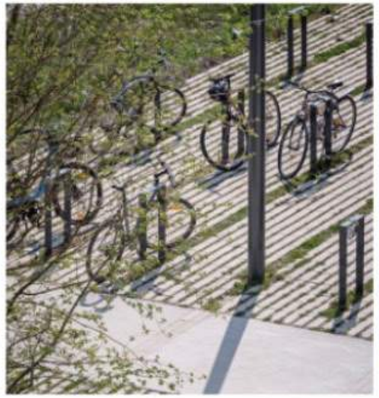
PROGRAM AREA

Residential net	386,310	69.2%
Circulation	68,172	12.2%
Amenity	70,854	12.7%
Bridge	13,536	2.4%
Back of house	10,224	1.8%
Commercial	9,216	1.7%
Component total	558,312 SF	

SITE PRECEDENTS







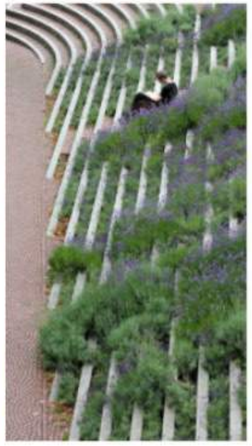











ARCH PRECEDENTS





1

COBURN ARCHITECTURE

ACADEMY BOULDER

IRIS AND BROADWAY

CONCEPT PACKAGE
2026.08.19

CP029



COBURN ARCHITECTURE

ACADEMY BOULDER

IRIS AND BROADWAY

CONCEPT PACKAGE
2026.08.19

CP030



COBURN ARCHITECTURE

ACADEMY
BOULDER

IRIS AND BROADWAY

CONCEPT PACKAGE
2026.08.19

CP031



COBURN ARCHITECTURE

ACADEMY
BOULDER

IRIS AND BROADWAY

CONCEPT PACKAGE
2026.08.19

CP032



COBURN ARCHITECTURE

ACADEMY BOULDER

IRIS AND BROADWAY

CONCEPT PACKAGE
2026.08.19

CP033



COBURN ARCHITECTURE

ACADEMY
BOULDER

IRIS AND BROADWAY

CONCEPT PACKAGE
2026.08.19

CP034

ILLUSTRATIVE SITE PLAN



COBURN ARCHITECTURE

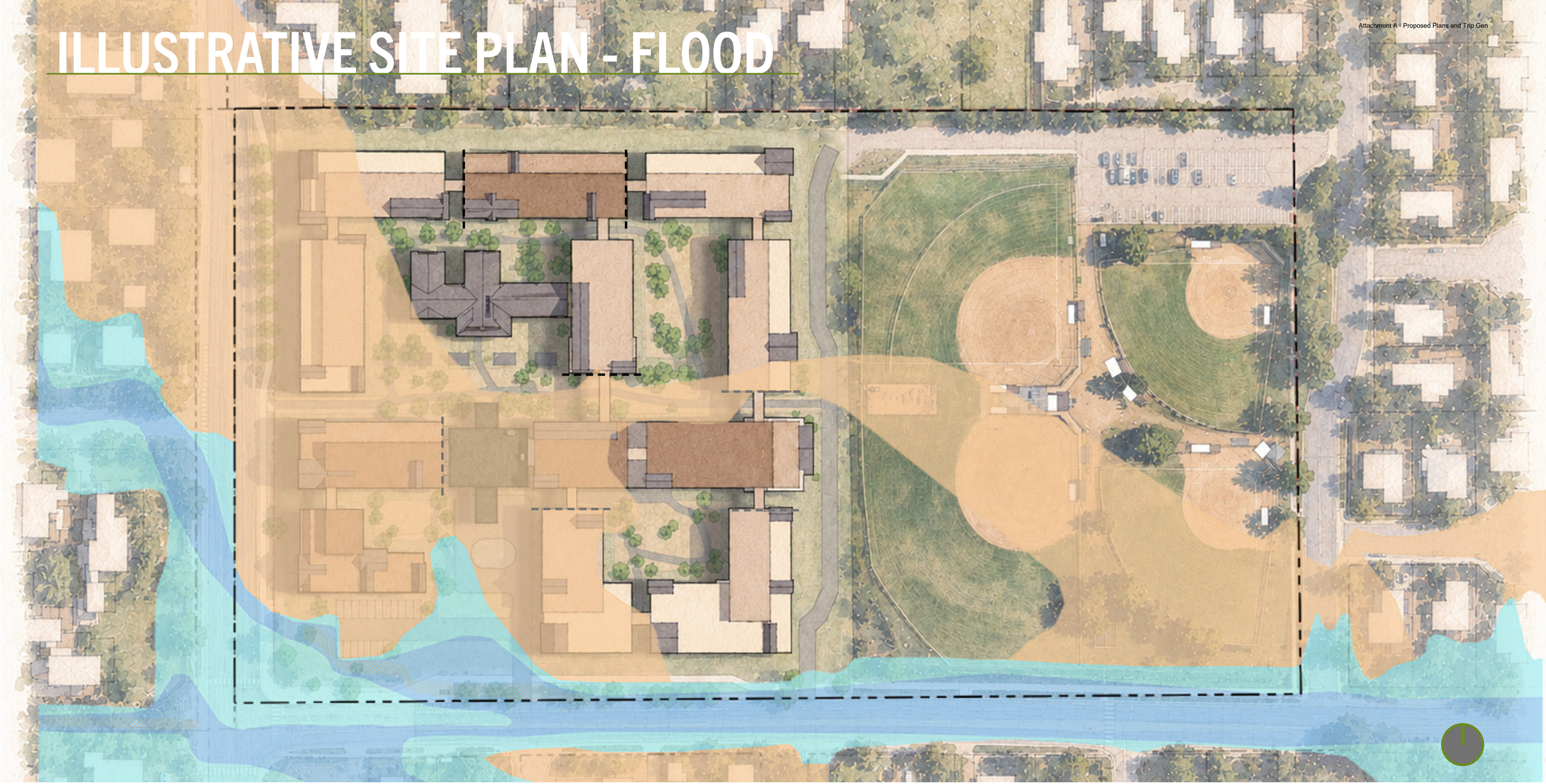
ACADEMY BOULDER

IRIS AND BROADWAY

CONCEPT PACKAGE
2026.08.19

CP016

ILLUSTRATIVE SITE PLAN - FLOOD



COBURN ARCHITECTURE | ACADEMY BOULDER | IRIS AND BROADWAY | CONCEPT PACKAGE 2026.08.19 | CP016.a

LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lscdenver@lsctrans.com

August 19, 2026

Ms. Katherine van der Spek
Coburn
2718 Pine Street #100
Boulder, Colorado 80302

Re: Iris & Broadway
Boulder, CO
LSC #260540

Dear Ms. Van der Spek:

In response to your request, LSC Transportation Consultants, Inc. has prepared this Trip Generation and Assignment Report for the proposed Iris & Broadway senior residential development in Boulder, Colorado.

IMPACT AREA

Figure 1 shows the vicinity map.

Area Roadways

The major roadways in the site's vicinity are shown on Figure 1 and are described below.

- **Broadway** is a north-south, four-lane principal arterial west of the site. The intersection with Iris Avenue is signalized with auxiliary turn lanes. The posted speed limit in the vicinity of the site is 30 mph but transitions to 35 mph north of Iris Avenue. There are attached/detached sidewalks and dedicated bike lanes on both sides of the roadway.

- **Iris Avenue** is an east-west, four-lane principal arterial roadway south of the site. The intersection with Broadway is signalized with auxiliary turn lanes. The posted speed limit in the vicinity of the site is 35 mph. There are detached sidewalks and dedicated bike lanes on both sides of the roadway.

PROPOSED LAND USE AND ACCESS

The site is proposed to include about 232 senior apartment dwelling units. Full movement access is proposed to Iris Avenue. The conceptual site plan is shown in Figure 2.

ALTERNATIVE TRAVEL MODES

An alternate travel mode share of 20 percent is expected and will be supported by an upcoming Travel Demand Management (TDM) Plan.

TRIP GENERATION

Table 1 shows the estimated typical weekday, morning peak-hour, and afternoon peak-hour trip generation for the site based on the rates from *Trip Generation, 12th Edition,* 2025, by the Institute of Transportation Engineers (ITE).

The site is projected to generate about 754 one-way vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 15 vehicles would enter and about 29 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 32 vehicles would enter and about 26 vehicles would exit the site. These volumes are expected to be reduced by about 20 percent due to alternative travel modes. This will be supported by a future Travel Demand Management (TDM) Plan.

TRIP DISTRIBUTION

Figure 3 shows the estimated distribution of site-generated traffic.

TRIP ASSIGNMENT

Figure 4 shows the assignment of site-generated traffic with no reduction due to alternative travel modes to maintain a conservative analysis.

* * * * *

We trust this information will assist you in planning for the proposed Iris & Broadway senior residential development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

COLORADO LICENSED CHRISTOPHER S. McGRANAHAN 39018 PROFESSIONAL ENGINEER

By: _____
Christopher S. McGranahan, P.E.
Principal/President

8-19-26

CSM/wc

Enclosure: Table 1
Figures 1 - 4

G:\Shared drives\Denver Projects 2021-2030\2026\260540-Iris&Broadway-TGA\Report\ris&Broadway-TG&A-081826.wpd

Table 1
ESTIMATED TRAFFIC GENERATION
Iris & Broadway
Boulder, CO
LSC #260540; August, 2026

		Trip Generation Rates[1]					Vehicle - Trips Generated				
		Average	AM Peak Hour		PM Peak Hour		Average	AM Peak Hour		PM Peak - Hour	
Trip Generating Category	Quantity	Weekday	In	Out	In	Out	Weekday	In	Out	In	Out
Currently Proposed Land Use											
Senior Living [2]	232 DU [3]	3.25	0.065	0.125	0.140	0.110	754	15	29	32	26
					20% ATM Reduction [4] =		151	3	6	6	5
					Net Trips =		**603**	**12**	**23**	**26**	**21**

Notes:
(1) Source: *Trip Generation*, Institute of Transportation Engineers, 12th Edition, 2025
(2) ITE Land Use No. 252 - Senior Adult Housing - Multifamily
(3) DU = Dwelling Units
(4) The alternative travel mode reduction will be supported by a future Travel Demand Management (TDM) plan.

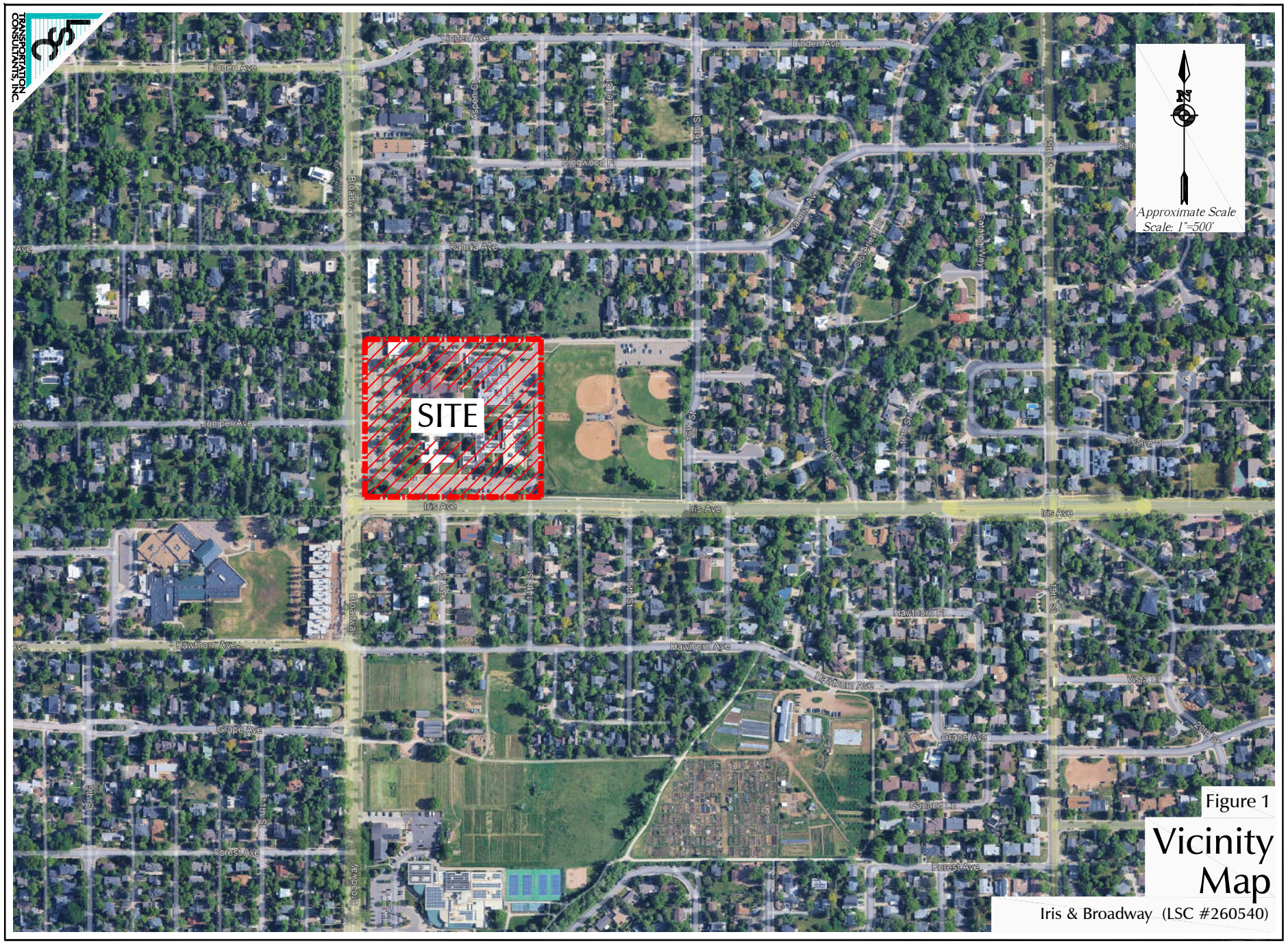


Figure 1

Vicinity Map

Iris & Broadway (LSC #260540)

TRANSPORTATION CONSULTANTS, INC.



N

Approximate Scale
Scale: NTS

Figure 2

Site Plan

Iris & Broadway (LSC #260540)



N

Approximate Scale
Scale: 1"=300'

LEGEND:

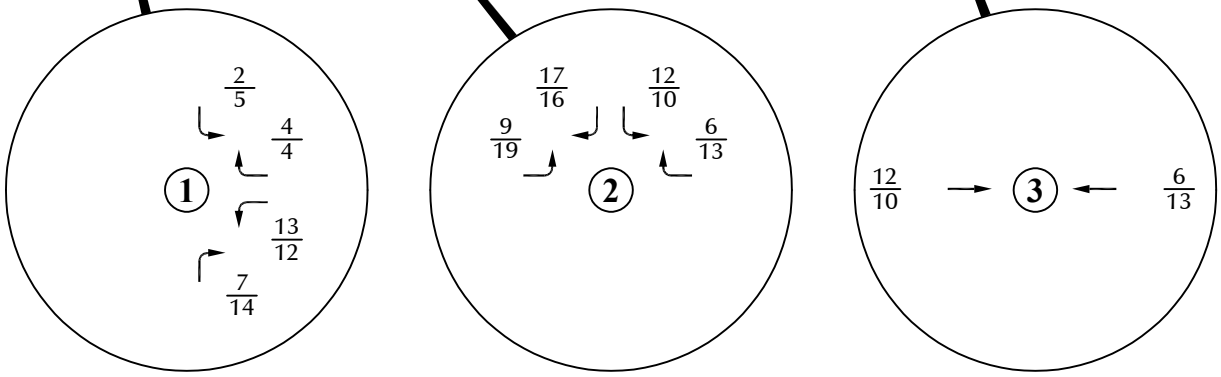
65% = Percent Directional Distribution

Figure 3

Directional Distribution of Site-Generated Traffic

Iris & Broadway (LSC #260540)





N

Approximate Scale
Scale: 1"=300'

LEGEND:

$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

1,000 = Average Daily Traffic

Figure 4

Assignment of Site-Generated Traffic

Iris & Broadway (LSC #260540)

IRIS AND BROADWAY, BOULDER

CONCEPT PLAN REVIEW

AUGUST, 2026



SENSE OF PLACE

COMMUNITY

INTER-GENERATIONAL

LEGACY

ACADEMY BOULDER

COBURN

IRIS AND BROADWAY, BOULDER

PROJECT STATEMENT/STORY



Eighteen months ago, Boulder County announced that the 17+ acres at the northeast corner of Broadway and Iris would be sold. The acreage was the site of Boulder County Public Health and the Iris Ball Fields. Home for 70 years to North Boulder Little League, the potential loss of such a vital asset to the community prompted a quick and powerful response on the part of the neighbors and concerned others. How to save the Iris Ball Fields? It quickly became apparent that if the ball fields were to be saved, it would require a local coalition. Many conversations later, a grass roots effort became a Boulder community mission, a mission driven by the synergy of having good neighbors and being good neighbors.

The concept envisioned by the coalition was to leave the ball fields intact on the east side of the property and develop the west side into a senior community. Looking for just the right business partner, Academy Boulder was approached. Locally owned and locally invested, the owners of Academy Boulder have a track record of building successful senior communities and supportive partnerships that foster an intergenerational well being for its residents, staff, and the extended community. In 1998 Academy Boulder opened a senior community on University Hill, right in the middle of an established, historic neighborhood. In 2023 it opened another senior community on Mapleton Hill. Currently both communities are thriving and have proved to be great community members. Academy Boulder believes and strives to model that being good neighbors can be good business.

