CITY OF BOULDER
PLANNING BOARD MEETING AGENDA
DATE: October 1st, 2024
TIME: 6 p.m.
PLACE: Hybrid Meeting

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1. **CALL TO ORDER**

2. **PUBLIC PARTICIPATION**

3. **APPROVAL OF MINUTES**

4. **DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS**

5. **PUBLIC HEARING ITEMS**

   A. **AGENDA TITLE:** Public hearing and consideration of the following:

   1. Site Review for the redevelopment of a 2.33-acre site including the properties generally known as 2504, 2506, 2536, and 2546 Spruce St., 2055 26th St., and 2537 Pearl St., with 52 residential units. A total of 48 market-rate and four permanently affordable units are proposed among the ten proposed new buildings. The proposal includes a request for a height modification to allow for four-story buildings up to 49'7" in height as well as a request for a 25% parking reduction to allow for 97 parking spaces to be provided where 129 spaces are required. Reviewed under case no. LUR2024-00020.

   2. An amendment to the Boulder Valley Regional Center Transportation Connections Plan to remove of the east/west secondary street connection and the north/south multi-use path connection through the properties generally known as 2504, 2506, 2536, 2546 Spruce St., 2055 26th St., and 2537 Pearl St.

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

7. **DEBRIEF MEETING/CALENDAR CHECK**

8. **ADJOURNMENT**

For more information call (303) 441-1880. Board packets are available after 4 p.m. Friday prior to the meeting, online at www.bouldercolorado.gov.

*** * * SEE REVERSED SIDE FOR MEETING GUIDELINES * * ***

CITY OF BOULDER PLANNING BOARD
VIRTUAL MEETING GUIDELINES

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 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 (3 minutes maximum*). The pooling of time will not be allowed.

- Speakers should introduce themselves, giving name and address. If officially representing a 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. Long documents may be submitted via email 24 hours prior to the scheduled meeting time and will become a part of the official record.
- Speakers should address the Land Use Regulation criteria and, if possible, reference the rules that the Board uses to decide a case.
- Any exhibits 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. Agenda items will not be commenced after 10:00 p.m. except by majority vote of Board members present.

VIRTUAL MEETINGS
For Virtual Meeting Guidelines, refer to https://bouldercolorado.gov/government/board-commission/planning-board page for the approved Planning Board's Rules for Virtual Meetings.

*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

CITY OF BOULDER
PLANNING BOARD

MEETING DATE: October 1, 2024

AGENDA TITLE: Public hearing and consideration of the following:

1. Site Review for the redevelopment of a 2.33-acre site including the properties generally known as 2504, 2506, 2536, and 2546 Spruce St., 2055 26th St., and 2537 Pearl St., with 52 residential units. A total of 48 market-rate and four permanently affordable units are proposed among the ten proposed new buildings. The proposal includes a request for a height modification to allow for four-story buildings up to 49'7" in height as well as a request for a 25% parking reduction to allow for 97 parking spaces to be provided where 129 spaces are required. Reviewed under case no. LUR2024-00020.

2. An amendment to the Boulder Valley Regional Center Transportation Connections Plan to remove of the east/west secondary street connection and the north/south multi-use path connection through the properties generally known as 2504, 2506, 2536, 2546 Spruce St., 2055 26th St., and 2537 Pearl St.

Applicants: David Bacon, Trailbreak Partners, Dean Hofelich, Coburn Development
Owner: Ali Gidfar, Pace Development LLC

REQUESTING DEPARTMENT / PRESENTERS
Nuria Rivera-Vandermyde, City Manager
Brad Mueller, Planning & Development Services Director
Charles Ferro, Senior Planning Manager
Chandler Van Schaack, Principal Planner

OBJECTIVE

1. Planning Board hears applicant and staff presentations.
2. Hold quasi-judicial public hearing.
3. Planning Board action to approve, approve with conditions, or deny.

SUMMARY

Project Name:	2504 Spruce
Location:	2504, 2506, 2536, 2546 Spruce St.; 2055 26th St. and 2537 Pearl St.
Size of Property	2.33 acres
Zoning:	BC-2 (Business Community - 2)
Comprehensive Plan:	Mixed Use Residential, Mixed Use Business,

EXECUTIVE SUMMARY

The purpose of this item is for the Planning Board to review and take action on the Site Review Application for the redevelopment of a 2.33-acre site including the properties generally known as 2504, 2506, 2536, and 2546 Spruce St., 2055 26th St., and 2537 Pearl St., with 52 residential units. A total of 48 market-rate and four permanently affordable units are proposed among the ten proposed new buildings. The proposal includes a request for a height modification to allow for four-story buildings up to 49'7" in height as well as a request for a 25% parking reduction to allow for 97 parking spaces to be provided where 129 spaces are required. Because this item includes a request for a height modification, Planning Board approval of the Site Review application is required at a public hearing. The applicant is also proposing to amend the Boulder Valley Regional Center Transportation Connections Plan (BVRC TCP) to remove the east/west secondary street connection and the north/south multi-use path connection through the properties. BVRC TCP Amendments require review and recommendation by the Transportation Advisory Board (TAB) and the Boulder Urban Renewal Authority (BURA) board, and a decision by the Planning Board, subject to City Council call-up. TAB and BURA have reviewed the requested amendment, found it to be consistent with the criteria for amendments to the BVRC TCP, and are recommending approval of the proposed amendment.

Staff is recommending approval of the Site Review application finding the proposal consistent with relevant Boulder Valley Comprehensive Plan (BVCP) policies and the Site Review criteria as outlined in within this memorandum, subject to conditions of approval.

The applicant's proposed plans can be found in **Attachment A**. The full list of staff responses to the Site Review criteria for the approval recommendation by staff can be found in **Attachment B**.

STAFF RECOMMENDATION

Staff has found that the proposed project meets criteria of Section 9-2-14, B.R.C. 1981 and is recommending that Planning Board approve the application in the form of the following motions:

Suggested Motion Language: *Motion to approve Site Review application #LUR2024-00020, adopting the staff memorandum as findings of fact, including the attached analysis of review criteria, and subject to the recommended conditions of approval.*
Suggested Motion Language: *Motion to approve an amendment to the Boulder Valley Regional Center Transportation Connections Plan to remove the east/west secondary street connection and the north/south multi-use path connection through the properties subject to proposed Site Review application*

LUR2024-00020.

KEY ISSUES

1. **Is the proposed project consistent with the Site Review Criteria of the Land Use Code section 9-2-14(h), B.R.C. 1981, including the Additional Criteria for Buildings Requiring Height Modification?**

2. **Is the proposed vehicular parking reduction consistent with Parking Reduction Criteria of the Land Use Code section 9-9-6(f), B.R.C. 1981 as well as applicable Site Review criteria?**

3. **Are the proposed amendments to the Boulder Valley Regional Center Transportation Connections Plan consistent with the applicable criteria for amendments to the plan?**

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. Several emails from neighboring residents opposed to the project were received by staff and are provided in **Attachment D**. In general, residents' opposition to the proposed project was based on concerns over the requested parking reduction and potential associated parking and traffic impacts in the surrounding area. It should be noted that the initial submittal included a request for a 39% parking reduction but that due to changes in bedroom count and parking design, the current request is for a 25% parking reduction.