SENSE OF PLACE

COMMUNITY

INTER- GENERATIONAL

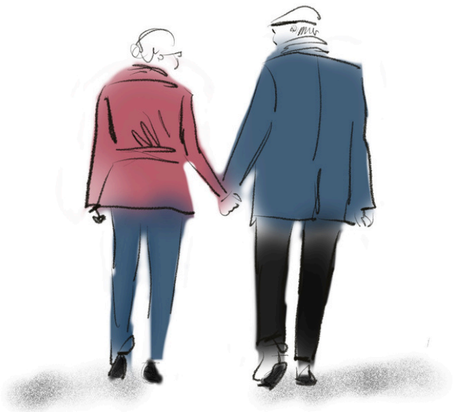
LEGACY

ACADEMY BOULDER

COBURN

IRIS AND BROADWAY, BOULDER

PROJECT STATEMENT/STORY



Reflecting back, Academy Boulder's story has been to take unique Boulder spaces and develop them into wonderful community assets. Academy University Hill's property was once Mount St. Gertrude, a boarding school that later became part of the University of Colorado's offsite continuing education and today is listed on the National Register of Historic Places. Academy Mapleton Hill sits on the former site of Kellogg's Sanitarium that later became the campus of Boulder Community Hospital and is arguably one of Boulder's premier pieces of real estate. The current proposed project at Iris and Broadway is yet another opportunity to develop a unique and historied property for the benefit of Boulder and its residents. Common themes abound, themes of health, well being, community and intergenerational interface, and the stewarding of a community asset. For these reasons and more, Academy Boulder sees this current project as a best next chapter for the property.

Look east. The baseball operations of North Boulder Little League at the Iris Ball Fields have significantly impacted Boulder for the better. It's been a wonderful place where so much life has happened for so many Boulder families. Look west. The administrative and support services of Boulder County Health have served countless Boulderites in its mission to "address social, economic, and environmental condtions to ensure that all people in Boulder County have the opportunity for a healthy life." Taken as a whole, the proposed project preserves and continues the historic legacy of this property for generations to come. It will offer a unique and generative interface for elders and youth and their families. It will anchor a significant and central Boulder asset into the future at a time when the need for senior housing is anticipated and the loss of youth facilities is feared. Academy Boulder looks forward to the challenge with vision and excitement.

SENSE OF PLACE

COMMUNITY

INTER- GENERATIONAL

LEGACY

ACADEMY BOULDER

COBURN

IRIS AND BROADWAY, BOULDER

CONCEPT PLAN REVIEW



SAVE IRIS FIELDS

COMMUNITY INTER- GENERATIONAL LEGACY

ACADEMY BOULDER

COBURN

IRIS & BROADWAY

CONCEPT PLAN REVIEW
WRITTEN STATEMENT

AUGUST 19
2026



ACADEMY
BOULDER

2435 4th St,
BOULDER, CO

COBURN
ARCHITECTURE

2718 PINE STREET,
SUITE 100
BOULDER, CO

IRIS & BROADWAY

INTRODUCTION

The Academy project at the intersection of Iris and Broadway preserves the existing ballfields for the North Boulder Little League ("NBLL") on the east portion of the site through the creation of a senior living community on the west portion of the site.

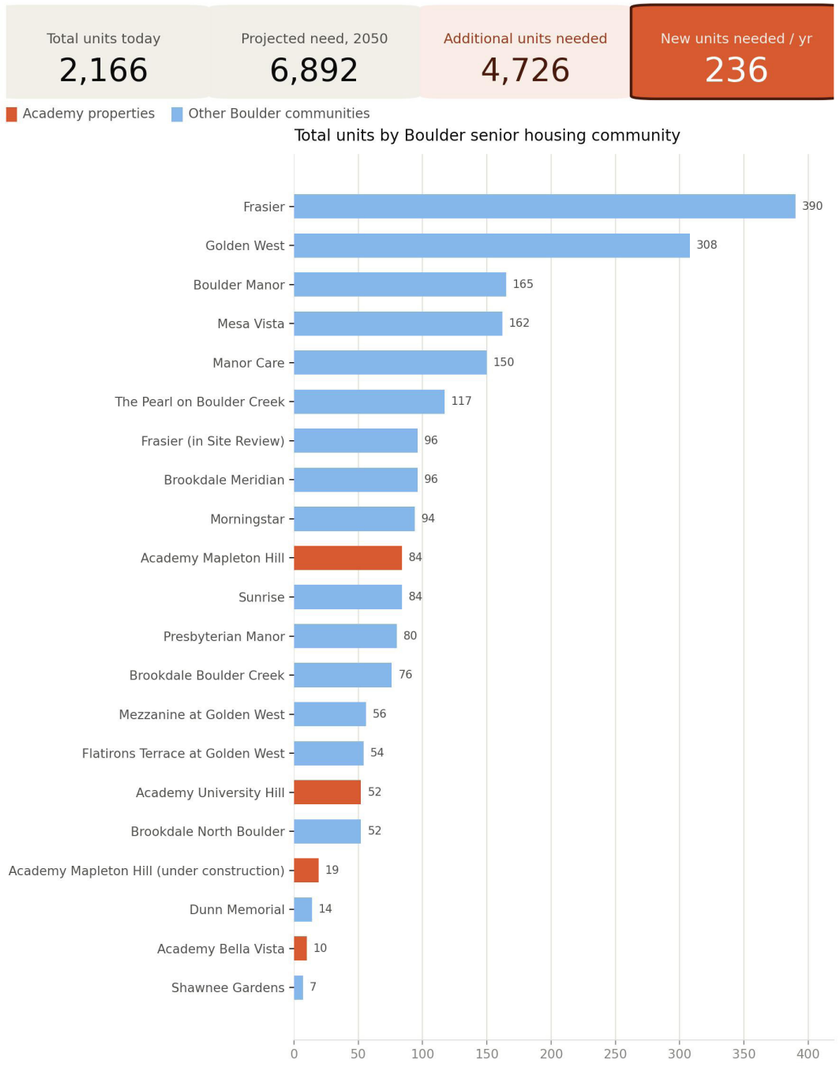
The 70 year legacy of NBLL deserves to be preserved in perpetuity on this site. The County of Boulder has taken steps to begin that protection. Now it is time for the purchaser of the site and the City of Boulder to make that a reality.

The need for additional senior housing in the city of Boulder is well documented. Boulder County Area Agency on Aging's 2024 "Aging Well in Boulder County" report finds that in 2022 there were fewer than 11,000 residents age 80+, but that by 2050 there will be nearly 35,000 residents age 80+. As the spreadsheet to the right demonstrates, we will need to build 236 additional senior residences per year to keep pace with current occupancy levels in our city. Our proposed project would fulfill one year of a 20 year need. And Frasier's proposed 96 unit expansion on the Mountain View United Methodist Church site is already factored in the numbers set forth in the diagram.

The senior community on the western portion of this site is envisioned as a place that allows a growing aging population to maintain and increase their quality of life in a supported and engaging environment. With a focus on health and wellness and how to increase both the years of life as well as the life in those years, this site seeks to create an environment that promotes activity, intergenerational engagement and allows for ties to the greater Boulder community. The synergy between the senior living and the youth baseball fields perfectly embodies these goals, as well as providing an incredible community connection for both generations, allowing both parts of the project to have a community reach much wider and deeper than they typically would.

PROJECT SITE

This new development for Boulder is located at the intersection of Iris and Broadway, on a parcel of land that includes the North Boulder Little League Field (zoned P) and bordered on all sides by residentially zoned areas: RM-2 to the North, RL-1 to the Northeast and South, RL-2 to the East, RR-2 to the West and a small area of RMX-2 to the Southwest. In addition to the ballfields, the western side of the site is currently occupied by several Civic buildings, including Boulder County Housing and Human Services and Boulder County Public Health offices. Workforce Boulder County and Boulder County Area Agency on Aging are also located here. This area of Boulder is primarily residential with a 15-minute walk to trails leading up to Sanitas, several nearby parks of varying sizes and uses, and is less than 1 mile to the Wonderland Lake trail system. Boulder County has elected to sell the site to Academy Boulder in order to facilitate its earlier decision to purchase the old Google site on Pearl Street, and is planning to move its offices and facilities to that newly renovated location. Academy Boulder is currently under contract with the County to purchase the land.



Excludes Anam Chara and Mary Sandoe House (both closed, 0 units).
Source: Summary of Boulder Elder Communities, Aug 2026.

COMMUNITY & THE ACADEMY

COMMUNITY BENEFITS

The Academy believes in connections and community, both within the campus and with the larger Boulder population. They've had extensive discussions with the North Boulder Little League about the Iris Ballfields, communicating every few weeks and aiming to preserve a public space that the community loves and greatly values.

Our team has focused its design efforts on how a sense of place and belonging can be informed by the campus layout and building placement. The connection to the ballfields provides a great opportunity for an aging population to continue to be involved in their community and will offer numerous opportunities for intergenerational connectivity, a benefit to all users.

The main entry on site ties directly to the Grand Hall, a primary gathering space where residents of the senior community interact with one another. It also serves as a primary space where the surrounding neighborhood can gather to attend lectures and concerts. It will function much like the Grand Hall at Academy Mapleton Hill and the Historic Chapel Hall at Academy University Hill. These larger "ballroom-like" venues are made available to multiple non-profits, hosting events for the greater Boulder community to join and interact with the residents of the senior community. Below are just a few of the Boulder organizations who have benefited from The Academy's commitment to give back, whether by hosting events or contributing monies.



The proposed senior housing community will create a host of benefits for both the surrounding community and for greater Boulder. Among these benefits are:

- This new senior community will supply approximately 232 new senior housing residences, addressing a critical shortage of supply in our city. These residences will be sized similarly to, or slightly smaller than, the units proposed in Frasier's new expansion. As seniors move into this new community, they will sell their existing homes, thereby helping to reduce the supply-side shortage of houses available for families needing multiple bedrooms.
- The connection between the senior community and the ballfields, predominately used by youth, will create a terrific generational interchange. The research showing the benefit to both elders and kids in this mixing of generations is overwhelming, and this project is perfectly situated to encourage it.
- The historic Poor Farm building can be saved, if desired, and repurposed.
- The NE corner of Iris and Broadway is currently dominated by parking lots. With this proposal the streets become supportive, human scaled and walkable.
- The project will create a new location for neighborhood serving retail and services at the corner of Iris and Broadway, filling in the missing node on Broadway between the Ideal Market and Lucky's Market centers.
- From time to time, The Academy will open its establishment for community use, ranging from small events in community spaces to large ones in the Grand Hall which will seat several hundred people. This will provide the surrounding neighborhood public gathering spaces for music, the arts, and events, and at the same time help keep the seniors connected to the surrounding community.



SENIOR HOUSING & BALLFIELDS PRESERVATION

SUSTAINABILITY, HEALTH AND WELLNESS

When elders move out of their current homes into senior housing, most of the time it is considered a downgrade, or a sacrifice that needs to be made. It is the goal of this Academy project to have the opposite effect. This project will be designed to support the health and wellness of the residents to such a degree that moving out of their home and into this community will be viewed as a way to have a healthier, more supported, more connected life.

This senior community will adopt the same type of attitude toward health as Boulder's host of professional and committed high-level amateur athletes (in fact, many who fit that description may indeed become residents here.)

Fitness and training support, wellness amenities, and other mind and body health will be a primary driver throughout the project. The community's sustainability elements will focus on health, wellness and natural materials as well, including an emphasis on indoor air quality, low VOC materials, outdoor fresh air, outdoor gathering spaces, CLT construction, color tuned LED lighting that changes through the day, daylighting, etc.

The project will be geared toward supporting and augmenting the fitness and health of everyone who lives and works here. That includes the design, with a modern residential look reminiscent of the natural, peaceful, restorative buildings of the Scandinavian peninsula.

BALLFIELDS' OWNERSHIP AND PRESERVATION

It is a basic tenet of this project and proposal that the ballfields be preserved for use by NBLL. The idea for the site plan and use largely grew out of months of discussions between NBLL leadership and the applicant team. The approval of this proposal will preserve their ability to use the fields, which will then be stewarded by the City of Boulder, removing the threat of field closures that was raised when the County decided to sell the land. They may choose to reconfigure the western two fields into smaller fields that are true regulation size for Little League. Discussions are ongoing.

It is anticipated that the ballfields will, through this process, be transferred to the City of Boulder Parks Department. The mechanism for that is currently being discussed, and may take a number of forms, but the end goal is City ownership.

It should be noted that the current demarcation line between the Land Use of "Neighborhood 2" and that of "Park" on the proposed BVCP is an arbitrary line. When this project comes through for Site Review, the location of the Land Use zone division line will need to be altered to match the final property line. That will be part of the needed Rezoning application. See next page.



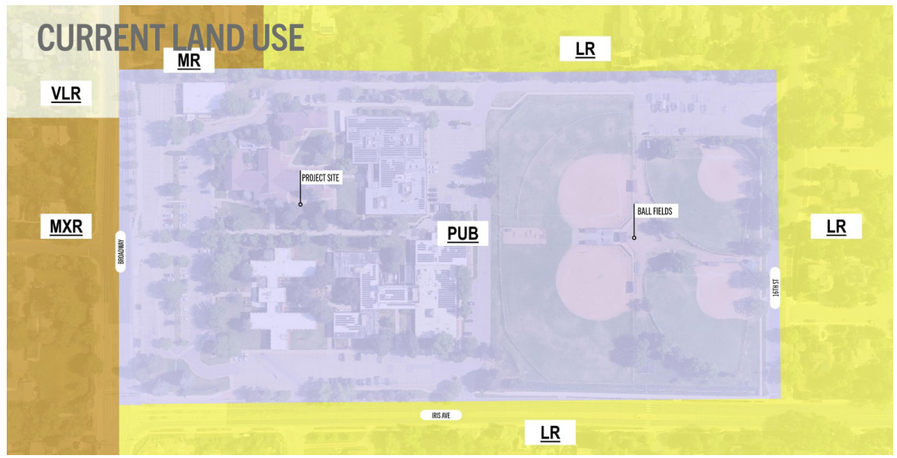


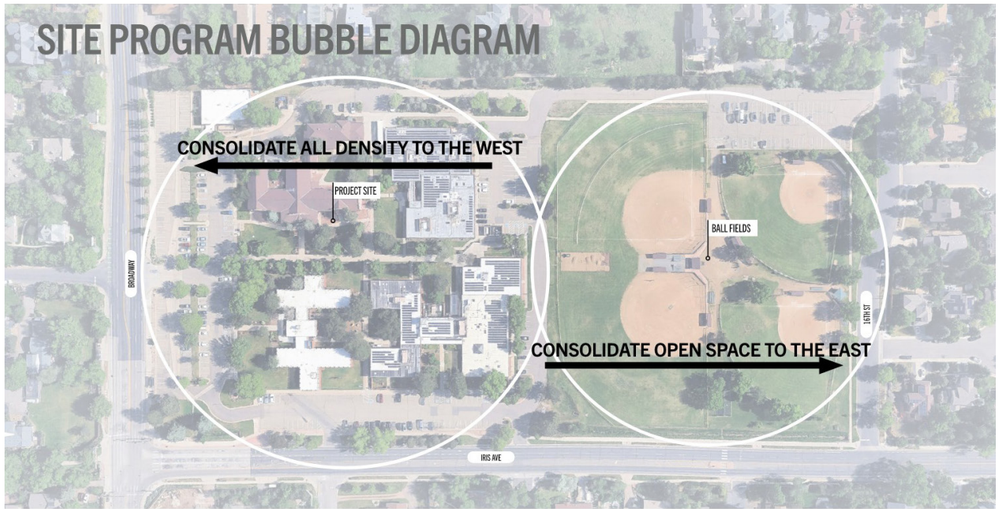
REZONING

BOULDER VALLEY COMPREHENSIVE PLAN AMENDMENTS AND THE NEED TO REZONE

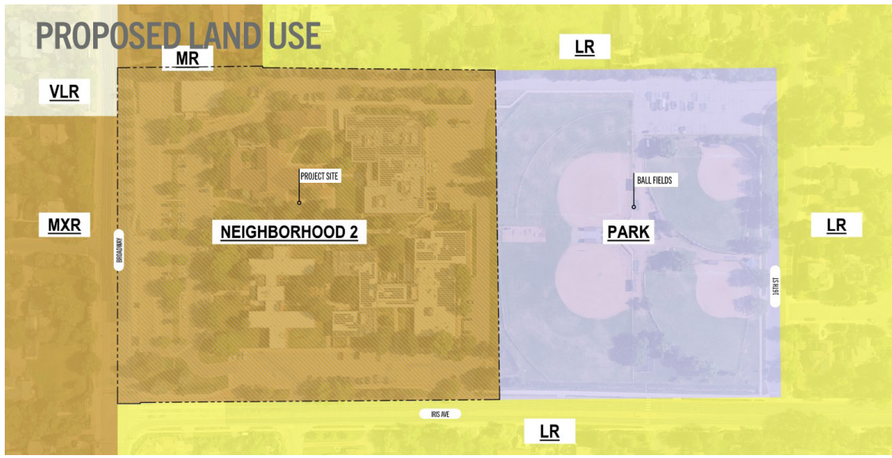
With Boulder County's sale of the property to a private party, the stated intention was to maintain the ballfields for the use of North Boulder Little League by consolidating the required open space on the eastern portion of the site and consolidating the allowed density on the western portion of the site. This strategy made sense under the existing "Public" zoning for the entire site.







However, the pending updates to the Boulder Valley Comprehensive Plan call for the eastern portion of the site to receive a land use designation of "Park" and the western portion of the site to be designated "Neighborhood 2". This will result in the eastern portion of the site being rezoned as "Park" and the western portion of the site being re-zoned as one of the seven "RH" zones. Therefor, the site will have "split zoning". In a split zoning situation, open space and/or density from one portion of the site cannot be moved to a different area of the site that has different zoning.



REZONING CONT.

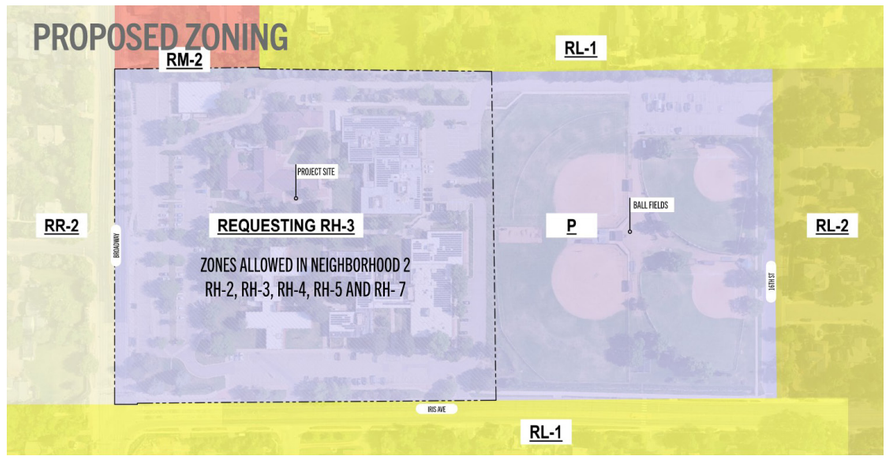
This creates a need for a zone on the western portion of the property that can, on its own, support all of that assumed density. It is no longer possible to aggregate density for the entire site and place it on this western portion, as was originally anticipated.

Under the City of Boulder's Land Use Code rezoning criteria 9-2-19 (e), one of the criterion for re-zoning is that

"(1) the proposed rezoning is necessary to come into compliance with the Boulder Valley Comprehensive Plan map".

Since the new map will have a land use designation of Neighborhood 2 for the western portion of the site and the existing zone is "Public", the zoning needs to be changed to come into compliance with the map. This was anticipated at the time of the preliminary approval of the new land use map.

Neighborhood 2 supports a wide variety of zones. The RH zones RH-1 through RH-7 are found throughout the city in the newly proposed Neighborhood 2 land use. There are a few RH zones that would support the approximate 1.0 FAR proposed for the west portion of the site. (Please note that the 1.0 FAR is determined by considering ONLY the western portion of the site and does not include the land under the ballfields.) RH-2, RH-3, RH-4, RH-5 and RH-7 would all support a 1.0 FAR. It is anticipated that neighborhood-centric "personal services" uses (such as a coffee shop and a bodega) would be located at the corner of Iris and Broadway, and the only RH zone that allows "personal services" uses (such as a coffee shop, a cafe or a neighborhood market) by right and has an appropriate open space requirement is RH-3. For these reasons, the project is proposing that the non-ball field acreage be rezoned as RH-3.



BOULDER VALLEY COMPREHENSIVE PLAN - NEIGHBORHOOD 2

Below are some excerpts of the newly updated Boulder Valley Comprehensive Plan that outline the expectation for Neighborhood 2:

Residential Neighborhood with denser housing and larger buildings
- Integrates Commercial/Non-residential Uses
- Generally concentrated near transit

Supports people living close to jobs, schools, parks, shops and mobility options and the development of transit networks and walkable urban neighborhoods

Urban Design
- Medium or High in density or Scale; Up to 5 stories
- Structures occupy larger portions of their lots and have limited setbacks
- Employs shared open spaces

Mobility
- Sidewalks, bike facilities, and transit-supportive infrastructure are integral to the street network
- Neighborhood prioritizes safe multimodal access and less car reliance

Off-street parking is unbundled, structured, underground and shared

Primary	Residential	Attached Unit; Multi-Unit; Group Living
Supporting	Residential	Detached Unit
	Commercial	Retail; Personal Services; Office; Food and Beverage; Lodging; Vehicle Related; Maker, Artisan and Innovation
	Civic	Government Healthcare and Institutional; Education; Places of Worship
	Other	Active Recreation; Passive Recreation; Urban Agriculture

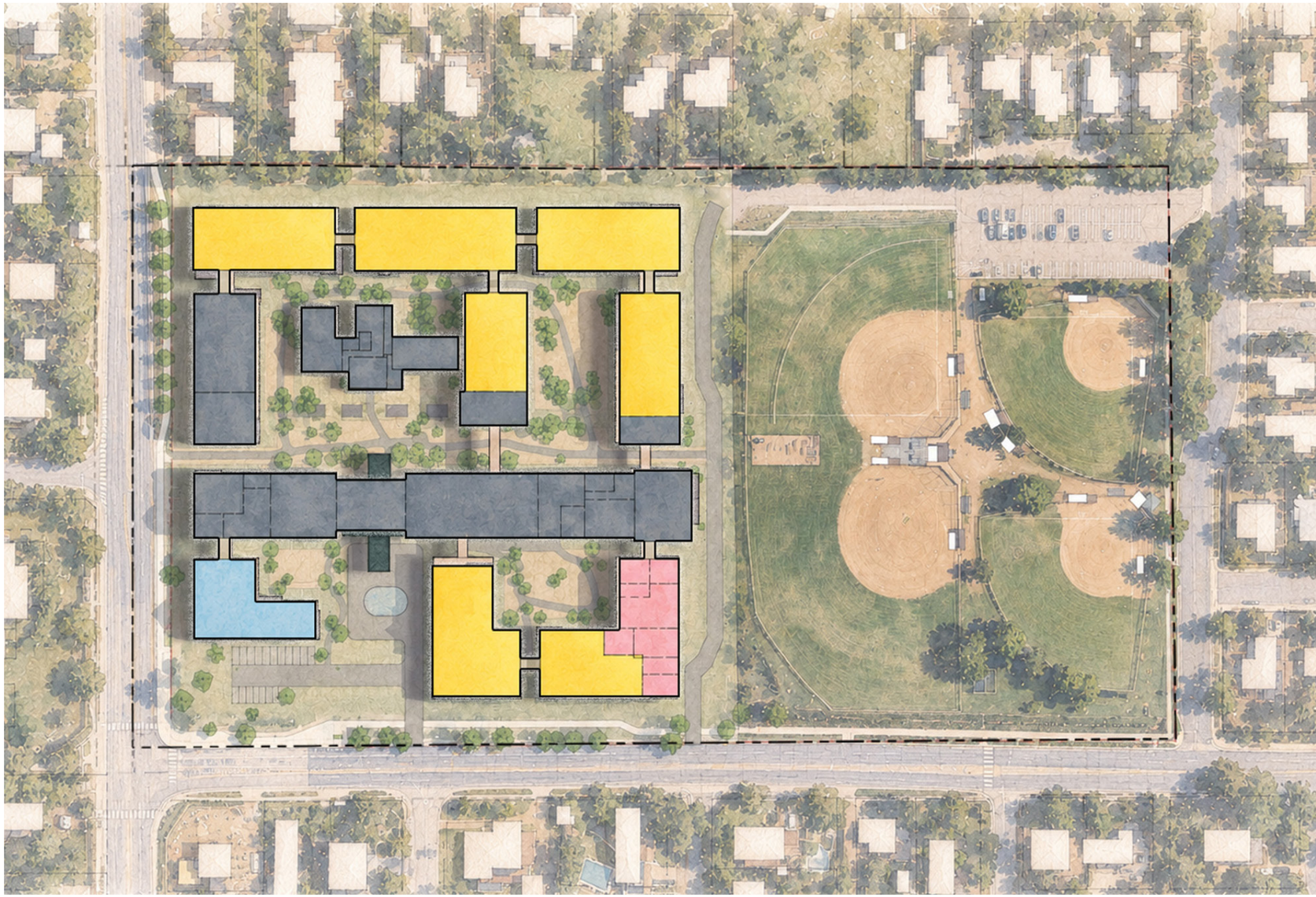
SITE PLAN

The 17.51 acre / 762,558 square foot site has been split into two sites with a new senior living campus on the west acreage and the existing Iris Ballfields remaining on the east acreage. The campus is made up of 11 buildings situated around courtyard and active green spaces and houses approximately 232 senior residences. These buildings and courtyards are situated on either side of an east-west central pedestrian-only avenue that connects the Broadway corridor through the project to the Iris Ballfields.

This pedestrian way becomes the primary circulation through the outdoor space on site and one of the main organizing principles, drawing the activated amenity spaces and primary pedestrian activities to the center of the site. This new pedestrian street preserves the large trees that currently exist adjacent to the existing historic Poor Farm building and the pathway on site today. It acts as a connector within the campus itself but also into and through to the ballfields and neighborhood beyond.

The street will act as a pedestrian-only thoroughfare but will allow emergency vehicle movement through the site along the primary spine in the event of an emergency. Additional emergency access will be provided at the north side of the community, accessed via Broadway, as well as along the east side of the site. The eastern access from Iris also will serve as the service access to the senior community. The main entry will be located at the western Iris access and would not include maneuvering space for a fire truck or large delivery vehicles.

The site provides neighborhood-centric “personal service uses” at the intersection of Iris and Broadway, alongside the main residential entry to the site. This entry is centralized and easy to navigate, but also acts as a protective element on the site, buffering the senior living even while its location places it in close proximity to the convenient transit options available on the Southwest corner of the development. This location allows for some privacy while also maintaining easy accessibility for the site users. This nexus of the senior housing main entry with the neighborhood commercial uses allows different user groups to interact and creates a space where intergenerational activation can occur organically.



BUILDING DESIGN & SITE CONSIDERATIONS

SENIOR HOUSING BUILDINGS

The units on site will be comprised of 2 and 3 bedroom units between 1400 and 1800 square feet. Our unit sizes intentionally mimic those at Frasier's pending 96 unit expansion because we believe they have accurately pinpointed the desires of the elder marketplace in Boulder.

Additionally, we anticipate including a modest number of efficiency units of about 400 square feet to serve as workforce housing for staff. The buildings themselves are a mixture of heights ranging from 2 stories up to 4. Lower heights are located along the site edges and 4 story buildings are present only in the middle of the site, reducing the apparent scale when seen from the surrounding neighborhoods. The height, along with the articulation proposed at the roof lines, require that the project seek additional height through Site Review beyond by right limits.

Due to the need to keep interior connections between the buildings as an option for residents that face mobility challenges, the current design proposes bridges and at grade connections between buildings. It is important to note that these are separate buildings, with separate height limits and permitted separately. These buildings are joined via bridges to allow residents with mobility issues to move through the community safely, regardless of weather. These spaces are envisioned as light and open structures to keep their perceived mass to a minimum and to bring a whimsical, inspirational design element and sunlight into the project.

The main building masses are conceived as masonry and wood-look elements, focused on Scandinavian modern detailing and material language in traditional massing forms. This is a design ideology that is prevalent in health and wellness spaces and ties the building back to the natural world. These traditional materials used in traditional ways, combined with large expanses of glass and plenty of opportunities to move between interior and exterior space, evoke feelings of connection with the outdoors and tie back into the philosophy of groundedness, movement and activity the campus is working to foster.

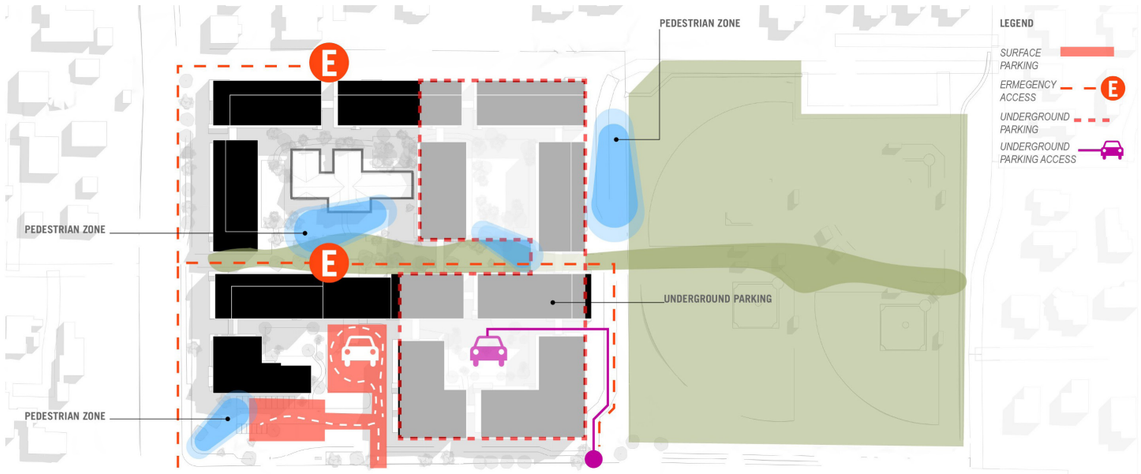


PARKING

Parking on site is handled underground, consistent with the Boulder Valley Comp Plan intentions for a Neighborhood 2 parcel. It is split into 2 garages, one to the north and one to the south, with a thin connection tunnel designed to minimize the portion of the garage under the dedicated-to-the-city emergency access above on the east-west spine. Residents and visitors alike enter the site from Iris into a protected drive area, enter a multi-modal arrival court utilized by all mobility modes, and can either turn around to leave or turn right to enter into an underground parking garage. This garage holds 250 vehicle spaces as well as storage spaces for residents and connects directly to the buildings above via stair cores and elevators.

On the North side of the site there is an additional parking ramp, allowing access to the North garage. These garages are separated to maintain the emergency access through the middle of the site at the pedestrian spine, as well as to comply with the rules regarding the flood plain. This Northern garage houses approximately 135 spaces and follows the buildings above while maintaining the distance necessary to accommodate the large trees that will remain on site and preserve the existing Poor Farm building.

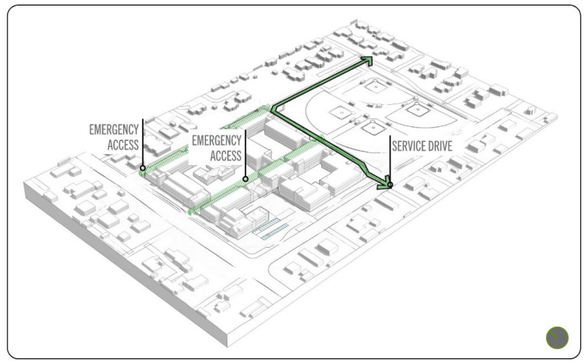
Commercial parking is accommodated in a small surface lot on the NE corner of Broadway and Iris, immediately outside of the neighborhood retail / personal service space. This area would be a significant challenge to create compliant building within, but since it is outside of the High Hazard and Conveyance floodplains it works quite well for vehicles, and it's location allows, quick convenient parking as would be desired for a coffee shop or market.



SITE CONSIDERATIONS

EMERGENCY ACCESS

The project proposes to create an east-to-west emergency access easement through the center of the property in essentially the same location as the previous path. This will be the main pedestrian promenade and will not be open to vehicles, but will allow emergency access to serve the needs of the community. If the garage connects the north and south sides, as is anticipated, Council action may need to be taken to allow the construction under an emergency access easement.



FLOODPLAIN CONSIDERATIONS

The project site is impacted by the FEMA and City of Boulder regulatory floodplain areas, including the 500-year, 100-year flood fringe, flood conveyance, and high hazard zones. The 100-year flood fringe, conveyance, and high hazard zones are limited to the south portion of the site, with the proposed redevelopment limiting impacts in this area in order to avoid regulatory floodplain impacts. All proposed buildings are located outside the regulatory 100-year floodplain, with proposed parking areas located outside the high hazard and only within the areas of 100-year flood depths less than 18".
Proposed buildings are located within the 500-year flood zone, and under B.R.C. 9-3-2 any At-Risk Population facilities shall have residential units elevated to the required flood protection elevation, which the project will comply with. Underground parking is allowed within the 500-year flood zone.

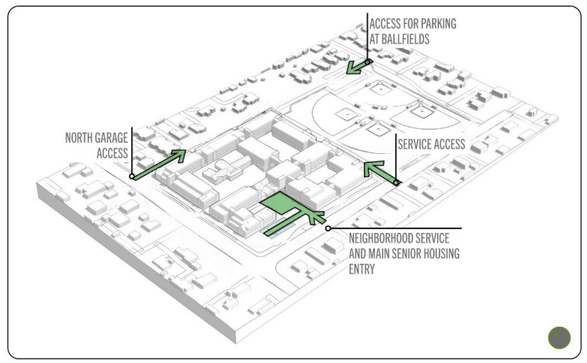
STORMWATER CONSIDERATIONS

The project will maintain historic stormwater patterns, with runoff draining to the east/southeast. Existing public storm sewer is located along the south side of the site which shall be maintained/improved as required. As the project will impact more than 1-acre, water quality treatment will be integrated into the site through Low Impact Design and formal treatment practices, with any required stormwater detention to be integrated into the design as necessary.