BACKGROUND

Existing Conditions: As shown in **Figure 1**, the site is located in central Boulder on Spruce Street between Folsom and 26th Streets and includes a small adjoining lot on Pearl Street. The 2.33-acre (101,657 sf) site currently contains five (5) one and two story light industrial, commercial, and retail buildings, at 2504 Spruce, 2506 Spruce, 2536 Spruce, 2546 Spruce, and 2055 26th St. It also contains a single-story single-family residence with a detached garage located at 2537 Pearl Street. The site has an industrial feel, being covered entirely by buildings of light steel construction. Concrete drives cover the balance of the site. The site is accessible to vehicles via seven curb cuts. The Mecha and Boulder Furniture Arts buildings at the corner of Spruce and 26th streets, have continuous curb cuts on both streets, allowing for head in parking for the length of both buildings. There are no trees on the property, save for a single tree at 2537 Pearl Street.

Figure 1. Site Location

Boulder and White Rock Ditch borders the property on the west, along Folsom Street. Elm trees occupy both sides of the ditch. The ditch continues 15 feet south past the northern property line of the adjoining property at 2535 Pearl Street, before turning east and crossing under Folsom**.** Views toward the west and southwest of the foothills and Flatirons are evident from the site, albeit with some foreground intervening buildings or vegetation.

Figure 2: Images of the Existing Site

Surrounding Context.

Figure 3: Images of the Surrounding Context

The surrounding context is shown above in **Figure 3** and illustrates the varied context that is in keeping with the zoning. Toward the north is both attached and single family residential, to the east is a fast food drive-thru restaurant, a deli and a grocery store; southeast of the site is a retail and office building, Cox Corner, built in the 2000s; also to the south is a marijuana dispensary that is expanding to the former tire shop at the northeast corner of Pearl and Folsom streets. Across Pearl Street is the parking lot for Mike's Camera and across Folsom Street is Greenleaf Park and Iron Flats Mixed Use development along with an office building on the corner. Across Spruce Street there are several one and two-story single-family homes on the east side of the block and eight 3-story townhomes on the west side of the block.

Boulder Valley Comprehensive Plan (BVCP) Land Use Designation:

As shown in **Figure 4** the primary BVCP land use designation is Mixed Use Residential (MUR) with a small area of Mixed Use Business and General Business on the south portion of the site. The descriptions from the BVCP are shown below:

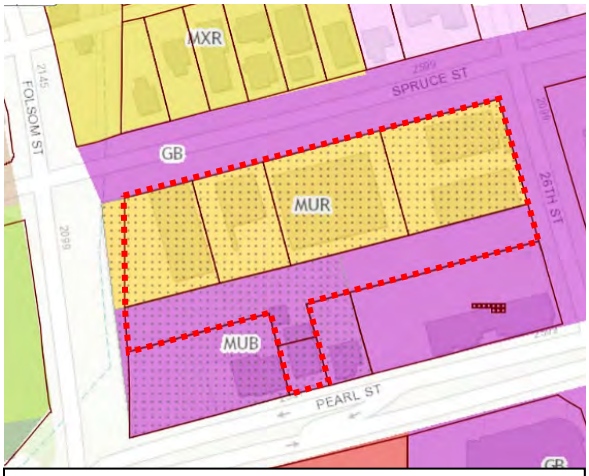

Figure 4: BVCP Land Use

Mixed Use Residential (MUR)	**Characteristics and Locations:** MUR developments will be encouraged in those areas identified as appropriate for a mix of uses and where residential character will predominate. Specific zoning and other standards and regulations will be adopted which define the desired form, intensity, mix, location and design characteristics of these uses. **Uses:** Consists predominantly of residential uses. Neighborhood-scale retail and personal service uses will be allowed.
Mixed Use Business (MUB)	**Characteristics and Locations:** MUB development may be appropriate and will be encouraged in some business areas. (Generally, the use applies to areas around 29th Street as well as North Boulder Village Center, the commercial areas near Williams Village and other parcels around Pearl, 28th and 30th Streets.) Specific zoning and other standards and regulations will be adopted which define the desired form, intensity, mix, location and design characteristics of these uses. **Uses:** Consists of business or residential uses. Housing and public uses supporting housing will be encouraged and may be required.
General Business (GB)	**Characteristics and Locations:** The GB areas are located, for the most part, at junctions of major arterials of the city where intensive commercial uses exist (e.g., on Pearl, 28th and 30th Streets). These areas should continue to be used without expanding the strip character already established. **Uses:** Consists of a mix of business uses. Housing compatible with the surrounding business character and as a transition to other residential areas will be encouraged and may be required.

Zoning. As shown in **Figure 5**, the site is zoned BC-2, where townhouses and attached residential uses are allowed by-right. The defined intent for BC-2 zoning per section 9-5-2, B.R.C. 1981 is as follows:

> *"Business areas containing retail centers serving a number of neighborhoods, where retail-type stores predominate."*

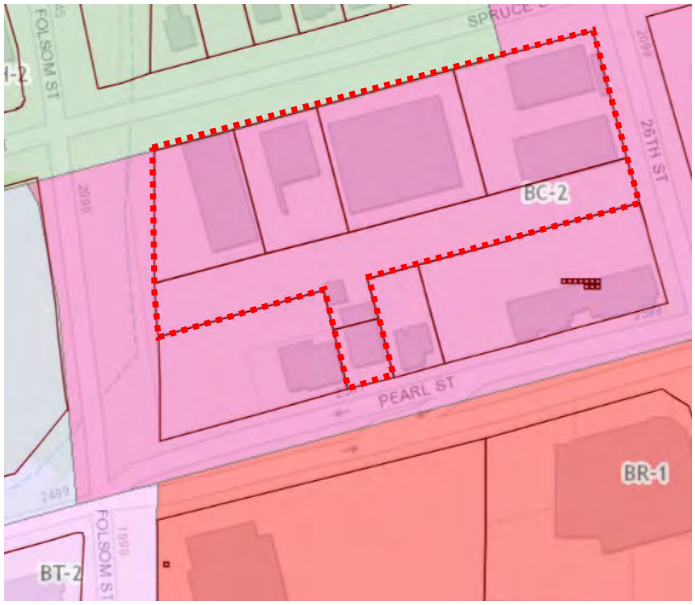

Figure 5: Zoning of Site

Pursuant to the recently adopted Ordinance 8599, density/ intensity in the BC-2 zone is based on a maximum FAR of 1.5. Because the site is not located in an Area Subject to Special Use Restrictions per Appendiox N of the Land Use Code, attached residential is allowed by-right. Form and bulk standards in BC-2 require a 20' foot front yard setback, a 15' foot side yard setback adjacent to a street, a 0' or 12' foot interior side yard setback and a 20 foot rear yard setback. Per Table 7-1 of the land use code, buildings are limited to three stories and 35 feet in the BC-2 zone.

Project Description

As described above, the purpose of the Site Review is to allow for redevelopment of the project site with 52 residential units. A total of 48 market-rate and four permanently affordable units are

proposed among the ten proposed new buildings. The proposed project is oriented to have two buildings facing Spruce Street, one building facing 26th Street, one building along Pearl Street, and one building facing Folsom Street. The additional five (5) buildings are internal to the site, with dedicated drive aisles that access private garages. The building located at 2537 Pearl Street will have frontage along Pearl Street but will be accessed through the Spruce Street side of the site. The access point into the site is located behind Mecha, on 26th Street. The main drive aisle runs east to west and provides direct access to additional drive aisle between the internal buildings and 2537 Pearl St. Parking is primarily provided to each unit through a private enclosed attached garage including Building 10 at 2537 Pearl Street. The proposed site plan is shown below in **Figure 6**.