ACCESS POINTS AND CIRCULATION

The project proposes 3 access points to the senior site and one on the ballfields:

- The main entry near the SW corner on Iris. This will serve as the primary access point for the neighborhood services/restaurant/community retail area, the main entry to the senior housing, lyft/uber pickup, car share, and the primary access point to the southern parking garage. This is essentially in the same location as a driveway is now.
- The service entrance between the ballfields and senior housing. This will serve moving trucks, food delivery, trash and other service vehicles. This could be the primary entry to the southern parking garage if it is determined that the access at the main entrance will not work for garage access. This is essentially in the same location as a driveway is now.
- Parking entry to the NW corner, off of Broadway. This entry, along the northern property line, is the primary access to the northern parking garage. The existing two Broadway access points are proposed to be closed.
- The existing parking lot access on the NE corner of the ballfields. This is proposed to remain as is at the present time.



UTILITY CONSIDERATIONS

The property is currently served by public utilities, with public sanitary sewer located in Broadway and Iris that is anticipated to have capacity to serve the proposed redevelopment. Public water is located in Broadway and Iris, as well as into the site along the west side of the ballfields. We anticipate the project will need to improve and loop a public water main through the site to provide fire protection to the proposed development.

APPLICATION REQUIREMENTS

CONCEPT PLAN WRITTEN STATEMENT REQUIREMENTS

(A) Techniques and Strategies for environmental impact avoidance, minimization, or mitigation:

The project site is an already developed site, and the current site plan maintains the existing grade, prioritizes and maintains the existing pedestrian pathways and mature tree canopy and deprioritizes the parking on site. The garages are tucked away underground and defer to existing buildings and trees, minimizing their real and perceived impact on the site.

(B) Techniques and strategies for practical and economically feasible travel demand management techniques, including without limitation, site design, land use, covenants, transit passes, parking restrictions, information or education materials, or programs that may reduce single-occupant vehicle trip generation to and from the site.

The site plan encourages pedestrian travel between activities, prominently places the commercial use adjacent to the transit access on site and includes ample sidewalks and shading tree canopy between Broadways and the Iris ballfields beyond. Parking occurs at a ratio of approximately 1:1 and a service is provided to residents that provides them with an on-site carpool system that greatly reduces single occupant trips into and around Boulder.

(C) Proposed land uses and, if it is a development that includes residential housing type, mix, sizes, and anticipated sale prices, the percentage of affordable units to be included; special design characteristics that may be needed to assure affordability:

The units on site will be comprised of 1-, 2- and 3-bedroom units between 1400 and 1800 square feet. Additionally a few efficiency units of about 400 square feet, provided as workforce housing for staff would also be included.



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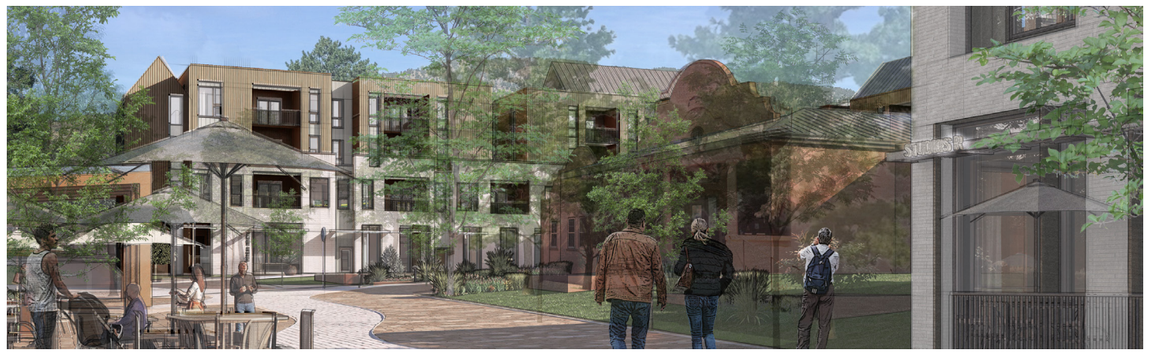
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PROPOSED LAND USE

1. What is envisioned for the senior living community, including whether this will be independent or assisted living?

We anticipate predominantly independent living residences. However, as is the case at our University Hill and Mapleton Hill communities, we intend to license the majority of our independent living residences for assisted living services so that residents don't have to leave their independent residences if they need some additional care. We also anticipate having a much smaller number of memory care and skilled nursing residences.

2. Will the residences be market-rate or affordable?

We anticipate the residences will be market-rate. We intend to satisfy the City of Boulder's Inclusionary Housing requirement by paying the then-current cash-in-lieu amount. Additionally, we are actively exploring incorporating our own model for subsidized workforce housing within the Iris campus (which we have done elsewhere).

3. What unit sizes and anticipated sales prices are anticipated?

We anticipate our independent living residences to broadly mimic the sizes of the 96 new residences Frasier is building at their new project ("The Vistas") located on the adjacent Mountain View Methodist Church property. According to Planning Board records, unit sizes at The Vistas will range from 1,116 to 1,872 square feet.
Because we do not "sell" our units, there are no sale prices to share. That said, we collect membership deposits that are largely refundable and reflect the value for comparable homes in the surrounding neighborhoods.



City of Boulder
Planning & Development Services

CITY OF BOULDER

LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS:	**October 2, 2026**
CASE MANAGER:	**Alison Blaine**
PROJECT NAME:	**1343 IRIS AVE DEVELOPMENT**
LOCATION:	**3400 BROADWAY**
REVIEW TYPE:	**Concept Plan Review & Comment**
REVIEW NUMBER:	**LUR2026-00063**
APPLICANT:	**WILLIAM COBURN, COBURN DEVELOPMENT, INC**
DESCRIPTION:	**Concept Plan review and comment on the preservation of the existing Iris Ballfields and development of a new Senior Living Community at 3400 Broadway, creating approximately 232 needed senior residences over 11 buildings and approximately 250 underground parking spaces**

I. REVIEW FINDINGS

This application will be neither approved or denied, but rather is an opportunity for the city staff, the Planning Board, and the public to comment on the general aspects of the proposal. Refer to review comments below for staff's initial review comments and information regarding the Planning Board hearing.

III. INFORMATIONAL COMMENTS

1. **Addressing,** Alison Blaine, Address Administrator - 303-441-4410, blainea@bouldercolorado.gov
   Each new building is required to be assigned a street address following the city's addressing policy. The city is required to notify utility companies, the County Assessor's office, emergency services and the U.S. Post Office of proposed addressing for development projects. Please submit an Address Plat and list of all proposed addresses as part of the Technical Document Review process.

2. **Affordable Housing,** Sloane Walbert, walberts@bouldercolorado.gov
   a. The Inclusionary Housing (IH) program requires all new residential developments to contribute 25% of the total units, or the equivalent, as permanently affordable housing (Chapter 9-13, "Inclusionary Housing", B.R.C., 1981). Developments may satisfy the inclusionary requirement through the provision of on-site affordable units, comparable existing or newly built off-site permanently affordable units, dedication of land appropriate for affordable housing, or by payment of a cash-in-lieu contribution. The means for satisfying the inclusionary requirement will be reviewed by staff concurrent with the site review application.
   b. A Unit and Cash-in-lieu Calculator for estimating the Inclusionary Housing requirement for the development may be found on the city website at https://bouldercolorado.gov/unit-cash-lieu-calculator.
   c. Any required documents, including the Determination of Inclusionary Housing Compliance form, must be signed prior to application for any residential building permit. Any applicable cash-in-lieu contribution must be made prior to issuance of a residential building permit.

3. **Building Design**, Alison Blaine, 303-441-4410
   Staff is generally supportive of the building design and finds it consistent with several criteria. Staff specifically finds the following elements consistent with applicable criteria:
   - The building form and massing contains a variety of heights and roof forms despite the larger floor plate building (Section 9-2-14(h)(3)(B)(i)). Further, building modulation is proposed throughout the site that appears to meet the building length requirements for height modifications (Section 9-2-14(h)(4)).
   - High levels of glazing are proposed on the ground for the non-dwelling unit spaces, as well as the residential units on the upper floors (Section 9-2-14(h)(3)(B)(iii)).
   - The overall building design and material palette is simple with appropriate material transitions that avoid

Physical Address
1101 Arapahoe Ave
Boulder, CO 80302

Mailing Address
PO Box 791
Boulder, CO 80306-0791

BoulderPlanDevelop.net
P: 303-441-1880
F: 303-441-4241

in-plane changes (Section 9-2-14(h)(3)(C)(iii) and (iv)).
- The building facades show architectural details like window framing boxes that introduce human-scaled design (Section 9-2-14(h)(3)(B)(iv)).

4. **Comprehensive Planning,** Kathleen King, 303-441-1898
The western portion of the site is designated Neighborhood 2 (N2) in the Boulder Valley Comprehensive Plan (BVCP) Future Land Use Map. The concept demonstrates contribution to the following Land Use Goals for Neighborhoods: Create more housing opportunities; Enable diverse housing options; Provide community amenities and gathering spaces; Encourage access to small-scale neighborhood-serving goods and services. The concept also advances Mobility goals to connect neighborhoods to fast, frequent and reliable transit and Equity goals to improve accessibility for travelers of all abilities. As the concept moves forward, comprehensive planning recommends identifying how the design contributes to the Environmental and Economic Goals of neighborhoods. Goals for neighborhoods can be found here: https://bouldercolorado.gov/boulder-valley-comprehensive-plan-future-land-use/neighborhoods-class

5. **Comprehensive Planning**, Kathleen King, 303-441-1898
The concept is found to generally align with the definition for Neighborhood 2. As the concept moves forward, consider how building form may contribute to a high-quality urban street frontage along both Iris and Broadway, particularly at the ground floor. The full definition for Neighborhood 2 can be found here: https://bouldercolorado.gov/boulder-valley-comprehensive-plan-future-land-use/neighborhoods-class#neighborhood-2

6. **Comprehensive Planning**, Kathleen King, 303-441-1898
The eastern portion of the site is designated Park in the BVCP Future Land Use Map. The concept meets the Land Use goal to support spaces for social activity, recreation and play and the economic goal of enhancing the attractiveness of Boulder's neighborhoods and employment centers by investing in natural and recreational systems. The concept also contributes to equity goals to ensure community spaces are dispersed throughout the Boulder Valley and ensure access to nature, places to cool off and recreation are dispersed throughout the Boulder Valley. The concept for the eastern portion of the site generally aligns with the Future Land Use definition for Parks.

7. **Comprehensive Planning**, Kathleen King, 303-441-1898
The site is located within the "Melody/Catalpa/Pineview" neighborhood of the North Boulder Subcommunity. The North Boulder Subcommunity Plan was created in 1995 to set a vision for the subcommunity and subsequently amended multiple times, mostly recently in 2024. The concept generally aligns with the goals and objectives of the subcommunity plan, including providing a complementary, pedestrian-oriented mix of public and private facilities to meet the needs of the subcommunity and providing additional services in a way that contributes positively to the urban design of the subcommunity.

8. **DRAINAGE**, Erik Saunders, saunderse@bouldercolorado.gov:
The section of the Two-Mile Canyon Creek drainageway adjacent to the site along Iris Avenue has been identified for future flood and drainage improvements. Since redevelopment of the site will result in modifications to the site layout and stormwater discharge to this channel/pipe/culvert system, and certain improvements to the adjacent public rights-of-way (ROW) will also be required, it may be necessary to construct flood/ drainageway improvements and/or dedicate public easements/ ROW.
GENERAL REQUIREMENTS:
a. Pursuant to Section 11-5-6, B.R.C. 1981, the applicant is required to provide “all reasonable necessary drainage facilities to ensure adequate drainage and management of storm waters and floods falling on, or flowing onto, the property” in accordance with an approved stormwater and flood management plan in addition to meeting the provisions of the City of Boulder Stormwater Master Plan.
b. Storm water runoff and water quality treatment are issues that must be addressed during the Site Review Process. All requirements of Chapter 7 of the DCS apply including (but not limited to): - Storm water detention - LID Techniques - Quality Design Standard Compliance - Selection and Design of SCM’s - Preliminary Infiltration Feasibility Screening - Treatment Approach Selection Criteria - Soil and Infiltration Test - Storm sewer construction
c. Irrigation Ditches and Laterals - Groundwater discharge - Erosion control during and post construction activities.
c. A Preliminary Storm Water Report and Plan in accordance with the City of Boulder Design and Construction Standards (DCS) must be provided by the applicant at time of Site Review application. d. The applicant is notified that detention and water quality facilities intended to detain and/or treat stormwater runoff for multiple lots shall be located in “Outlots”, with maintenance responsibilities detailed in the subdivision agreement.
e. Discharge of groundwater to the public storm sewer system may be necessary to accommodate construction and operation of the proposed developments. City Agreements and/or State permits will be required for this discharge. All applicable permits must be in place prior to building permit application. Additionally, special design considerations for the property to handle groundwater discharge as part of the development may be necessary.
f. A construction storm water discharge permit is required from the State of Colorado for projects disturbing one (1) acre of land or more. The applicant is advised to contact the Colorado Department of Public Health and

Environment.

9. **EV REQUIREMENTS** - C405.13, 2024 CoBECC | Please ensure the surface parking lot located at the corner of Broadway and Iris complies with the applicable EV parking requirements. If the parking lot is intended to serve both the commercial uses and the multifamily residential uses, please identify and clearly break out the parking spaces allocated to each use on future plan sets so the applicable EV requirements can be verified. If the lot is intended to serve only the proposed commercial uses, the EV parking requirements applicable to those uses would apply. Please also ensure compliance with the EV requirements associated with accessible parking, where accessible spaces are provided, as well as any applicable universal EV space requirements for parking serving the public. When identifying EV parking spaces on the plans, please also show the proposed locations of EVSE equipment/chargers and any infrastructure or equipment associated with future EV charging spaces, as applicable.

10. **Fire Review**, David Lowrey, 303.441.4356, lowreyd@bouldercolorado.gov
Staff has no issues with the overall concept of the plan with the emergency access as shown on CP021 of the Arch Sketch. However, emergency access to the main entrance will be needed at time of a future submittal.

11. **Floodplain**, Kyle Clawson, clawsonk@bouldercolorado.gov;
A portion of the site is impacted by the High Hazard Zone of the floodplain. The current concept plan proposes motor vehicle parking near to this zone. Per 9-3-5(c)(2) of the Boulder Revised Code 1981, no person shall establish any new parking lot for motor vehicles within the high hazard zone of the floodplain. Per Section 9-3-3(a)(8) of the BRC 1981, no person shall establish an area for automobile parking in any portion of the floodplain where flood depths exceed eighteen inches. Staff will review future permit applications in further detail once available.

12. **Floodplain**, Kyle Clawson, clawsonk@bouldercolorado.gov;
Applicant is currently proposing to provide senior housing with structures located within the 500-year floodplain. Senior housing would serve an at-risk population, which qualifies this development as a critical facility (see Section 9-16-1 of the Boulder Revised Code 1981 for definition as needed). The development will need to meet the requirements identified in Section 9-3-2(i) of the BRC 1981, including but not limited to the following;
(a) An Emergency Management Plan (EMP) will be required, due to the at-risk population the EMP should conside shelter in place strategies.
(b) Structures located within the 500-year floodplain will need to be designed to resist flotation, collapse, lateral movement, hydrostatic and hydrodynamic loads.
(c) Structures (including below grade parking garages) located within the 500-year floodplain shall floodproof or elevate the lowest floor to or above the Flood Protection Elevation (FPE).
(d) At time of future building permit application, a condition will be that an Elevation Certificate and/or a Floodproofing Certificate shall be completed by a professional engineer licensed in the State of Colorado and provided to the City.

13. **Floodplain**, Kyle Clawson, clawsonk@bouldercolorado.gov;
Per Section 11-5-6(e) of the Boulder Revised Code 1981, it will be required to dedicate a flood control easement through which the natural drainage way flows through the property. Please refer to the following weblink for the City's interactive floodplain map (https://experience.arcgis.com/experience/532e95d470754d00aec6dbde8482a36a/page/In-English). The limits of the recent 2013 Flood Event are identified and generally located along the property's southern boundary as consideration for the extent of the flood control easement.

14. **Floodplain**, Kyle Clawson, clawsonk@bouldercolorado.gov;
The conveyance zone of the floodplain is generally located along the southern boundary of the parcel and may impact proposed improvements. Per Section 9-3-4 of the Boulder Revised Code 1981, no person shall carry out any other development that results in any rise in the elevation of the one hundred year flood. Staff will review future permit applications in further detail once the plans have progressed further and proposed improvements are fully identified.

15. **GROUNDWATER**, Erik Saunders, saunderse@bouldercolorado.gov:
Groundwater is a concern in many areas of the City of Boulder. Discharge of groundwater to the public storm sewer system may be necessary to accommodate construction and operation of the proposed development. Please be advised that if groundwater is encountered at this site an underdrain/ dewatering system may be required to reduce groundwater infiltration. State permits are required for the discharge of any groundwater to the public storm sewer system. All applicable permits/agreements must be in place prior to building permit application. Additionally, special design considerations for the properties to handle groundwater discharge as part of the development may be necessary.

16. **Historic Preservation** - Marcy Gerwing - 303-441-3207; historicpreservation@bouldercolorado.gov
Historic Preservation - Marcy Gerwing

The proposed site plan shows the preservation of the Boulder County Hospital and the deconstruction of four buildings and the addition to the Boulder County Hospital building.

Staff appreciates the preservation and incorporation of the former Boulder County Hospital building. Preliminary research indicates the building was constructed around 1918 and designed by architect A.E. Saunders, with remodels in 1942, 1973 and 1979. Modernist architect L. Gale Abels is credited with the 1979 remodel. Staff recognizes the challenge of the location of the building in the center of the site, and appreciates the preservation and activation of the tree-lined pedestrian corridor, which provides a view and access to the historic building. Staff appreciates the permeability of the conceptual design of the lobby to the south and encourages similar visual permeability of the pool structure along the west side of the development to enhance the views of the historic building and provide a visual connection to the historic core of the site. Staff also appreciates the separation of the historic building from the new construction, with one connection to the east, but would encourage the applicant to consider components of design that would reflect (not replicate) the historic building and blend old and new parts of the site.