Figure 6: Proposed Site Plan

Open Space

The BC-2 zone requires a minimum of 15% of total lot area to be provided as useable open space, which for this site equates to 15,248 square feet. The applicant is proposing approximately 41% of the site as useable open space (41,928 square feet). See Sheet SRL1.0 in attached plan set **(Attachment A)**. The site plan provides usable open space between and around the buildings via landscaped shrub beds, decorative paved walkways, rain gardens, and dispersed seating areas, and private open space is provided to each unit via a rooftop deck. The roof decks are proposed to have interior stair access and a shade structure appurtenance that is topped with semi-transparent photovoltaic solar panels. The roof decks replace traditional "backyards" that would typically be seen in detached single family homes, which in turn allows for a higher density design. Buildings are placed to follow the Boulder Valley Regional Center Design Guidelines, by providing filtered views between adjacent sites and access through the site, while respecting the scale of the adjacent structures along Spruce Street. Spruce Street right-of way improvements include a buffered bicycle lane, parallel parking, a tree lawn and pedestrian sidewalk, all of which do not exist in the current condition. 26th Street improvements include a pedestrian sidewalk and tree lawn, which will enhance and complete the pedestrian experience along the west side of 26th Street. See **Figure 7**

below for a perspective drawing showing proposed rooftop decks and landscaping features and **Figure 8** for an excerpt from the Landscaping Plan showing landscaped walkways and seating areas between buildings on the southern portion of the site.

Figure 7: Perspective Drawing of Proposed Site Plan

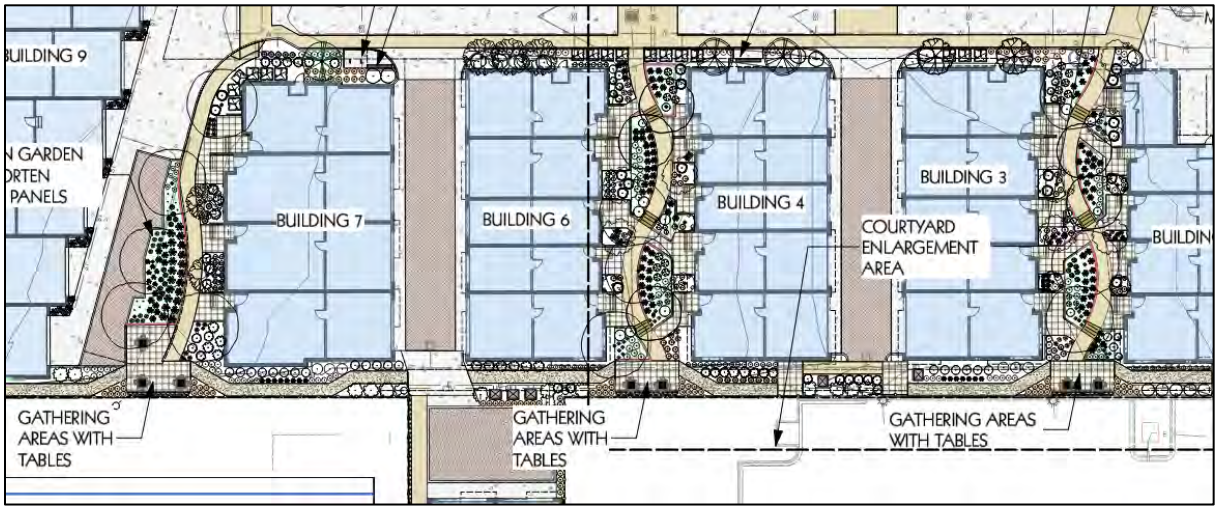

Figure 8: Landscape Plan showing internal walkways and open space areas

Building Massing and Architecture

Per the applicant's written statement **(Attachment A)**, "The project proposes a variety of building designs utilizing a modern use of familiar materials. Primary materials will be brick and painted cementitious siding and metal trim accents and painted windows. Massing along Spruce Street has been designed to have a 2-story façade that steps back roughly 6 feet on the third story. Appurtenances on the roof deck have been held back further away from the façade edge to help

diminish a perception of height. Windows will be painted fiberglass, doors will have a wood appearance. Fenestration has been designed to offer larger spans of glass to allow expansive views out, ample daylighting to the interior, and a more contemporary aesthetic. Roof decks are provided above each unit, and shaded with semi-transparent photovoltaic solar panels, which also provide valuable renewable energy. The roof decks replace traditional "backyards" that would typically be seen in detached single family homes, which in turn provides a higher density design with an efficient land use." See **Figure 9** below for a rendering of the proposed project from Spruce Street looking southwest.

Figure 9: Rendering of Spruce Street elevation (Buildings 5 & 8 and Mecha Building)

As indicated above, the proposal includes a request for a height modification to allow for the buildings to reach heights of up to 49'7" in height. The requested building heights vary for each building and are listed on page 1 (Sheet SR-0.1) of the attached plan set. As shown on the attached plan set, the requested height modifications are to allow for the proposed roof top decks, which require access via an enclosed staircase. On each building, the majority of the building is located below the 35-foot height limit, with the roof top deck, parapet, and stairway access extending above the height limit. Thus, while the building heights exceed the allowable 35-foot heigh limit, the building massing and amount of enclosed floor area above the height limit on each building is minimal, with each access stairway and landing generally having a floor area of approximately 20 square feet. An elevation of Building 1 shown in **Figure 10** below provides an example (building area above the 35-foot height limit shown in red).

Figure 10: Building 1 Height Diagram

As shown in **Figure 11** below, the staggering of building facades and parapet heights, combined with the recessed stairways and varied angle solar arrays are utilized to create visual interest and a variety of perceived roof forms and heights between buildings.

Figure 11: Building renderings showing variety of roof forms

Access, Parking and Circulation

The existing site is accessible to vehicles via seven curb cuts. Under the current proposal, the number of vehicular access points would be reduced to a single access off 26th Street behind the Mecha building at the corner of Spruce and 26th streets. The main drive aisle has been designed to emulate a woonerf-style drive that shares circulation with vehicles, pedestrians, and bicycles. Permeable pavers are proposed for areas where water quality filtration is required, and landscaping/ street trees are proposed along the main driveway. Drive aisles are designed to 24 feet in width to accommodate 90-degree parking spaces located within private garages. No additional vehicular circulation is proposed beyond that necessary to accommodate each townhome and meet requirements for fire and utility access.

The site has been designed to provide visual permeability through the site with building breaks, within which pedestrian pathways connect through from Spruce Street to the south side of the site. Along the south side of the site, a meandering informal community trail is provided to connect the site from the easternmost boundary (26th Street) to the westernmost boundary (Boulder and Whiterock Ditch). The trail is proposed to be paved with crusher fines and edged with plantings. At the end of each courtyard connection between Buildings 2 & 3, 4 & 6, and Building 7, small gathering plazas are provided. Each north-south connection is paved with concrete and surrounded with landscape features including planted rain gardens. The community trail also connects to a pathway on the site at 2537 Pearl Street. This pedestrian pathway will be paved from Pearl Street to the community path. Per TAB's recommendation (explained in further detail below), the center pathway on the site connecting Spruce St. to Pearl St. (shown within dashed red line in **Figure 12** below) is required to be located within a public access easement no less than five feet in width.

A total of 18 parallel parking spaces are proposed on the south side of Spruce Street to replace 11 existing angled parking spaces, which will improve curbside management options. A buffered bicycle path is also provided adjacent to the parallel parking spaces. A rideshare loading area is also provided within the private drive to allow waiting and loading of passengers.