While the County Assessor lists the date of construction as 1980, all buildings on the site appears to have been constructed prior to 1978. Between 1964 and 1966, the Hobart Wagener office buildings were constructed on the southwest portion of the site and between 1966 and 1971, the two buildings to the east were constructed. The small building at the northwest corner of the site was constructed between 1971 and 1978.

Staff recommends submitting Non-Designation Demolition Review applications for the buildings proposed to be demolished early in the design process, recognizing their removal is a key component of the site design. Historic preservation demolition approvals are valid for one year, so you may need to reapply based on the anticipated project timeline. The free-standing buildings appear to have been constructed between 1940 and 1976, which means it would be a staff-level review. The addition to the former Boulder County Hospital requires review by the Landmarks Design Review Committee, as it removes a portion of a street-facing wall of a pre-1940 building. Information on the Non-Designated Demolition process is available online, https://bouldercolorado.gov/services/historic-preservation-demolition-review-buildings-older-50-years. Please submit separate Non-Designated Demolition applications for each building.

17. **LANDSCAPING**; Chris Ricciardiello; ricciardielloc@bouldercolorado.gov; (303) 441-3138: The project will trigger landscape requirements in accordance with the City of Boulder Land Use Code, Sections 9-9-12, 9-9-13, and 9-9-14, B.R.C. 1981 and the City of Boulder Landscape Manual. Applicable standards include street tree plantings and overall site landscape plantings as outlined in 9-9-12(e), 9-9-13, and the Boulder Landscape Manual; interior parking lot landscaping per section 9-9-14(d) and parking lot screening per section 9-9-14(b). Include a summary table of landscape requirements per section 9-9-12(e)(1)(J), B.R.C. 1981 to determine the extent of required landscape improvements.

18. **LANDSCAPING**; Chris Ricciardiello; ricciardielloc@bouldercolorado.gov; (303) 441-3138; BALLFIELD LANDSCAPE: Provide landscape design specifically to address the ballfield portion of the development in subsequent development submittals. There will be a requirement to provide street trees along the south and east edges of the parcel adjacent to public street rights-of-way. Enhance the existing landscape internal to the ballfields with required landscape design in accordance with Land Use Code Section 9-9-12€, BRC 1981. Submit concept design for a distinct landscape buffer needed to divide the residential portion of the development from the ballfields.

19. **LANDSCAPING**; Chris Ricciardiello; ricciardielloc@bouldercolorado.gov; (303) 441-3138; EXISTING TREES: The City of Boulder considers existing mature trees as a resource providing essential benefits by helping to cool the urban environment, lessening the urban heat island effect, mitigating stormwater runoff, sequestering carbon, filtering other pollutants, and providing habitat for urban wildlife. The site in question has existing mature trees located within its boundaries. Preserve existing trees to the extent practicable in accordance with the environmental and landscape site review criteria, utilizing them as a foundation for proposed plantings.

20. **LANDSCAPING**; Chris Ricciardiello; ricciardielloc@bouldercolorado.gov; (303) 441-3138; LANDSCAPING SITE REVIEW CRITERIA: In development of the landscape-related submittals for Site Review, provide a narrative, landscape plan, and tree inventory (9-2-14(d), B.R.C. 1981) detailing proposed landscape improvements consistent with the Landscape Site Review Criteria (9-2-14(h)(2)(C), B.R.C. 1981.

21. **LANDSCAPING**; Chris Ricciardiello; ricciardielloc@bouldercolorado.gov; (303) 441-3138; PROGRAMMING FOR PEDESTRIAN AND RECREATIONAL SPACES: The submitted narrative provides some verbal description of the

proposed pedestrian spaces within the development. However, apart from a handful of illustrative perspectives, the concept drawings do not include much concept design detail. Provide detailed programming for recreational and pedestrian courtyard spaces in subsequent development submittals.

22. **LANDSCAPING**; Chris Ricciardiello; ricciardielloc@bouldercolorado.gov; (303) 441-3138; TREE INVENTORY: Provide a tree inventory prepared by an ISA certified arborist licensed in the City of Boulder in accordance with 9-2-14(d)(18) and 9-9-12(e)(1)(K), B.R.C. 1981 detailing the location, size, condition, and species of all existing trees on the property, within adjacent rights-of-way, and within the landscape setbacks of all properties adjacent to the development site.

23. **LANDSCAPING**; Chris Ricciardiello; ricciardielloc@bouldercolorado.gov; (303) 441-3138; WILDLAND URBAN INTERFACE ZONE: The subject residential property lies in the Wildland Urban Interface Zone, Ignition Risk Area 3. As of August 1, 2025, all properties within the Wildland Urban Interface are required to follow the wildfire hardening standards for structures and landscape when triggered by new development or redevelopment. Provide a landscape plan specifying revised landscape improvements or new required landscape treatments consistent with the requirements set forth in the Wildland Urban Interface policies. See the City of Boulder Wildfire Resilient Landscapes webpage for updated guidance on wildfire and site landscaping. (https://bouldercolorado.gov/wildfire-resilient-landscapes-guide)

    Boulder Revised Code Chapter 8.5 – Wildland Code
    https://library.municode.com/co/boulder/codes/municipal_code?nodeId=TIT10ST_CH8.5WICO

24. **Neighbor Comments**, Alison Blaine, 303-441-4410
    Staff received neighbor comments/questions, which are attached for reference. Staff received requests from additional neighbors to be kept informed of the project's progress but they did not share formal comment.

25. **Parks and Recreation**, 303-413-7200
    The Parks and Recreation Department recognizes the importance of the Iris Ballfields for community recreation Levels of Service. We have not yet agreed to terms for transfer of ownership nor do we have funding identified for the Total Cost of Ownership (Purchase, Operations, Renovation and Replacement funding of 2%/year). We are in active conversations with the Academy to achieve our shared goal of keeping this site for public recreation.

26. **Plan Documents**, Alison Blaine, 303-441-4410
    At time of Site Review, the applicant will need to clearly demonstrate how the project is eligible for a height modification as detailed in Section 9-2-14(b)(1)(E).

27. **Proposed Uses**, Alison Blaine, 303-441-4410
    Staff recommends the applicant reconsider the location of the proposed ground floor uses. More active uses like the cafe and dining would better engage with the street and public realm along Broadway. Staff anticipates that the pool and theater shown adjacent to Broadway will be "walled" off from the pedestrian experience due to a lack of glazing and transparency commonly associated with such uses.

28. **Review Processes and Next Steps**, Alison Blaine, 303-441-4410
    The submitted concept plan describes a redevelopment plan of the site with new residential to the west and preservation of the ballfields to the east. The written statement indicates that the ultimate goal is for City ownership and stewardship of the eastern ballfields. However, the timing, process, and likelihood for ownership conveyance is unclear at this stage. Given this uncertainty, Planning staff has provided high-level comments throughout this letter related to rezoning, subdivision, site review scope, and potential for the creation of a split zone lot. Additional coordination may be required with staff prior to a formal submittal once the applicant team has finalized the finer details on overall design, project scope, and development timing.

29. **Rezoning**, Alison Blaine, 303-441-4410
    The proposed rezoning from P to RH-3 appears to meet the rezoning criteria for coming into compliance with the BVCP map (Section 9-2-19(e)(1)). As part of the 2025 BVCP Major Update, this area was designated as Neighborhood 2. While the surrounding areas are Neighborhood 1, this portion was given a Neighborhood 2 designation due to the context of the area, which includes higher intensity uses across the street, location along a major arterial and adjacency to public transit, proximity to the park, and the large lot size that can accommodate higher density. As such, this parcel was anticipated for higher density uses. A higher density zone district would bring the site into compliance with the underlying land use designation and RH-3 is likely compatible with the context of the site and area. Staff has not conducted a complete review of the rezoning criteria at this time.

30. **Site Design,** Alison Blaine, 303-441-4410
Staff identified the following aspects of the site design that should be further considered prior to Site Review application:
- Overall, the site circulation is unclear and appears to create conflicts between pedestrians and vehicles. A northern access point from Broadway is described in the written statement but not shown on the plans. The drive from Iris Ave. is described as a service use and provides the main access to the below grade garage, but also shows “pedestrian zones” overlapping with the drive without a clear indication of how different users will be physically separated. An emergency access drive is also planned through the middle of the site and conflicts with the pedestrian “mall.” Overall, the applicant will need to explore the access redundancies and provide a site design that facilitates safe circulation and permeability for all users. Staff would also like to see more information on the circulation between the eastern and western halves of the site aside from the one pedestrian route seemingly in the middle of the ballfields (Section 9-2-14(h)(2)(A)).
- Staff appreciates the integration of green areas between building areas, but more information will be necessary to demonstrate that these areas are well programmed and align with Section 9-9-11 and Section 9-2-14(h)(2)(B). Further, additional information should be provided on how these internal spaces will be useable year round given shading from the surrounding buildings and potential for icy conditions.
- The southwest parking lot does not currently appear to meet Section 9-2-14(3)(A)(ii), which emphasizes the placement of parking areas behind buildings or set back further from the streetscape than the building facades. The southwest corner also acts as a key anchor at the intersection. As such, the area should be designed to provide a sense of entry and anchor the development along the public realm. Given the surrounding context and overlaying flood areas, staff may support the small parking lot in its current location, but more information and design considerations will need to be incorporated. Additional landscape buffers and programming would be necessary to enhance the pedestrian experience adjacent to the parking lot.
- The site plans show 4- and 5- story buildings near the northern property line and adjacent to low-density residential. A detailed solar access diagram will be required at time of Site Review to confirm there are no solar conflicts or adverse impacts to the residential uses.
- It is not clear how identifiable the main entrance is from the public realm given its distance from the street. The applicant team should explore ways to created a defined entry, consistent with Section 9-2-14(h)(3)(A)(i) and (iv).
- The application does not address improvements associated with the eastern half of the property. Staff understands the need to preserve the active area of the ballfields, but sitewide improvements should be provided that would enhance the overall useability of the fields as the entirety of the property is subject to Site Review criteria. Such improvements should be focused outside the active areas and could include perimeter landscaping, seating areas and benches, etc. and would better connect and integrate the adjacent public to utilize the recreational space (9-2-14(h)(2)(B)).
- The submitted plans show the preservation of the former Boulder County Hospital building, which is not currently visible from the public realm due to its central location and proposed new buildings. Are there site design considerations that the applicant team explored to further emphasize this building from the public realm and integrate it into the new building design?

31. **Site Review Scope**, Alison Blaine, 303-441-4410
As currently presented, it appears that the entire property (including the ballfields) will undergo a Site Review. Therefore, the entire property is subject to all Site Review criteria.

32. **Split Zone**, Alison Blaine, 303-441-4410
The application includes a request for a rezoning of the western half of the lot and future subdivision of the eastern portion containing the ballfields. Because the timing of the subdivision is not clear at this time, it is possible that the requested rezoning will create a split-zone lot until the subdivision is completed. Section 9-9-2(d), B.R.C. 1981 states that building additions or site improvements in split-zone lots must be regulated according to the zoning district in which the additions/improvements are located. Therefore, the development will be subject to different standards. For the purposes of determining FAR, open space, setbacks, bike parking, etc., each zone district will essentially function as a separate and individual lot. The applicant will be required to provide an exhibit that demonstrates the approximate size of each zone in square feet at time of Site Review. The applicant should work with city staff to determine a more precise location of the land use designation division for the purposes of establishing the RH-3 zone boundaries.

33. **Subdivision**, Alison Blaine, 303-441-4410
A subdivision would be required for the conveyance of the ballfields if they are not remaining under private ownership. The applicant will need to demonstrate that the two new lots as a result of subdivision will meet the requirements of Chapter 9-12. At this time, it is unclear whether a subdivision is guaranteed and at what point in

the process a subdivision will be pursued. Therefore, staff has not conducted any preliminary analysis on whether the lots would meet applicable criteria.

34. **Transportation**, Kyle Clawson, clawsonk@bouldercolorado.gov;
Access related comments;
(a) Per Section 9-9-5(c) of the Boulder Revised Code 1981, one access point per property, from the lowest category street, will be permitted unless a site plan or traffic study demonstrates that additional access points are required to adequately address accessibility, circulation, driveway volumes and only where additional accesses would not impair any public use of any public right-of-way, create safety or operational problems, or be detrimental to traffic flow on adjacent public streets. The multiple access points do not appear to be currently supported by the Trip Generation. The Boulder Valley Comprehensive Plan "Neighborhood 2" use designation also states that this type of use should offer a more multi-modal or micro-mobility experience as the primary focus.
(b) Broadway and Iris Ave are both identified as principal arterial streets. Broadway is identified on the high risk network. Proposed access points onto these streets will require further analysis and study by the applicant to demonstrate compliance with the BRC and the Design and Construction Standards. At this time, the proposed western Iris Ave access point raises concerns for Staff due to safety and operational function with the overall transportation network. Staff encourages the applicant to evaluate an access point further to the east in order to serve the overall parcel.
(c) Staff will review future permit applications in further detail once the design plans are refined and access points are finalized.

35. **Transportation**, Kyle Clawson, clawsonk@bouldercolorado.gov;
Applicant, please note that the City is currently in progress with the Iris Ave Transportation Improvements Project. Refer to following weblink for the City's informational webpage on the project (https://bouldercolorado.gov/projects/iris-avenue-transportation-improvements-project). Once the project is heard by the Planning Board, please contact Staff with preliminary linework for further evaluation.

36. **Transportation**, Kyle Clawson, clawsonk@bouldercolorado.gov;
At time of future permit application identify the quantity and location of short-term and long-term bicycle parking to be provided for the development. Staff will review in further detail in accordance with Section 9-9-6(e) of the Boulder Revised Code 1981.

37. **Transportation**, Kyle Clawson, clawsonk@bouldercolorado.gov;
At time of future permit application please provide additional information regarding the proposed underground parking garage. It is unclear in the Concept Plan how vehicles are to enter the parking garages. The Written Statement estimates that 385 parking spaces will be provided for 232 senior living dwelling units. Please clarify what quantity of other users are anticpated to use these parking spaces such as employees, visitors or commercial space visitors at the development. Please note that the future parking garage will be reviewed in further detail per Section 9-9-6 of the Boulder Revised Code 1981, the City of Boulder Design and Construction Standards, the 2010 ADA Standards, the International Building Code, and the City of Boulder Energy Conservation Code at the minimum.

38. **Transportation**, Kyle Clawson, clawsonk@bouldercolorado.gov;
Circulation comments;
(a) The North Boulder Subcommunity Plan identifies that an off street multi-use path (MUP) is required to provide connectivity from 16th St to Iris Ave. Please revise the plans to identify how this required improvement is being provided.
(b) The Boulder Valley Comprehensive Plan use designation for Neighborhood 2 emphasizes a focus on alternative transportation modes, multi-modal features and micro-mobility. Staff will review the future permit application in further detail for permeability and connectivity through the site. The current concept plan appears to focus primarily on motor vehicles accessing the site, and other users secondarily such as routing pedestrians and cyclists along the existing access lane to the west of the ball fields, which raises safety concerns. An east-west connection will also require further analysis, as the concept plan circulation map shows a general route through the ball fields but it is unclear if this is feasible. Staff encourages the design team to investigate east-west connectivity options further along the northern boundary of the property.

39. **Transportation**, Kyle Clawson, clawsonk@bouldercolorado.gov;
Please note that the City has passed Ordinance 8713 which has updated Transportation Demand Management (TDM) requirements for proposed developments. Please refer to Section 9-9-19 of the Boulder Revised Code 1981 and the following weblink for additional information

(https://bouldercolorado.gov/transportation-demand-plan-requirements-new-developments). Based on the currently proposed unit count, it appears TDM requirements will likely be triggered by the development. Staff encourages the applicant to contact TDMPlan@bouldercolorado.gov for further information.

40. **Transportation**, Kyle Clawson, clawsonk@bouldercolorado.gov;
Please note that there are three existing RTD transit stops located on/adjacent to the property. As both Broadway and Iris Ave identify a protected, vertically separated bicycle lane per the Transportation Master Plan, existing transit stops would be required to be re-designed as floating bus stops per Design and Construction Standard Detail 2.44a. Transit stops will be reviewed in further detail at time of future permit application once the plans have been further refined.

41. **Transportation**, Kyle Clawson, clawsonk@bouldercolorado.gov;
Please note there are multiple City owned and maintained streetlights located on/adjacent to the property. Staff encourages the design team to review Section 2.12 of the City of Boulder Design and Construction Standards if proposed improvements will impact the streetlights. Staff will review in further detail at time of future permit application.

42. **Transportation**, Kyle Clawson, clawsonk@bouldercolorado.gov;
Right-of-Way Improvement Comments;
a) Broadway; Applicant please note that right-of-way (ROW) dedications will be required, at a minimum to the back of curb of the proposed Broadway roadway cross section. A Public Access Easement (PAE) will then be required from the ROW to a point at least 1-ft beyond the furthest edge of pedestrian path. The project will be required to provide ROW improvements to accommodate the Broadway principal arterial roadway cross section per Section 9-9-8 of the Boulder Revised Code 1981 and the Design and Construction Standards (DCS). Generally, the project shall adjust the eastern curb line of Broadway to ensure that it is installed appropriately to accommodate vehicle travel lanes and a protected, vertically separated bicycle lane per the Transportation Master Plan. A preferred 8-ft width streetscape buffer with 10-ft detached multi-use path are also to be provided. Once the project is heard by the Planning Board, please contact Staff with preliminary linework for further evaluation.
b) Iris Ave; Applicant please note that ROW dedications will be required, at a minimum to the back of curb of the proposed Iris Ave roadway cross section. A PAE will then be required from the ROW to a point at least 1-ft beyond the furthest edge of pedestrian path. The project will be required to provide ROW improvements to accommodate the Iris Ave principal arterial roadway cross section per Section 9-9-8 of the BRC 1981 and the DCS. Generally, the project shall adjust the northern curb line of Iris Ave to ensure that it is installed appropriately to accommodate vehicle travel lanes and a protected, vertically separated bicycle lane per the TMP. A preferred 8-ft width streetscape buffer with 10-ft detached multi-use path are also to be provided. Once the project is heard by the Planning Board, please contact Staff with preliminary linework for further evaluation.

43. **Transportation**, Kyle Clawson, clawsonk@bouldercolorado.gov;
Staff understands this is a Concept Plan and the development team is investigating the existing ball fields located on the site. Please note that future permit applications should account for the existing ball fields in design development and the traffic study, as this is one parcel. Additional comments may be warranted once the design is further refined.

44. **Transportation**, Kyle Clawson, clawsonk@bouldercolorado.gov;
The submitted trip generation requires further review and revisions to be in conformance with the submitted concept plan and written statement. The concept plan identifies multiple points of access proposed while the trip generation assumes all trips at one point along Iris Ave. The property encompasses the existing ball fields and existing Boulder County campus buildings but this is not identified or discussed in the trip generation. The concept plan proposes a commercial use for the site, but these trips are not identified in the trip generation. However, based upon the submitted trip generation, a Traffic Study will be warranted as the peak hour trips exceeds 20 vehicles for a residential development. The Traffic Study must be prepared in accordance with Sections 2.02 and 2.03 of the City of Boulder Design and Construction Standards. Once the project is heard by the Planning Board, please contact Staff to discuss the parameters of the Traffic Study prior to starting the work.

45. **UTILITIES**, Erik Saunders, saunderse@bouldercolorado.gov:

GENERAL REQUIREMENTS:

a. A water system distribution analysis (Utility Report) will be required at time of Site Review in order to assess the impacts and service demands of the proposed development. Conformance with the city's Treated Water Master

Plan, October 2011 is necessary.
b. A wastewater collection system analysis (Utility Report) will be required at time of Site Review to determine any system impacts based on the proposed demands of the development. The analysis will need to show conformance with the city's Wastewater Collection System Master Plan, July 2016.
c. On-site and off-site water main and wastewater main construction per the City of Boulder Design and Construction Standards (DCS) as necessary to serve the development, as well as perpetuate the overall system, will be required. All proposed public utilities for this project shall be designed in accordance with the DCS.
d. Fire hydrants shall be installed as necessary to meet the coverage requirements outlined in Section 5.10 of the City of Boulder Design and Construction Standards. Per the standards, no portion of any building shall be over 175 feet of fire access distance from the nearest hydrant. Fire access distance is measured along public or private (fire accessible) roadways or fire lanes, as would be traveled by motorized fire equipment. All fire hydrants and public water lines will need to be located within public utility easements.
e. The applicant is notified that, though the city allows Xcel, CenturyLink and Comcast to install their utilities within public rights-of-way, the private and franchised utility providers generally require them to be located in easements on private property.
f. The applicant is advised that any proposed street trees along property frontages, and/or along the private street network, may conflict with existing or proposed utilities, including without limitation: water, wastewater, storm drainage, flood control, gas, electric, telecommunications, drainageways, and irrigation ditches, within and adjacent to the development site. It is the applicant's responsibility to resolve such conflicts with appropriate methods conforming to the Boulder Revised Code 1981, the City of Boulder Design and Construction Standards, and any private/franchise utility specifications.
g. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.

46. **Zoning**, Alison Blaine, 303-441-4410

Site Size

Per city mapping, the entire site is about 763,201 sqft (17.5 acres). Staff measures that the Neighborhood 2 portion is roughly 422,509 sqft and the Park portion is roughly 340,488 sqft.

Use

The proposed use is "Dwelling Unit, Attached," which is allowed by-right in the RH-3 zone. Non-residential uses associated with the dwelling units would be considered a component of the principal use.

Building Heights

The maximum permitted height in the RH-3 zone is 40 feet. A height modification may be granted by site review if it meets the requirements set forth in Section 9-2-14(b)(1)(E). Note that the height is measured from the low point 25-feet from each building's tallest side. At time of site review, a low point should be shown for each structure and a detailed response to the Site Review criteria must be provided.

Building Massing

Per Table 8-1, of Section 9-8-1, "Intensity Standards," B.R.C. 1981, the RH-3 zone does not have a floor area limitation. Intensity is instead regulated through open space requirements. Building massing is also determined by a combination of the underlying setbacks and height limits and conformity with the Site Review criteria of Section 9-2-14(h), B.R.C. 1981.

Building Setbacks

Chapter 9-7 of the Land Use Code specifies the required setbacks for the buildings. Setback modifications can be considered in the Site Review process and can be approved if the criteria of Section 9-2-14(h), B.R.C. 1981 are met. Staff will verify setbacks when a scaled site plan is provided at time of Site Review, but the submitted plans appear consistent.

Parking

Bike parking for residential uses without a private garage is 2 per unit with 75% long-term and 25% short-term.

Open Space

Open space is subject to the requirements of 9-9-11, "Useable Open Space," B.R.C. 1981 and the open space criteria within the Site Review criteria (9-2-14(h)(2), B.R.C. 1981). The RH-3 zone requires 30% minimum open space for lots with residential and commercial uses. Each dwelling unit is required to have a minimum of 60 square feet of private open space. Note that the existing ballfields to the east cannot count towards useable open space because the eastern half will be zoned Public and open space cannot be aggregated across different zoning districts. Balconies and roof-decks may count towards up to 25% of the total open space requirement. At time of Site Review, a detailed open space diagram will be required. Staff has not been able to verify consistency with open space requirements at this time.

Outdoor Lighting

Please note that development of the site will require compliance with Section 9-9-16, Outdoor Lighting.

Solar Access
Per Section 9-9-17, the site is within Solar Access Area II (for proposed RH-3 zoning). The site is surrounded by other properties within Solar Access Area II. Section 9-9-17(3), B.R.C. 1981 states that Solar Access Area II is designed to protect solar access principally for rooftops in areas where, because of planned density, topography or lot configuration or orientation, the preponderance of lots therein currently enjoy such access and where solar access of this nature would not unduly restrict permissible development. SA Area II includes all property in RL-2, RM, MU-1, MU-3, RMX, RH-1, RH-2, RH-3, RH-4, RH-5 and I zoning districts.
Note that the properties to the north are impacted by different Solar Access Areas. At time of Site Review, the applicant will need to demonstrate that the RM-2 (SA Area II) and RL-1 (SA Area I) properties to the north are not impacted by shadows from the future development consistent with Section 9-9-17. The diagram will need to take into account the different Solar Access Areas.

IV. FEES

Please note that the new 2024 application fee includes an initial and two subsequent reviews. If further substantive review is required following the third review, an additional fee will need to be paid for the fourth and each subsequent review. This additional fee does not apply for: Annexation/Initial Zoning, Concept Plan Review, BVCP land use designation change, Vacation Feasibility Study, Right-of-Way/Access Easement Vacation, or CDOT Access Permit.

For 2023 or earlier cases, hourly billing still applies for reviewer time spent on any reviews following the initial review.

Boulder County

Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
303-441-3930 • www.BoulderCounty.gov

TO: Alison Blaine, Senior City Planner, AICP
FROM: Jack Sheehan, Long Range Planner
RE: LUR2026-00063 / 1343 Iris Ave Development
DATE: September 29, 2026

After reviewing the provided materials, Boulder County's Department of Community Planning & Permitting has the following initial comments on the concept plan:

The following Boulder Valley Comprehensive Plan policies are supported by this proposed project:

1. **Housing and an Age-Inclusive Community**
   a. Boulder Valley Comprehensive Plan
      i. **Policy 80 Housing and Supportive Services.** The BVCP encourages stable, accessible, and affordable housing, as well as place-based services that address the needs of older adults and others who may require additional housing support.
      ii. **Policy 82 Housing Diversity and Supply.** The BVCP supports increasing the supply and diversity of housing so that residents have housing options as household needs and circumstances change over time.
      iii. **Policy 85 Age Inclusive Community.** The BVCP calls for an age-inclusive community with appropriate housing, infrastructure, services, social opportunities, and other resources for residents throughout different stages of life.
         1. The proposed senior living use would introduce a housing type specifically oriented toward older adults. This is generally relevant to the BVCP's recognition that Boulder's aging population creates additional needs for housing, transportation, healthcare access, services, and public spaces. The recently adopted BVCP notes that approximately 16% of Boulder Valley residents are age 60 or older and that this population is growing.
2. **Housing Affordability**
   a. Boulder Valley Comprehensive Plan

Claire Levy *County Commissioner* Marta Loachamin *County Commissioner* Ashley Stolzmann *County Commissioner*

i. **Policy 84 Permanently Affordable Housing Goal.** The BVCP establishes a goal that 15% of all homes within the City of Boulder be deed-restricted and permanently affordable to low-, moderate-, and middle-income households by 2035.

1. The referral materials provided to the County do not specify the anticipated affordability levels of the proposed senior residences. As the project advances, staff would be interested in additional information regarding proposed affordability, tenure, and the range of household income levels to be served. This information would help clarify how the proposal relates to adopted City and County housing objectives.

3. Community Facilities

a. Boulder Valley Comprehensive Plan

i. **BVCP Policy 92 Parks and Recreation Facilities and Programs** supports access to parks and recreational facilities for the broader community, including older adults and people with disabilities.

1. Staff would like to see additional information regarding how the Iris Ballfields and associated park facilities will be maintained over time to ensure they remain safe, functional, and usable for the community as a portion of the site is redeveloped.

This concludes our comments. We look forward to continuing to provide feedback and input throughout this process.

CRITERIA CHECKLIST AND COMMENT FORM

CONCEPT PLAN REVIEW AND COMMENT
SECTION 9-2-13(g)
LUR2026-00063
ADDRESS: 3400 Broadway
DATE: October 1, 2026

GUIDELINES APPLICABLE TO ALL CONCEPT PLAN REVIEW APPLICATIONS

(g) Guidelines for Review and Comment:

The following guidelines will be used to guide the planning board's discussion regarding the site. It is anticipated that issues other than those listed in this section will be identified as part of the concept plan review and comment process. The planning board may consider the following guidelines when providing comments on a concept plan:

(1) Characteristics of the site and surrounding areas, including without limitation, its location, surrounding neighborhoods, development and architecture, any known natural features of the site including without limitation, mature trees, watercourses, hills, depressions, steep slopes, and prominent views to and from the site;

Staff Response:

The eastern half of the existing property contains the Iris Ballfields, which were previously owned by Boulder County and agreed to be sold to private ownership in 2025. The western half contains offices for Boulder County, including Housing and Human Services, Workforce Boulder County, Agency on Aging, and Public Health. There are six total buildings constructed between the years of 1975 and 2011, except for the former Boulder County Hospital, which was constructed in 1920. The buildings are one-story and made of brick. The buildings are located centrally within the site with parking and an access drive on the property perimeter and surrounding the existing offices. Sitewide landscaping and mature trees exist across the western half.

The surrounding area includes mixed density residential uses along Broadway, Foothills Elementary to the west, Long's Gardens and the North Boulder Recreation Center to the south, and lower density residential uses to the north, south, and east.

The Two Mile Canyon Creek runs adjacent to Iris Ave. along the southern portion of the site. The site is impacted by the 100- and 500- year flood, as well as conveyance and high hazard areas. The property is also impacted by gentle sloping across the site.

(2) Community policy considerations, including without limitation, the review process and likely conformity of the proposed development with the Boulder Valley Comprehensive Plan and other ordinances, goals, policies, and plans, including without limitation, sub-community and sub-area plans;

Staff Response:

Boulder Valley Comprehensive Plan (BVCP): The BVCP Land Use designation for the site is majority Neighborhood 2, which is defined as: "Neighborhood 2 areas are primarily residential neighborhoods that feature a mix of denser housing types and larger buildings. Thoughtfully integrated commercial and other non-residential uses are generally concentrated near transit services."

Expected uses in Neighborhood 2 are primarily attached dwelling units and group living. Expected supporting uses include detached dwelling units, retail, personal services, offices, restaurant, lodging, artist studios, and places of worship.

Urban design for Neighborhood 2 anticipates medium and high intensity and scale buildings at up to 5 stories with high-quality street frontage. Site design is encouraged to emphasize pedestrian scale, natural infrastructure, and streetscape amenities. Due to the intended scale and intensity, it is also anticipated that structures may occupy larger portions of their lots with limited setbacks and shared open spaces such as courtyards, plazas, and greenspaces.

Neighborhood 2 offers a more urban mobility experience, where sidewalks, bicycle facilities and transit-supportive infrastructure are integral to the street network.

The following BVCP policies have been found relevant to the proposal:

- *25. Continued Use and Adaptive Reuse*
- *26. Compact Urban Form*
- *27. Integrated Land Use and Transportation*
- *28. Inclusive, Diverse, and Inviting Community*
- *29. 15- Minute Neighborhoods*
- *30. Natural Urban Infrastructure*
- *37. Design Excellence for all Projects*
- *55. Support for Redevelopment*
- *80. Housing and Supportive Services*
- *85. Age Inclusive Community*

(3) Applicable criteria, review procedures, and submission requirements for a site review;

Staff Response:

If the applicant moves forward with the proposal, approval of a Site Review application would be required to build the project as proposed. Decision on the application would be based on the Site Review criteria of Section 9-2-14(h), B.R.C. 1981. Submittal requirements are based on those specified in the land use code, including but not limited, detailed site plans, landscape plans, floor plans and elevations, preliminary stormwater and utility plans etc. Site Review is required due to the size of the lot and proposed height modification. A height modification requires a Public Hearing and Planning Board approval with staff recommendation. See analysis on initial design further below. Other applicable criteria include:

- *Site Review criteria in Section 9-2-14(h) of the Land Use Code;*
- *Site Review criteria in Section 9-2-14(h)(4) for additional criteria for height modifications, including 9-2-14(h)(6)(C);*
- *The land use designation in the BVCP;*
- *Guidelines identified in the North Boulder Subcommunity Plan;*
- *All relevant policies of the BVCP;*
- *RH-3 Zoning regulations; and*
- *The City of Boulder Design and Construction Standards (DCS).*

(4) Permits that may need to be obtained and processes that may need to be completed prior to, concurrent with, or subsequent to site review approval;

Staff Response:

Technical Documents. Following site review, technical documents would be submitted and evaluated for final utilities, architecture, landscaping, drainage, outdoor lighting, etc.

Floodplain Development Permit for proposed development within the 100-year and 500-year flood zones.

Landmarks. Demolition of the existing buildings will require Non-Designation Demolition Review applications. The addition to the former Boulder County Hospital requires review by the Landmarks Design Review Committee.

Prelim and Final Plat for the future division of the ballfields.

Building Permit. Once site conditions were found to be compliant with all applicable codes, a building permit for any new structures or site work could be reviewed.

(5) Opportunities and constraints in relation to the transportation system, including without limitation, access, linkage, signalization, signage and circulation, existing transportation system capacity problems serving the requirements of the transportation master plan, possible trail links, and the possible need for a traffic or transportation study;

Staff Response:

The subject site is well suited for convenient access to transportation systems and bicycle and pedestrian routes. Northbound and southbound bus stops are located along Broadway, just west of the subject site, serving the SKIP and LF bus lines. Another bus stop is located immediately adjacent to the subject site on the northern side of Iris Ave. serving the 208 line. Bus stops one block south at the corner of Hawthorn Ave. and Broadway serve northbound and southbound routes for the 208. A multi-use path runs adjacent to the property along Broadway and portions of the southern property edge along Iris Ave. Existing on-street bike lanes are located on both Broadway and Iris Ave.

The project will also be required to provide right-of-way improvements to accommodate the Iris Ave principal arterial roadway cross section per Section 9-9-8 of the Boulder Revised Code 1981. Generally, the project will need to accommodate vehicle travel lanes, an 8-foot-streetscape buffer, protected bike lane, and 10-foot-wide detached multi-use path.

At time of Site Review, a traffic study and trip generation report will be required.

The Transportation Map within the North Boulder Subcommunity Plan shows a planned multi-use connection across the southeast corner of the site, through the ballfields. The planned connection is intended to link 16th Cir. and Jimson Ct. (east of the ballfields) to 16th St. (south of the ballfields).

(6) Environmental opportunities and constraints, including without limitation, the identification of wetlands, important view corridors, floodplains, and other natural hazards, wildlife corridors, endangered and protected species and habitats, the need for further biological inventories of the site, and at what point in the process the information will be necessary;

Staff Response:

The site is already developed with Boulder County offices, several surface parking areas, perimeter access drive, and the ballfields to the east. Mature trees and landscaping exist throughout the site.

The site is impacted by grading changes across the site with about 20 feet of total grade change between the western edge along Broadway and the middle of the site, adjacent to the ballfields. The site continues to slope down to the east. The site is also impacted by the 100-year and 500-year flood zones, as well as high hazard and conveyance areas. The Two Mile Canyon Creek runs across the southern edge of the site along Iris Ave.