As mentioned above, the proposal includes a request for a 25% parking reduction to allow for 97 spaces to be provided where 129 are required. The applicant has provided a TDM Plan which outlines the site characteristics and TDM strategies that support of the requested reduction (See **Attachment C**). 88 spaces are proposed as private garage spaces, and 9 surface spaces are proposed (3 in front of the Mecha Building and 9 on the south side of the access drive off 26th St.). The parking per unit mix is shown in the Table below:

Parking Calculation					
Unit Type	QTY	Table 9-1 requirement for BC Zoning District	Total Required	Spaces Provided per unit	Total Provided
4 bedroom units with 2 car garages	14	3	42	2	28
4 bedroom units with 1 car garage	1	3	3	1	1
3 bedroom units with 2 car garages	22	2	44	2	44
3 bedroom units with 1 car garage	15	2	30	1	15
Total for residential use	52		119		88
Mecha Parking Dedicated			10		3
Guest Parking (shared with Mecha)					6
Total Provided Parking			129		97

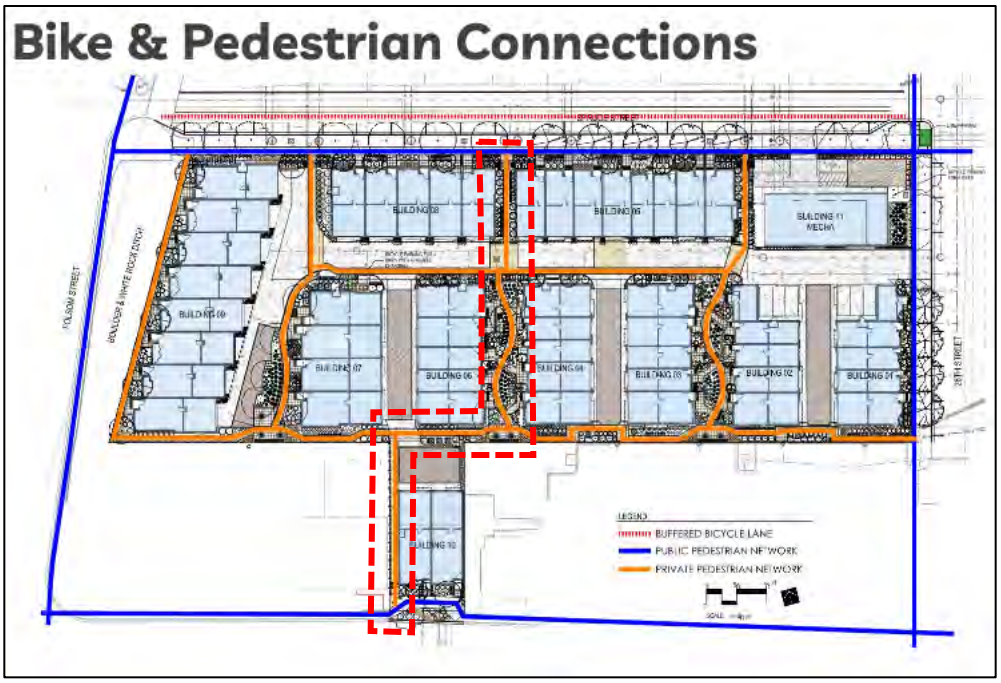

Figure 12: Bike & Ped Connections Diagram

PROCESS

Per Section 9-2-14, B.R.C. 1981, the project required Concept Plan review and comment prior to Site Review because the site is over 2 acres, the proposal is greater than 25,000 square feet in size and a height modification is requested (Table 2-2 of Section 9-2-14, B.R.C. 1981).

The property has gone through two previous concept plans. The first, LUR2021-00016 (enter case number in map browser to view application materials), proposed converting the light industrial and associated retail uses to a two-phased residential project with 46 residential condominiums and 16 townhomes and internal, concealed parking. Following staff review and comment, the concept plan was reviewed by the Planning Board on September 2, 2021. City Council subsequently called-up the project and referred it to the Transportation Advisory Board (TAB) for review and recommendation on a proposed amendment to the BVRC Transportation Connections Plan (explained in detail under "TAB Feedback" below). The initial TAB hearing took place on October 11, 2021, at which TAB made a motion to approve the removal of an east-west secondary street connection shown on the BVRC TCP. City Council held a Concept Plan hearing on November 30, 2021. There were several key issues that were addressed by city staff, the Boards, and City Council. Council encouraged the applicant to consider redesigning the project to increase floor area and unit counts by rezoning the site to MU-3.

Through a months long study and discussions between the applicant and staff, it was determined that a rezoning of the site from BC-2 to MU-3 would likely be supportable. The Applicant team redesigned the project and submitted a second concept plan application (LUR2022-00033) proposing a building with 101 residential units, (88 market rate and 13 on-site permanently affordable condominiums) with 160 parking spaces on the ground level.

The second concept plan was brought before the Planning Board on November 1st, 2022. Planning Board comments were generally supportive. Cost increases due to a variety reasons made the

project infeasible, and applicant wrote Council in December 2022 asking that the project be called up so that Council could publicly support the project as a rental project under MU-3, with a likely increase from 101 units to between 140 and 180 units. Council discussed the project during their January 5, 2023 session, and expressed support for the project. During subsequent discussions with staff prior to Site Review submittal, it was determined that the applicant had been operating under incorrect assumptions regarding the maximum allowable FAR in MU-3 and that the project they had proposed in the second concept review exceeded the allowable FAR in the MU-3 zone.

Following adoption of Ordinance 8599, which amended the intensity standards in the BC-2 zone to allow for a maximum FAR of 1.5, the applicant decided not to pursue a rezoning to MU-3 and instead redesigned the project to meet BC-2 intensity standards. The current proposal is subject to the Site Review criteria in Section 9-2-14, B.R.C. 1981. Per Section 9-2-14(g), B.R.C 1981, an application for any principal or accessory building above the permitted height for principal buildings set forth in Section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981 requires a staff recommendation and final decision by the Planning Board at a public hearing, subject to call-up by City Council.

BVRC Transportation Connections Plan Amendment

The current proposal does not include the North/South multi-use path connection and the East/West secondary street connection that are shown on the BVRC Transportation Connections Plan (TCP). The applicant has requested to amend the TCP to remove these two connections impacting their property. Plan Amendments represent modifications to the TCP document or modifications to the map-based component of the plan that propose a change in connectivity. Plan amendments require review and recommendation by the Transportation Advisory Board and the BURA Board, and a decision by the Planning Board, subject to City Council call-up.

TAB previously recommended a removal of the east/west secondary street connection at the October 11, 2021 meeting (meeting materials and minutes available HERE) and on August 12, 2024 (meeting materials and draft minutes available HERE) recommended removal of the north/south multi-use path connection under the condition that permanent, public access be provided through the site through dedication of a public access easement not less than five feet in width for the pedestrian path running through the center of the site connecting Spruce Street to Pearl Street (Shown in **Figure 12** above).

At a meeting on September 6, 2024, BURA recommended removal of both connections from the BVRC TCP subject to the recommendations made by TAB and directed staff to covey that opinion to the planning Board (Meeting packet available HERE).

ANALYSIS/ KEY ISSUES

1. **Is the proposed project consistent with the Site Review Criteria of the Land Use Code section 9-2-14(h), B.R.C. 1981, including the Additional Criteria for Buildings Requiring Height Modification?**

   Staff finds that the proposed project is consistent with the Site Review criteria found in Section 9-2-14(h), B.R.C. 1981, including the Additional Criteria for Buildings Requiring Height Modification and, on balance, with the goals and policies of the BVCP, in particular those that

address the built environment. Please see **Attachment B** for Staff's Analysis of the Site Review Criteria.

In terms of consistency with the Site Review criteria, staff finds that the project promotes alternatives to the automobile by incorporating site design techniques, land use patterns, and infrastructure that support and encourage walking, biking, and other alternatives to the single-occupant vehicle, provides for a balance of private and common open space areas and includes common open space that is available for use by tenants, occupants, customers, and visitors of buildings, and incorporates landscaping design that includes a variety of plants providing a variety of colors and contrasts in terms of texture and seasonality. In addition, staff finds the proposed building and siting design to be compatible with the character of the surrounding area and that the building design successfully creates visual interest and a vibrant pedestrian experience while remaining simple, human-scaled and high quality. Refer to the full analysis of the Site Review criteria provided in **Attachment B**.

2. **Is the proposed vehicular parking reduction consistent with Parking Reduction Criteria of the Land Use Code section 9-9-6(f), B.R.C. 1981 as well as applicable Site Review criteria?** Staff finds the requested 25% parking reduction to be consistent with the criteria for parking reductions as set forth in Section 9-2-14(h) and 9-9-6(f), B.R.C. 1981. Staff's detailed analysis of the Parking Reduction Criteria can be found in **Attachment B.**

3. **Is the proposed amendment to the Boulder Valley Regional Center Transportation Connections Plan consistent with the applicable criteria for amendments to the plan?** Per Section 6.6 of the BVRC TCP, plan amendments require review and recommendation by the Transportation Advisory Board and the BURA Board, and a decision by the Planning Board, subject to City Council call-up. The approving authority will consider the following when reviewing a proposed Plan Amendment:
    - change of circumstance
    - physical hardship
    - practical hardship
    - equivalency

    Given the connectivity constraints on Pearl and Spruce Streets, the abundance of existing and proposed bicycle and pedestrian facilities bordering the site as well as the BRVC design guidelines consideration of pedestrian connectivity through a development site within the BRVC, staff finds that the request to amend the BVRC TCP to remove the east-west secondary street connection and north-south multi-use path is supportable based on the considerations to be made when considering BVRC connections plan amendments (change of circumstance, physical hardship, practical hardship, and equivalency). Specifically, the area surrounding the site has changed since adoption of the BVRC TCP, with the left turn lane and curbed median on Pearl Street prohibiting the installation of a signaled crosswalk and thereby making the north-south multi-use path connection infeasible (change of circumstance). The existing ditch on the west side of the property presents both a physical and practical hardship in terms of construction of the east-west secondary street connection, and the existing and proposed bike and pedestrian

facilities on and surrounding the site, including the proposed public pedestrian pathway connecting Spruce Street to Pearl Street provide equivalency for both of the planned connections.

As mentioned above, TAB previously recommended a removal of the east/west secondary street connection at the October 11, 2021 meeting and on August 12, 2024 recommended removal of the north/south multi-use path connection under the condition that permanent, public access be provided through the site through dedication of a public access easement not less than five feet in width for the pedestrian path running through the center of the site connecting Spruce Street to Pearl Street. The condition recommended by TAB has been added to the recommended conditions of approval below. At a meeting on September 6, 2024, BURA recommended removal of both connections from the BVRC TCP subject to the recommendations made by TAB and directed staff to covey that opinion to the planning Board.

RECOMMENDED CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant on July 24, 2024**, the **Written Statement dated September 11, 2024**, and the **Transportation Demand Management ("TDM") Plan dated July 24, 2024**, all on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.

2. Prior to submittal of a Technical Document review application, the Applicant must **obtain approval of the proposed amendments to Boulder Valley Regional Center ("BVRC") Connections Plan** connections numbers 29 and 30.

3. Prior to approval of the Technical Document Review application, the Applicant **shall demonstrate** subject to city manager approval that the following private easement has been extinguished:

    a. PSCO Easement recorded at Rec. No. 02082305 on September 28, 2000 and which is located on Lot 5, Block 11, Pine Street Addition, City of Boulder, County of Boulder, State of Colorado.

4. Prior to building permit application, the Applicant shall submit, and obtain City Manager approval of, a Technical Document Review application for the following items:

    a. **Final architectural plans**, including material samples and colors, to ensure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent shown on the plans prepared by the Applicant on July 24, 2024 is acceptable. Planning staff will review plans to assure that the architectural intent is performed.

    b. A **final site plan** which includes detailed floor plans and section drawings.

c. A **final utility plan** meeting the City of Boulder Design and Construction Standards.

d. A **final storm water report and plan** meeting the City of Boulder Design and Construction Standards.

e. **Final transportation plans** meeting the City of Boulder Design and Construction Standards and CDOT Access Code Standards, for all transportation improvements. These plans must include, but are not limited to: street plan and profile drawings, street cross-sectional drawings, signage and striping plans in conformance with Manual on Uniform Traffic Control Devices (MUTCD) standards, transportation detail drawings, geotechnical soils report, and pavement analysis.

f. A **detailed landscape plan**, including size, quantity, and type of plants existing and proposed; type and quality of non-living landscaping materials; any site grading proposed; and any irrigation system proposed, to ensure compliance with this approval and the City's landscaping requirements. Removal of trees must receive prior approval of the Planning Department. Removal of any tree in City right of way must also receive prior approval of the City Forester.

g. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981.

h. A **detailed shadow analysis** to ensure compliance with the City's solar access requirements of section 9-9-17, B.R.C. 1981.

i. An **address plat** following the city's addressing policy to create a new address.

5. Prior to a building permit application, the Applicant shall submit for and receive approval of a Land Use Review application for a **Preliminary Plat** and a Technical Document Review application for a **Final Plat**, and execute a subdivision agreement meeting the requirements of Chapter 9-12, "Subdivision," B.R.C. 1981, and which provide, without limitation and at no cost to the City, for the following, unless otherwise approved by the City Manager:

   a. The **elimination** of the existing lot and parcel lines.

   b. The **dedication**, to the City, of all rights-of-way and easements shown on the approved plans or necessary to serve the development, including a **public access easement not less than five feet in width for the pedestrian path running through the center of the site connecting Spruce Street to Pearl Street.** .

   c. The **vacation** of all easements where vacation is necessary for construction of the development.

   d. A **financial guarantee**, in a form acceptable to the City Manager, in an amount equal to the cost of constructing all public improvements necessary to serve the development.

e. The **construction** of all public improvements necessary to serve the development.

6. Prior to issuance of any building permit, the Applicant shall submit a **financial guarantee**, in a form acceptable to the Director of Public Works, in an amount equal to the cost of providing eco-passes to the residents of the development for three years after the issuance of a certificate of occupancy for each dwelling unit as proposed in the Applicant's Transportation Demand Management (TDM) plan.

7. The Applicant shall be responsible for **maintaining all stormwater quality improvements and stormwater detention improvements**, including but not limited to permeable parking lot paving.