There are no concerns regarding wildlife corridors or endangered and protected species and habitats at this time.

(7) Appropriate ranges of land uses; and

Staff Response:

The proposed attached residential land use for the site is consistent with the BVCP land use designation for the site (Neighborhood 2) and the proposed zoning (RH-3). The site is located along two multi-modal corridors and adjacent to medium density residential across Broadway and to the north. Considering the context, a residential use of the site is appropriate.

(8) The appropriateness of or necessity for housing.

Staff Response:

The proposed senior housing adds diversity to the area and provides a needed housing type in the City. The density is compatible with the context of the area and offers nearby amenities like the North Boulder Recreation Center.

Neighbor Comment taken over the phone 9/25/26:

Staff spoke with a neighbor who shared the following comment regarding the concept plan at Broadway and Iris Ave. Overall, the neighbor expressed general support for the senior center and that the Iris ballfields would be preserved. However, there were concerns regarding improvements to the Iris Ave. ROW, increased traffic, potential conflicts with large vehicles and on-street bike lanes, as well as conflicts with pedestrians, scooters, and cars. The neighbor also expressed concern for increased noise levels and impacts to wildlife.

(303-359-2856)

Outlook

LUR2026-00063 Coburn Iris Academy Concept Plan

From Steve Hoge <stevehoge@gmail.com>
Date Thu 9/24/2026 12:09 PM
To Blaine, Alison <blainea@bouldercolorado.gov>

External Sender Notice This email was sent by an external sender.

Hi Alison -

Please add me to the mailing list for notifications on this project including public feedback and meetings.

We are neighbors down at 1300 Hawthorn and interested in following the progress of this proposal.

Kind of surprised that there was no mention in Coburn's submittal about features to mitigate player and crowd noise from the ballfields as this has been a neighborhood issue in the past.

Thanks,
Steve Hoge
831-426-8837
steve.hoge@gmail.com

Outlook

1343 Iris Development

From mike.friedman@comcast.net <mike.friedman@comcast.net>
Date Wed 9/23/2026 11:09 AM
To Blaine, Alison <blainea@bouldercolorado.gov>

External Sender Notice This email was sent by an external sender.

Dear Alison,

I am interested in receiving information about the hearing on the 1343 Iris Development. I am also interested in the Concept Plan. Perhaps this is not finalized yet, but the letter I received already calls out 232 residences over 11 buildings with 250 underground parking spaces. This is a beautiful, almost park-like property as it currently sits with wonderful landscaping and side walks and trees, and beautiful historic buildings (the old hospital and the castle-like buildings along Iris). One of the buildings is less than 20 years old. All of them are solid brick structures. I would hate to see these demolished. That would seem wasteful and tragic. Anyway, I look forward to hearing from you.

Sincerely,

Mike Friedman

Outlook

Re: 3400 Broadway

From Blaine, Alison <BlaineA@bouldercolorado.gov>
Date Fri 9/25/2026 9:10 AM
To judynogg31147@gmail.com <judynogg31147@gmail.com>

Hi Judy,

The Concept Plan is still in the middle of staff review and internal conversation/collaboration, so I have answered your questions below to the best of my ability at this stage. For more detailed information on some of the transportation and flood requirements, please review the staff Comments Letter when it is issued on 10/2. The Comments Letter will be posted here (under Attachments): https://energovcss.bouldercolorado.gov/EnerGov_Prod/SelfService/#/plan/a266de4c-6e18-424d-888f-411ba9780b21?tab=attachments and will also be included in the packet for Planning Board. Thanks!

Best,

Alison Blaine, AICP
Senior City Planner
(pronouns: she/her/hers)
O: 303-441-4410
blainea@bouldercolorado.gov

From: Judy Nogg <judynogg31147@gmail.com>
Sent: Monday, September 21, 2026 9:07 PM
To: Blaine, Alison <blainea@bouldercolorado.gov>
Subject: 3400 Broadway

External Sender Notice This email was sent by an external sender.

Hello, Alison,

Thank you for sending information about 3400 Broadway to nearby neighborhoods.

I would have preferred that the City had taken the County's offer for the land, but I appreciate the current reality.

I am pleased that Iris Fields have been preserved.

I do have several concerns that I hope are addressed:

1. Does the city still intend to reduce automobile lanes on Iris with the increase in traffic that will result from all the new units and parking at this location? Couldn't the city please reconsider the Iris

plan or, at the very least, just try it out as a two-week experiment?
Staff is currently discussing how the planned improvements for Iris Ave. will impact the project scope. This is an on-going internal discussion.

2. Since this is an area prone to flooding, what are the mitigations in place?
The development must comply with all State and City requirements for development in the 100- year and 500-year floodplains as well as the high hazard and conveyance areas.

3. Is there enough water in Boulder to accommodate so many new units?
The proposed scope would be subject to the Site Review criteria described in Section 9-2-14. The Site Review criteria does not review water resources as part of the development review process. Such questions are larger policy discussions under purview of City Council.

4. What sort of Senior Community is envisioned? Is it for high-income seniors or for seniors with a variety of incomes? Is it independent living or assisted living? Since all City Council candidates state that they want to maintain income diversity in Boulder, it is important to know what these units will cost for the individual residents.
Staff has requested the applicant provide more information regarding the vision for the community. The written statement does not mention affordability or the units or whether they will be independent living or assisted living. Staff's understanding of the scope is that these will be market-rate, independent living units.

5. As people who live nearby know, it often is impossible to turn left onto Broadway to go north when driving east to Broadway from streets like Juniper and Kalmia. Many people turn right and drive to Iris to turn left and to turn around in the driveway of 3400 Broadway, then drive through the parking area to Broadway and proceed right. Will that still be available?
As 3400 Broadway will be under private ownership, it is likely that all access points will be reserved only for visitors of the site. Staff cannot require the applicant to maintain access for non-site users to use the site as a vehicle turnaround.

6. Will there still be a bus stop there?
The North Boulder Subcommunity Plan shows plans for a transit stop at the corner of Iris Ave. and Broadway (see page 27). Staff is not aware of any changes planned for the existing bus stops on Iris Ave. and Broadway.

Thank you for your responses.

Best,
Judy Nogg

Outlook

Re: 1341 Iris Ave Development

From Blaine, Alison <BlaineA@bouldercolorado.gov>
Date Fri 9/25/2026 9:06 AM
To Caroline Mail <CH2026Mail@proton.me>

Hi Caroline,

See responses to your questions below. Please reach out if you have any other questions!

Best,

Alison Blaine, AICP
Senior City Planner
(pronouns: she/her/hers)
O: 303-441-4410
blainea@bouldercolorado.gov

From: Caroline Mail <CH2026Mail@proton.me>
Sent: Tuesday, September 22, 2026 5:29 PM
To: Blaine, Alison <blainea@bouldercolorado.gov>
Subject: 1341 Iris Ave Development

External Sender Notice This email was sent by an external sender.

Hello Alison,
I have a few questions about the upcoming project. Please know that I am, in general, in favor of this project.

1- in the discussions about flood mitigation, there has been much discussion for the past 13 years of the need to improve the drainage from the Broadway and Iris intersection (and farther up and down). It was mentioned that changes would be made when the land for this project was redeveloped. I would like confirmation that the project will indeed address this drainage going down Iris. Perhaps including an underpass at Broadway. It will be necessary to make sure that the underground parking for the project doesn't flood, that the water is carried farther down Iris and not directed towards the neighborhood to the south. Ideally, it would be nice for that work to be done early in the project. We are living on borrowed time and they certainly wouldn't want to get hit with a flood in the midst of their work.
A high-level review for drainage is conducted as part of the Concept Plan review. A more thorough review will be completed when a Site Review is submitted. Site specific compliance is required, which means maintaining historic drainage patterns and providing on-site water quality treatment and on-site stormwater detention to accommodate the proposed development. However, staff is limited in what they can required for off-site flood/drainage concerns at the intersection of Broadway and Iris Ave. that pre-exist the proposed development. As mentioned, staff will provide a more detailed review of on-site and off-site drainage requirements at time of Site Review.
2- Construction noise - I'm hoping that there will be directions regarding the hours for construction noise that might carry into the neighborhood. There was a lot of noise from the project across Broadway and this is much larger.

Regulations for construction noise are described in Section 5-9-7, which states that construction in a residential zone is prohibited between 9:00pm and 7:00am. More information on noise regulations can be found in Chapter 5-9.

3- I'm curious - are the senior residences going to include affordable options? In presenting information, it would be nice for them to share the expected levels of residences. We know that the Academy is very high end.

Staff has requested the applicant provide more information regarding the vision for the community. The written statement does not mention affordability of the units. Staff's understanding of the scope is that these will be market-rate, independent living units.

Thank you for your answers and for conveying these topics so that they are hopefully addressed in the site plan.

Caroline Himes

Sent with Proton Mail secure email.

November 3, 2026

City of Boulder Planning Board
c/o Planning & Development Services
1101 Arapahoe Avenue
Boulder, CO 80302

Re: Opposition to 1343 Iris Avenue Development, 3400 Broadway
Concept Plan Review LUR2026-00063

Dear Members of the Planning Board:

I write in my personal capacity as a real estate developer and Boulder resident to strongly oppose the 1343 Iris Avenue Development at 3400 Broadway. I am frankly shocked that a project of this scale is even being considered on property zoned Public (P).

Public zoning should serve public purposes. The City's own notice describes this district as intended for public and semi-public facilities and uses. That designation should carry real weight. I oppose changing the character of this site to accommodate approximately 232 senior residences across 11 buildings and approximately 250 underground parking spaces.

The Iris Ballfields are used nearly every day and provide a massive community benefit. They support recreation, bring families and neighbors together, and give our community a valuable place to gather. Their value is demonstrated by the people who use them. They deserve permanent protection and continued investment.

In my view, Boulder has recently experienced years of significant overdevelopment. I see no need for a project of this magnitude on land zoned Public. The cumulative effects on neighborhood character, traffic, and community space deserve far more weight than they appear to receive.

I respectfully urge the Planning Board to express clear opposition to this concept and recommend that this site be protected for public purposes. Advancing this proposal would be a serious mistake. Please include this letter in the public record for LUR2026-00063.

Sincerely,

John Switzer

John H. Switzer, Esq.
3437 Iris Ct
Boulder, CO 80304

Outlook

Re: 1341 Iris Ave Development

From Blaine, Alison <BlaineA@bouldercolorado.gov>
Date Fri 9/25/2026 9:06 AM
To Caroline Mail <CH2026Mail@proton.me>

Hi Caroline,

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Best,

Alison Blaine, AICP
Senior City Planner
(pronouns: she/her/hers)
O: 303-441-4410
blainea@bouldercolorado.gov

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Sent: Tuesday, September 22, 2026 5:29 PM
To: Blaine, Alison <blainea@bouldercolorado.gov>
Subject: 1341 Iris Ave Development

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Thank you for your answers and for conveying these topics so that they are hopefully addressed in the site plan.

Caroline Himes

Sent with Proton Mail secure email.

Outlook

Concerns re. Iris 'Academy' senior development at Iros & Broadway in Boulder (from adjacent landowner)

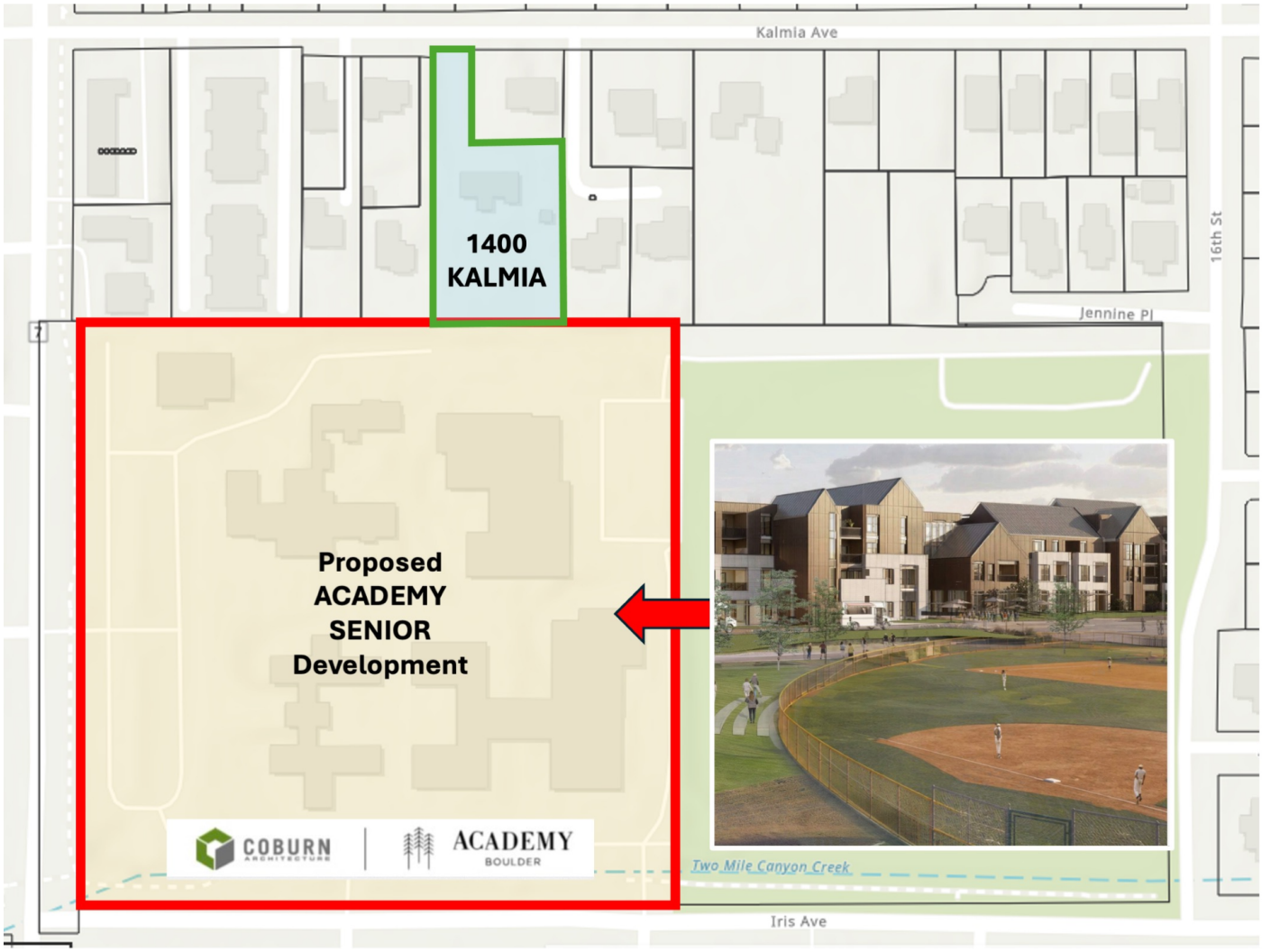
From Christopher Collom <ccollom@mtroyal.ca>
Date Sat 10/3/2026 6:08 AM
To Blaine, Alison <blainea@bouldercolorado.gov>; Christopher Collom <ccollom@mtroyal.ca>

External Sender Notice This email was sent by an external sender.

Dear Alison,
Hello. My name is Christopher Collom. I'm a native Boulderite.
I'm 62 years old and serving as the executor and personal representative for my mother's estate at 1400 Kalmia Ave.
Myself and my two brothers (Nat & Franz) lost our beloved mother Edeltraud Maria Collom in March, 2023; she was nearly 94 years old.

Her will clearly stipulates that the estate (mostly land value) be equally split among her three sons. With variable success we have been doing that since Q4, 2023 -- obtaining a professional appraisal and then listing the property on MLS.

We understand you are the primary City of Boulder contact for the proposed 230+ unit senior development on the parcel west of the Iris Baseball fields. Our land is also adjacent to that planned development (see map).
This large-scale project is currently under review, and is open to feedback from stake-holders, such as our family.



Based on the conceptual drawings that were recently posted online, there appears to be a series of 3-story residential buildings planned, with unusually high triangular rooflines parallel to the long-axis of each structure. As such, these are effectively FOUR story buildings. And, most concerning to us, there is a series of four such buildings planned right along the north side of the Iris development.

Item 5A - 3400 Broadway Concept Plan

THOSE FOUR F-STORY BUILDINGS WOULD BE EXTREMELY CLOSE TO OUR LAND, AND EFFECTIVELY OBSCURE THE VIEW OF THE FRONT RANGES THAT WE'VE ENJOYED AND CHERISHED SINCE MOVING TO 1400 Kalmia Ave. in 1968.

THE PROBLEM

The proposed development would obscure our view of the Front Ranges at 1400 Kalmia … Thus negatively impacting the market value of our property.

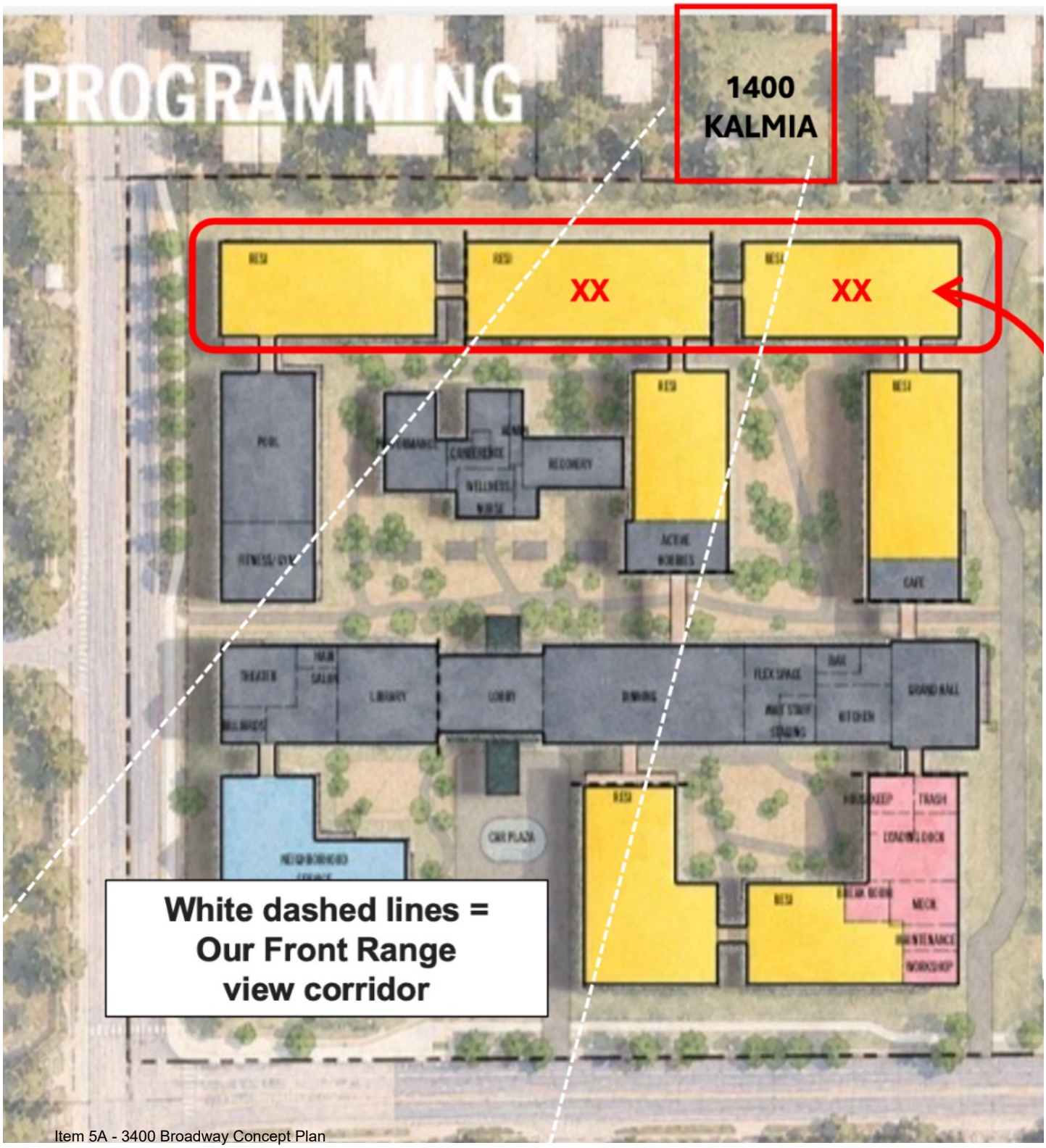




We're looking at our options -- but are encouraged by the very preliminary nature of the concept design. Hopefully, it is also **flexible**, inasmuch as we (and all of our neighbors on Kalmia with properties that abutt against the proposed Academy site) will not accept the plan in its present form.

Possible Compromise …

In this
'lower
marke
story
tha
P



We are retaining legal counsel with John Ferguson PLC, who has been our probate lawyer since 2023.

Regards,

--
Dr. Christopher J. Collom
Adjunct Faculty, Dept. of Earth & Environmental Sciences
Mount Royal University
4825 Mount Royal Gate SW
Calgary, Alberta, Canada • T3E 6K6
Phone: 403.440.6615 • Fax: 403.440.6333
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Pubs: https://www.researchgate.net/profile/Christopher-Collom/research

Outlook

Iris and Broadway notification letter

From Gary Sprung <garysprung@gnurps.com>
Date Fri 10/23/2026 11:40 AM
To Blaine, Alison <blainea@bouldercolorado.gov>

External Sender Notice This email was sent by an external sender.

Hi Alison,

I live at 3675 Aspen Ct. Our entire neighborhood would be affected and could be involved in the proposed re-development of the Broadway and Iris property, LUR2026-00063.

The letter from the planning dept. that I downloaded from your website includes a long list of people to whom you sent it. A handful of those are within our neighborhood, including several on Kalmia and Kingwood; but only one on Aspen Ct., none on Buckeye Ct., Conifer ct. nor Linden Ave. The 16th st. notifications are for those directly across from the ballfields, but I think none are north of Kingwood.

I think your system chooses an arbitrary distance in feet from the property boundary for its notifications. That number is too low. It causes your notification to not go to very many people who have a close relationship with the property in question. Please figure out a way to notify my entire Melody-Catalpa neighborhood.

I am sensitive to this from a 2015 city notification process. In that year, the city transportation department was considering a reconfiguration of Iris Ave, very similar to what the City Council approved in 2023. I favored that change in both years. But in 2015 the inadequate notification led to many people feeling that the city ignored them, that the city was oblivious to the importance of the change to the whole neighborhood. I learned that the city had sent formal notifications to only properties within a limited distance from Iris. But Iris Ave is crucial transportation connector to our entire neighborhood, so the entire neighborhood should have been notified. It would have really helped the city's process. (BTW, the more recent process on Iris was much more thorough in making sure that everyone had a chance to participate.)

If you don't want such accusations to recur, please notify the entire neighborhood. You also ought to revamp your notification system to it relies less on geographic position and more on neighborhoods of concern.

Regards,
Gary Sprung

Gary Sprung
3675 Aspen Court

Boulder, CO 80304

Cell: 303-859-9331

https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fgnurps.com%2F&data=05%7C02%7Cblainea%40bouldercolorado.gov%7Cda1a5d21f38f4b106e1708df312cab8e%7C0a7f94bb40af4edcafad2c1af27bc0f3%7C0%7C0%7C638283740105560612%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=LVnD3h7Spl47y%2FCzsWE5phEIju89IcTawcrWtWe5C4A%3D&reserved=0

garysprung@gnurps.com
garygnurps@gmail.com

"I'd shine my light through the cool Colorado rain."

Outlook

Re: 3400 Broadway

From Blaine, Alison <BlaineA@bouldercolorado.gov>
Date Fri 9/25/2026 9:10 AM
To judynogg31147@gmail.com <judynogg31147@gmail.com>

Hi Judy,

The Concept Plan is still in the middle of staff review and internal conversation/collaboration, so I have answered your questions below to the best of my ability at this stage. For more detailed information on some of the transportation and flood requirements, please review the staff Comments Letter when it is issued on 10/2. The Comments Letter will be posted here (under Attachments): https://energovcss.bouldercolorado.gov/EnerGov_Prod/SelfService/#/plan/a266de4c-6e18-424d-888f-411ba9780b21?tab=attachments and will also be included in the packet for Planning Board. Thanks!

Best,

Alison Blaine, AICP
Senior City Planner
(pronouns: she/her/hers)
O: 303-441-4410
blainea@bouldercolorado.gov

From: Judy Nogg <judynogg31147@gmail.com>
Sent: Monday, September 21, 2026 9:07 PM
To: Blaine, Alison <blainea@bouldercolorado.gov>
Subject: 3400 Broadway

External Sender Notice This email was sent by an external sender.

Hello, Alison,

Thank you for sending information about 3400 Broadway to nearby neighborhoods.

I would have preferred that the City had taken the County's offer for the land, but I appreciate the current reality.

I am pleased that Iris Fields have been preserved.

I do have several concerns that I hope are addressed:

1. Does the city still intend to reduce automobile lanes on Iris with the increase in traffic that will result from all the new units and parking at this location? Couldn't the city please reconsider the Iris

plan or, at the very least, just try it out as a two-week experiment?
Staff is currently discussing how the planned improvements for Iris Ave. will impact the project scope. This is an on-going internal discussion.

2. Since this is an area prone to flooding, what are the mitigations in place?
The development must comply with all State and City requirements for development in the 100- year and 500-year floodplains as well as the high hazard and conveyance areas.

3. Is there enough water in Boulder to accommodate so many new units?
The proposed scope would be subject to the Site Review criteria described in Section 9-2-14. The Site Review criteria does not review water resources as part of the development review process. Such questions are larger policy discussions under purview of City Council.

4. What sort of Senior Community is envisioned? Is it for high-income seniors or for seniors with a variety of incomes? Is it independent living or assisted living? Since all City Council candidates state that they want to maintain income diversity in Boulder, it is important to know what these units will cost for the individual residents.
Staff has requested the applicant provide more information regarding the vision for the community. The written statement does not mention affordability or the units or whether they will be independent living or assisted living. Staff's understanding of the scope is that these will be market-rate, independent living units.

5. As people who live nearby know, it often is impossible to turn left onto Broadway to go north when driving east to Broadway from streets like Juniper and Kalmia. Many people turn right and drive to Iris to turn left and to turn around in the driveway of 3400 Broadway, then drive through the parking area to Broadway and proceed right. Will that still be available?
As 3400 Broadway will be under private ownership, it is likely that all access points will be reserved only for visitors of the site. Staff cannot require the applicant to maintain access for non-site users to use the site as a vehicle turnaround.

6. Will there still be a bus stop there?
The North Boulder Subcommunity Plan shows plans for a transit stop at the corner of Iris Ave. and Broadway (see page 27). Staff is not aware of any changes planned for the existing bus stops on Iris Ave. and Broadway.

Thank you for your responses.

Best,
Judy Nogg

Outlook

Comments on 1343 Iris Ave Development LUR2026-00063

From mike.friedman@comcast.net <mike.friedman@comcast.net>
Date Fri 11/6/2026 11:11 AM
To Blaine, Alison <blainea@bouldercolorado.gov>

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I live on Kalmia Avenue directly behind (on the northside) of the proposed 1343 Iris Avenue Development. We moved into our new home at this location in 1990 and have loved everything about living here, and in this neighborhood, for the past 37 years. Back then, the west side of the County-owned land to the south of us was, and still is, a beautiful park-like campus, with attractive one-to-two story high, flat-roofed brick buildings, large trees and landscaping, and the historic old County Hospital building. We see a sweeping view of the Flatirons and foothills over the top of the site. The proposed scope and scale and height of the design outlined in the Concept Plan for this property is a radical departure from this, and is highly objectionable. It does not fit into this neighborhood.

With 11 large, mostly three and four-story buildings (some up to 55 ft. in height as shown in the Concept Plan), 232 planned living units, and a stated floor plan area of 454,482 SF, the building space is larger than the total land area of the western side of the property, and 4.5 times larger than all of the current County buildings at this site. It would require rezoning the western side of the property from Public to high density RH-3. Currently, based on a review of the City zoning maps, there appears to be no RH-1 through 7 zoning areas anywhere near this site in this part of Boulder. The proposed development would be placed in the middle of a residential neighborhood where there are, for the most part, nothing more than two story houses over a wide radius around this site. It would have a significant impact on residents living around this site, with the most life-changing to those living on the north side of the proposed development.

As presently configured in the Concept Plan, a significant portion of the senior housing units are situated in three large buildings positioned in a straight line along the quiet, north side of the site. They extend in wall-like fashion essentially from Broadway down to the eastern edge of the planned development. In the plan views that were presented, these buildings appear to be situated very close to residential property lines to the north. Although the general design of the north face of the development was not shown in the Concept Plan, it is assumed that these living spaces would have large windows, and perhaps, would include balconies. The units on the upper floors would stare directly down into the residential properties and houses on the north side. There effectively would be no privacy for these homes. With the proposed placement of the emergency access lane on the north side of the property, coupled with the height of the buildings, there is no room left for any kind of effective buffer zone. All of these factors would have an enormous and negative impact on existing property values in the area.

When the one-story high Sundquist Building was extended to the north some 25 years ago, as part of the building permit process, the County included a landscaped buffer zone (set-back) on the north side of the building. They also installed bollard lighting on sidewalks leading to the various parking areas, and all parking lot lights were placed on timers and turned off by 10 PM, and shades were drawn each evening after work hours on all windows facing north. This is presented here to demonstrate the understanding and effort that was made back then to accommodate neighborhood concerns. Obviously, except for bollard lighting, none of these would be possibilities with what has been proposed in the Concept Plan. In addition, following the City's review and suggestion, some of the facades on the extended Sundquist Building were designed to complement architectural details associated with the old County Hospital

building. This does not look like it was a consideration with the detail that has been presented. In fact, this historic building is essentially sealed-off from outside public view.

It is hoped that information is provided to the public that identifies how, and why, and by whom, property valuations were made for the east side of the property (ballfields) versus the west side (proposed development). Further detail is requested on how a number of 232 living units was established. Further clarification is requested on the design detail on the north-facing side of the development (which currently is not included in any of the Concept drawings). Further clarification is requested on the proposed building heights and set-backs, particularly on the north side of the proposed development. Further clarification is requested on traffic flow patterns into and out of the facility. Further detail is requested on the internal north-south and east-west traffic flow patterns for the entire site.

Note that we supported the ballfield initiative on the east side of the property, and wondered how possibly losing this asset could have ever been an issue in the city of Boulder. But saving this community asset should not come at the expense of others, especially those who are so negatively impacted by what has been outlined in the Concept Plan.

Outlook

1343 Iris Development

From mike.friedman@comcast.net <mike.friedman@comcast.net>
Date Wed 9/23/2026 11:09 AM
To Blaine, Alison <blainea@bouldercolorado.gov>

External Sender Notice This email was sent by an external sender.

Dear Alison,

I am interested in receiving information about the hearing on the 1343 Iris Development. I am also interested in the Concept Plan. Perhaps this is not finalized yet, but the letter I received already calls out 232 residences over 11 buildings with 250 underground parking spaces. This is a beautiful, almost park-like property as it currently sits with wonderful landscaping and side walks and trees, and beautiful historic buildings (the old hospital and the castle-like buildings along Iris). One of the buildings is less than 20 years old. All of them are solid brick structures. I would hate to see these demolished. That would seem wasteful and tragic. Anyway, I look forward to hearing from you.

Sincerely,

Mike Friedman

Outlook

LUR2026-00063 Coburn Iris Academy Concept Plan

From Steve Hoge <stevehoge@gmail.com>
Date Thu 9/24/2026 12:09 PM
To Blaine, Alison <blainea@bouldercolorado.gov>

External Sender Notice This email was sent by an external sender.

Hi Alison -

Please add me to the mailing list for notifications on this project including public feedback and meetings.

We are neighbors down at 1300 Hawthorn and interested in following the progress of this proposal.

Kind of surprised that there was no mention in Coburn's submittal about features to mitigate player and crowd noise from the ballfields as this has been a neighborhood issue in the past.

Thanks,
Steve Hoge
831-426-8837
steve.hoge@gmail.com

Neighbor Comment taken over the phone 9/25/26:

Staff spoke with a neighbor who shared the following comment regarding the concept plan at Broadway and Iris Ave. Overall, the neighbor expressed general support for the senior center and that the Iris ballfields would be preserved. However, there were concerns regarding improvements to the Iris Ave. ROW, increased traffic, potential conflicts with large vehicles and on-street bike lanes, as well as conflicts with pedestrians, scooters, and cars. The neighbor also expressed concern for increased noise levels and impacts to wildlife.

(303-359-2856)

Outlook

Re: LUR2026-00063 (3400 Broadway / Iris Fields): application documents and hearing date

From Blaine, Alison <BlaineA@bouldercolorado.gov>
Date Mon 9/28/2026 2:53 PM
To evanrowe <evanrowe@gmail.com>

Hi Evan,

I have added you to my contact list and will notify you when the hearing is solidified. Right now it is tentatively scheduled for Nov 17. See answers to your questions below in red. Thanks!

Alison Blaine, AICP
Senior City Planner
(pronouns: she/her/hers)
O: 303-441-4410
blainea@bouldercolorado.gov

From: Evan Rowe <evanrowe@gmail.com>
Sent: Friday, September 25, 2026 10:28 PM
To: Blaine, Alison <blainea@bouldercolorado.gov>
Subject: LUR2026-00063 (3400 Broadway / Iris Fields): application documents and hearing date

External Sender Notice This email was sent by an external sender.

Hi Alison,

I received the public notice for LUR2026-00063, the Concept Plan for 3400 Broadway (1343 Iris Ave Development). The EnerGov portal shows only the notice. I'd appreciate help with a few questions:

1. Can you share the applicant's written statement and plan set, or tell me when they'll be posted?

The applicant plans and written statement are available here: https://maps.bouldercolorado.gov/development-review (type 'LUR2026-00063' in the search bar, click 'enter' to search).

2. Does the application say what kind of senior housing the roughly 232 residences are (market-rate, private-pay senior living, or permanently affordable), and how it plans to meet inclusionary housing?

Staff has requested additional information from the applicant regarding the proposed housing to be included in the submittal. Staff understands that the units will be market rate. The applicant will need to clarify how inclusionary housing requirements are met at time of Site Review.

3. The applicant of record is Coburn Development. Is Coburn applying on behalf of The Academy, the buyer Boulder County approved in November 2025, or another party?

As shown in the submitted Persons in Interest form, the Applicant also includes the Academy Boulder Management Group, listed as Buyers.

4. The site is zoned Public. Does staff expect the project to need a rezoning or a Comprehensive Plan land-use change?

Yes, a rezoning request will be required. The land use designation is Neighborhood 2 and will not need to be amended as part of the proposal.

Please also add me to notification for the Planning Board hearing once it's scheduled.

This is an informal request, not a request under the Colorado Open Records Act (CORA).

Thank you,

Evan Rowe
Boulder Bulldog
evanrowe@gmail.com