By: _____

Brad Mueller, Secretary to the Planning Board

ATTACHMENTS
Attachment A – Applicant's Proposed Plans and Written Statement
Attachment B – Staff's Review Criteria Analysis
Attachment C – Applicant's TDM Plan
Attachment D – Public Comments

2504 SPRUCE

2504 SPRUCE, BOULDER, CO

SITE REVIEW SET

PROJECT TEAM

OWNER
2500 SPRUCE, LLC
2504 SPRUCE STREET
BOULDER, CO
P:

ARCHITECT
COBURN ARCHITECTURE
2718 PINE STREET #100
BOULDER, CO
P: 303.442.3351

CIVIL ENGINEER
THE SANITAS GROUP
901 FRONT STREET, STE 350
LOUSIVILLE, CO
P: 720.346.1656

LANDSCAPE ARCHITECT
OUTSIDE LA
BOULDER, CO
P: 303.517.9256

TRAFFIC ENGINEER
LSC TRANSPORTATION CONSULTANTS
1889 YORK STREET
DENVER, CO
P: 303.333.1105

SCOPE OF WORK

NEW RESIDENTIAL DEVELOPMENT:	52 UNITS (INCLUDES 4 AFFORDABLE RESIDENTIAL UNITS. 3 BEDROOMS: 37 UNITS 4 BEDROOMS: 15 UNITS

PROJECT INFORMATION

LEGAL DESCRIPTION:	A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER(SW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION 29, TOWNSHIPP 1 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
ZONING:	BC-2
BUILDING TYPE:	RESIDENTIAL
LOT SIZE:	101,657 SF
PROPOSED BUILDING SF:	128,999 SF (126,119 SF NEW + 2,880 EXISTING)
PROPOSED FAR:	1.27
SETBACK MINIMUMS : BC-2	FRONT: 0' SIDE FROM STREET: 0' -THIRD STORY AND ABOVE: 12' SIDE FROM INTERIOR LOT LINE: 0 - 5' REAR: 0' *MODIFICATION REQUESTED
MAX ALLOWABLE HEIGHT (FROM BLDG LOW POINT 25' AWAY): BC-2	35'-0" *MODIFICATION REQUESTED

PROPOSED BUILDING HEIGHTS	REQUESTED HEIGHT MODIFICATION
BUILDING 1: 47' - 1 1/2"	BUILDING 1: 12' - 1 1/2"
BUILDING 2: 48' - 0"	BUILDING 2: 13' - 0"
BUILDING 3: 48' - 3"	BUILDING 3: 13' - 3"
BUILDING 4: 49' - 3"	BUILDING 4: 14' - 3"
BUILDING 5: 48' - 7 1/2"	BUILDING 5: 13' - 7 1/2"
BUILDING 6: 48' - 2"	BUILDING 6: 13' - 2"
BUILDING 7: 47' - 3 1/2"	BUILDING 7: 12' - 3 1/2"
BUILDING 8: 48' - 6 3/4"	BUILDING 8: 13' - 6 3/4"
BUILDING 9: 49' - 6 3/4"	BUILDING 9: 14' - 6 3/4"
BUILDING 10: 44' - 7 1/4"	BUILDING 10: 9' - 7 1/3"

SHEET INDEX

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
P: 303-442-3351

The Sanitas Group
901 Front Street, STE 350
Lousiville, Colorado
P: 720-346-1656

OUTSIDE LA
Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

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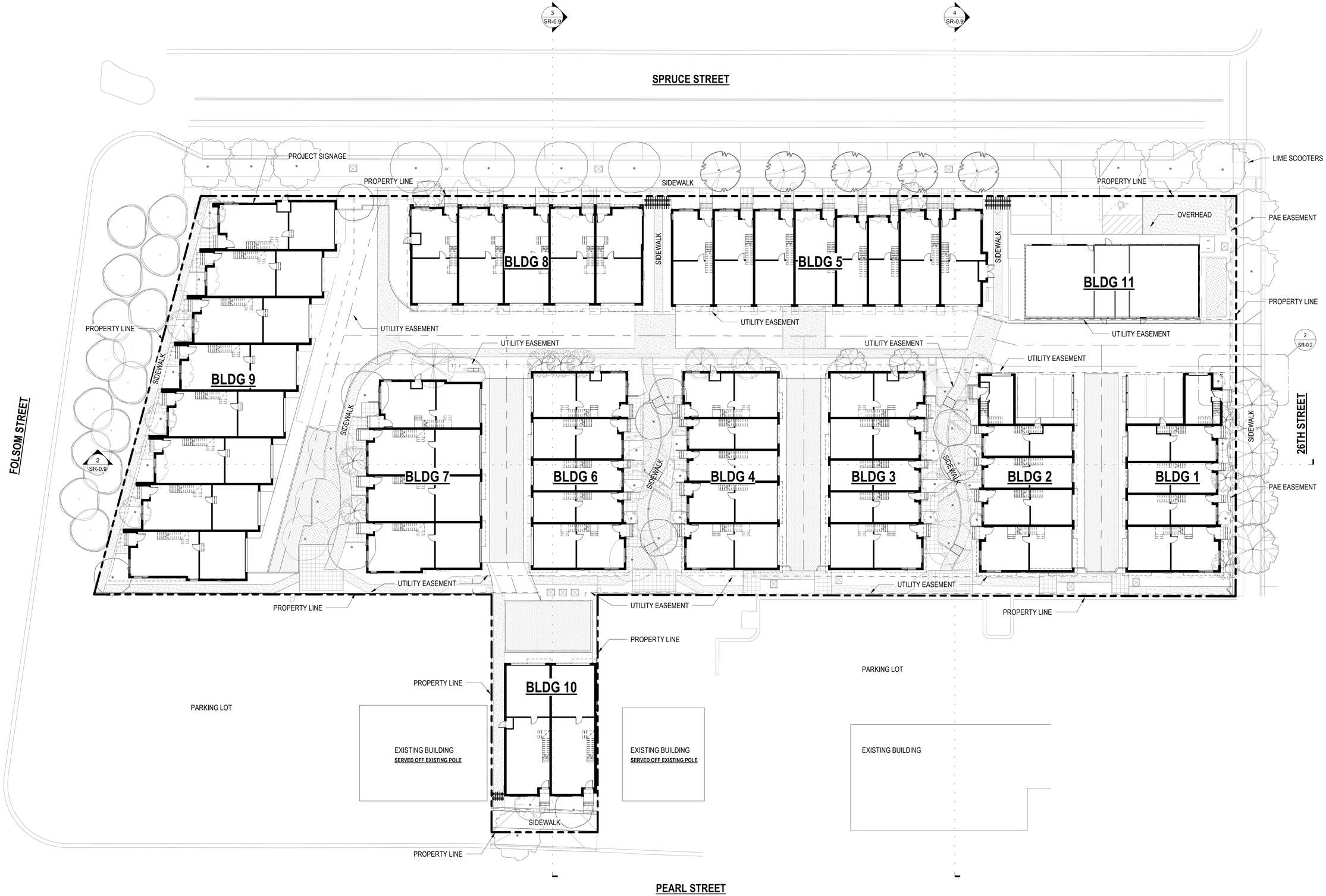
SITE REVIEW
07.24.2024

SHEET No.
SR-0.1
COVER SHEET

DATE PRINTED: 6/13/2024 4:10:30 PM



1 ARCH SITE PLAN
1" = 20'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
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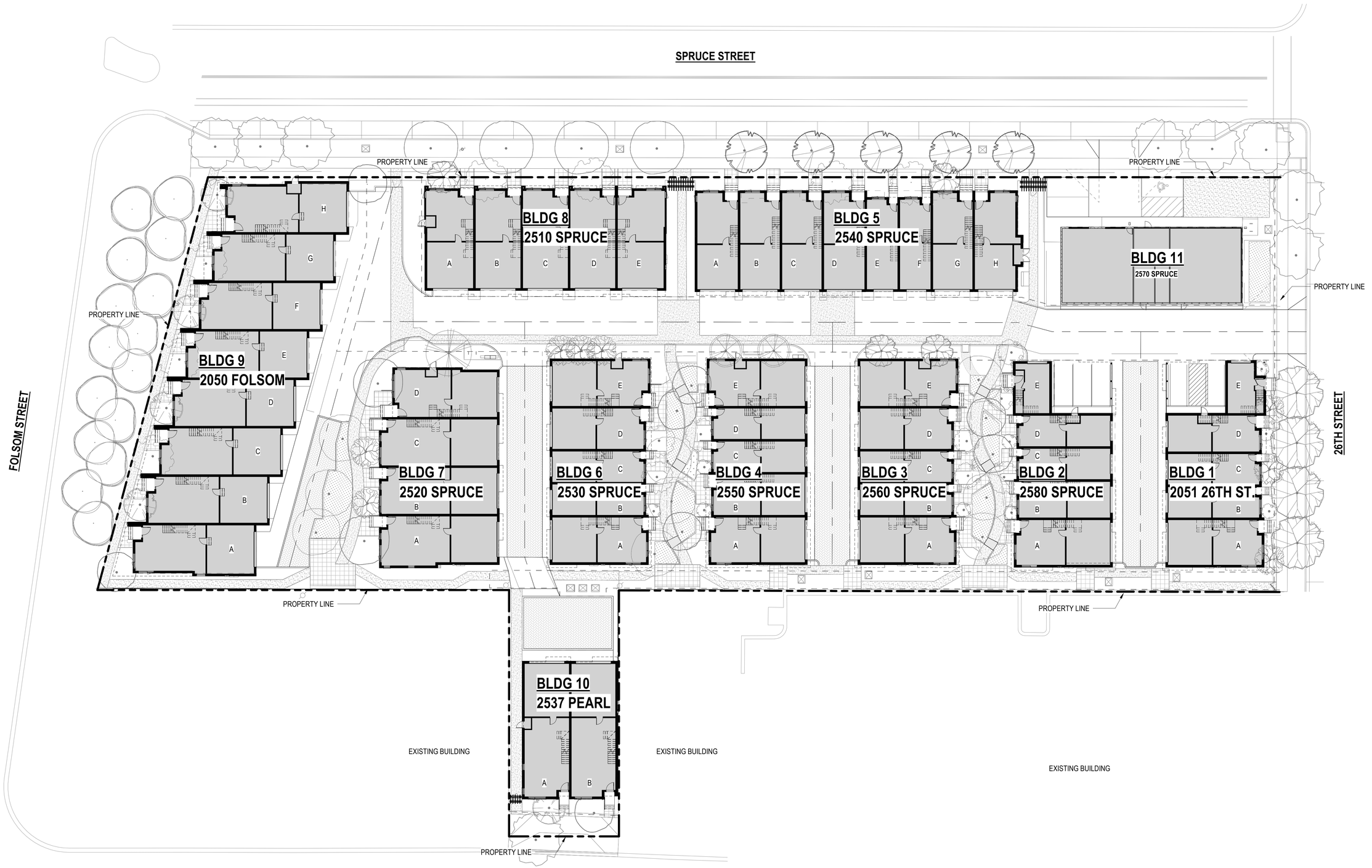
SITE REVIEW
07.24.2024

SHEET No.
SR-0.2
ARCHITECTURAL SITE PLAN

DATE PRINTED: 6/13/2024 4:19:16 PM



1 PRELIMINARY ADDRESSING PLAN
1" = 20'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

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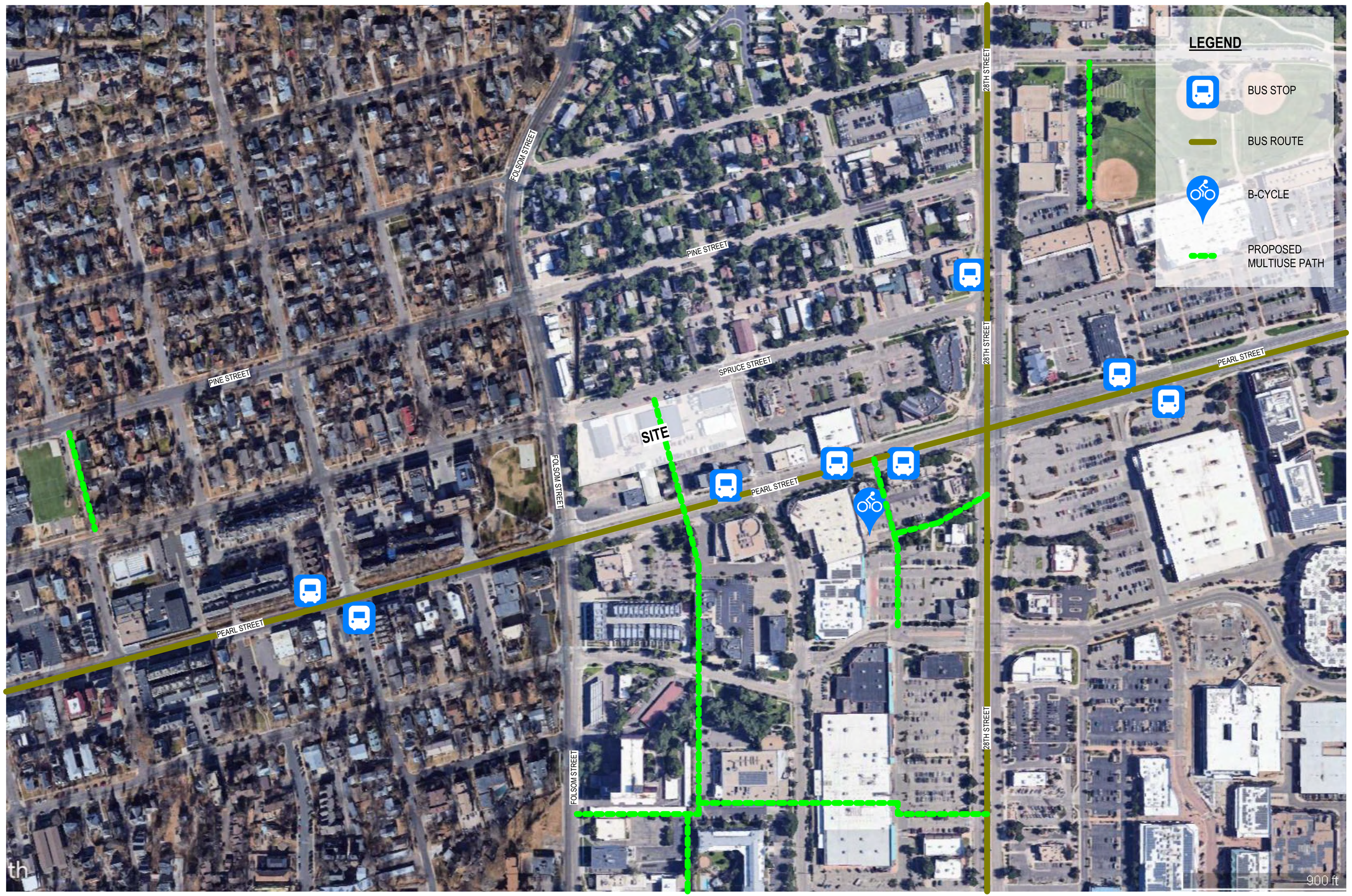
SITE REVIEW
07.24.2024

SHEET No.
SR-0.3
PRELIMINARY ADDRESSING PLAN

DATE PRINTED: 6/13/2024 4:19:03 PM



TRANSIT CONNECTIONS

NTS

SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
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SITE REVIEW
07.24.2024

SHEET No.
SR-0.4
TRANSIT CONNECTIONS

DATE PRINTED: 6/13/2024 3:57:01 PM

PARKING LEGEND

- 2 CAR PRIVATE PARKING SPACE - 72 SPACES
- 1 CAR PRIVATE PARKING SPACE - 16 SPACES
- STANDARD PARKING SPACE - 9 SPACES
- LONG TERM BIKE PARKING - 2 SPACES
- SHORT TERM BIKE PARKING - 8 SPACES
- LIME SCOOTER PARKING

TOTAL BIKE PARKING - 10 SPACES
*PRIVATE RESIDENCES WILL ACCOMMODATE ADDITIONAL BIKE PARKING

Parking Calculation

Unit Type	QTY	Table 9-1 requirement for BC Zoning District	Total Required	Spaces Provided per unit	Total Provided
4 bedroom units with 2 car garages	14	3	42	2	28
4 bedroom units with 1 car garage	1	3	3	1	1
3 bedroom units with 2 car garages	22	2	44	2	44
3 bedroom units with 1 car garage	15	2	30	1	15
Total for residential use	52		119		88
Mecha Parking Dedicated			10		3
Guest Parking (shared with Mecha)					6
Total Provided Parking			129		97

1 VEHICLE / BIKE PARKING
1" = 20'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

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BOULDER, CO

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SITE REVIEW
07.24.2024

SHEET No.
SR-0.5
VEHICLE / BIKE PARKING

DATE PRINTED: 6/14/2024 8:34:08 AM

PROPERTY ZONE DISTRICT: RH-2 **SOLAR FENCE HEIGHT:** 25

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8
ROOF ELEMENT	ELEVATION OF ROOF ELEMENT	ELEVATION OF GRADE AT PROPERTY LINE	ELEVATION OF GRADE AT PROPERTY LINE	RELATIVE HEIGHT OF ROOF ELEMENT	RELATIVE HEIGHT OF ROOF ELEMENT	LENGTH OF SHADOW	LENGTH OF SHADOW
		10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
BUILDING 1							
1A	5332.29	5293.00	5293.64	39.29	38.65	37.85	36.15
1B	5339.87	5293.68	5293.08	46.19	46.79	56.13	57.71
1C	5339.38	5293.96	5293.68	45.42	45.70	54.09	54.83
1C.1	5330.81		5293.67		37.14		32.16
1D	5339.39	5294.03		45.36		53.93	
1E	5332.78	5294.04		38.74		36.39	
1F	5332.35		5294.14		38.21		34.99
1G	5340.42		5294.93		45.49		54.27
1H	5332.29		5294.84		37.45		32.98
1I	5339.87		5294.86		45.01		53.00
1J	5327.89		5294.34		33.55		22.65
BUILDING 5		10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
5A	5333.81	5297.02		36.79		31.23	
5B	5340.92	5296.49		44.43		51.46	
5C	5341.42	5296.26	5295.99	45.16	45.43	53.40	54.11
5D	5333.92	5296.26	5295.84	37.66	38.08	33.53	34.64
5E	5321.53	5296.19	5295.78	25.34	25.75	0.90	1.99
5F	5341.41	5295.86		45.55		54.43	
5G	5341.42	5295.78		45.64		54.67	
5H	5341.42	5295.69		45.73		54.91	
5I	5341.42	5295.57		45.85		55.23	
5J	5341.42	5295.98		45.44		54.14	
5K	5341.42	5295.09		46.33		56.50	
5L	5341.42	5295.07		46.35		56.55	
5M	5341.42	5294.87		46.55		57.08	
5N	5341.42	5294.18	5294.04	47.24	47.38	58.91	59.28
5O	5332.38	5294.14	5294.05	38.24	38.33	35.07	35.31
5P	5333.84	5294.08	5294.03	39.76	39.81	39.09	39.23
5Q	5340.92		5294.01		46.91		58.03
5S	5333.88		5293.97		39.91		39.49
BUILDING 8		10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
8A	5335.22	5297.67		37.55		33.24	
8B	5341.99	5298.03		43.96		50.22	
8C	5342.61	5298.01	5297.81	44.60	44.80	51.91	52.44
8C.1	5333.72		5297.83		35.89		28.84
8C.2	5323.25		5297.79		25.46		1.22
8D	5342.99	5296.79	5296.06	46.20	46.93	56.15	58.09
8E	5333.72	5296.81		36.91		31.55	
8F							
8G	5342.38		5295.70		46.68		57.42
8H	5335.22		5295.49		39.73		39.02
BUILDING 9		10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
9A	5334.05	5301.00		33.05		21.32	
9B	5338.33	5301.00		37.33		32.66	
9B.1	5345.99	5301.00		44.99		52.95	
9C	5338.51	5301.00		37.51		33.14	
9D	5346.56	5300.50		46.06		55.78	
9E	5334.05	5300.58		33.47		22.43	
9F	5346.00	5300.37		45.63		54.64	
9G	5346.55	5300.26		46.29		56.39	
9H	5346.00	5300.27		45.73		54.91	
9I	5346.58	5300.04		46.54		57.05	
9J	5334.05	5300.28		33.77		23.23	
9K	5346.00	5300.03		45.97		55.54	
9L	5346.59	5299.96		46.63		57.29	
9M	5334.05	5299.96		34.09		24.08	
9N	5346.00	5300.12		45.88		55.30	
9O	5346.57	5300.24		46.33		56.50	
9P	5346.00	5299.89		46.11		55.91	
9Q	5346.58	5300.34		46.24		56.26	
9R	5346.00	5300.00		46.00		55.62	
9S	5346.57	5300.54		46.03		55.70	
9T	5334.05	5300.27	5300.51	33.78	33.54	23.26	22.62
9U	5338.31	5300.54	5300.39	37.77	37.92	33.82	34.22
9V	5346.00	5299.78	5299.38	46.22	46.62	56.21	57.26
9W	5345.39	5299.80	5299.73	45.59	45.66	54.54	54.72
9X	5338.33	5299.76	5299.69	38.57	38.64	35.94	36.13
9Y	5334.05	5299.59	5299.60	34.46	34.45	25.06	25.03
9Z	5338.31		5299.11		39.20		37.61
9AA	5346.56		5299.61		46.95		58.14
9BB	5338.32		5297.84		40.48		41.00
9CC	5345.38		5298.21		47.17		58.72
9DD	5334.05		5297.53		36.52		30.51
9EE	5338.32		5297.69		40.63		41.40
9FF	5345.38		5297.82		47.56		59.75
9GG	5334.10		5297.35		36.75		31.12
9HH	5338.22		5297.35		40.87		42.03
9II	5345.38		5297.69		47.69		60.10
9JJ	5338.32		5297.60		40.72		41.64
9KK	5345.38		5297.41		47.97		60.84
9LL	5334.10		5297.62		36.48		30.41
9MM	5338.35		5297.62		40.73		41.66
9NN	5345.38		5297.60		47.78		60.34
9OO	5334.05		5297.27		36.78		31.20
9PP	5338.24		5297.26		40.98		42.33
9QQ	5345.38		5297.62		47.76		60.28
9RR	5334.05		5296.91		37.14		32.16
9SS	5338.34		5297.00		41.34		43.28
9TT	5345.38		5297.26		48.12		61.24
BUILDING 10		10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
10A	5335.89	5298.81		37.08		32.00	
10B	5341.99	5299.02		42.97		47.60	
10C	5341.99	5298.27		43.72		49.58	
10D	5335.91	5298.08	5298.04	37.83	37.87	33.98	34.09
10E	5335.91	5298.06	5297.19	37.85	38.72	34.04	36.34
10F	5345.33		5296.89		48.44		62.09
10G	5345.33		5296.26		49.07		63.75
10H	5334.41		5296.23		38.18		34.91

1 SOLAR SHADOW ANALYSIS - 2 PM
1" = 40'-0"

2 SOLAR SHADOW ANALYSIS - 10 AM
1" = 40'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
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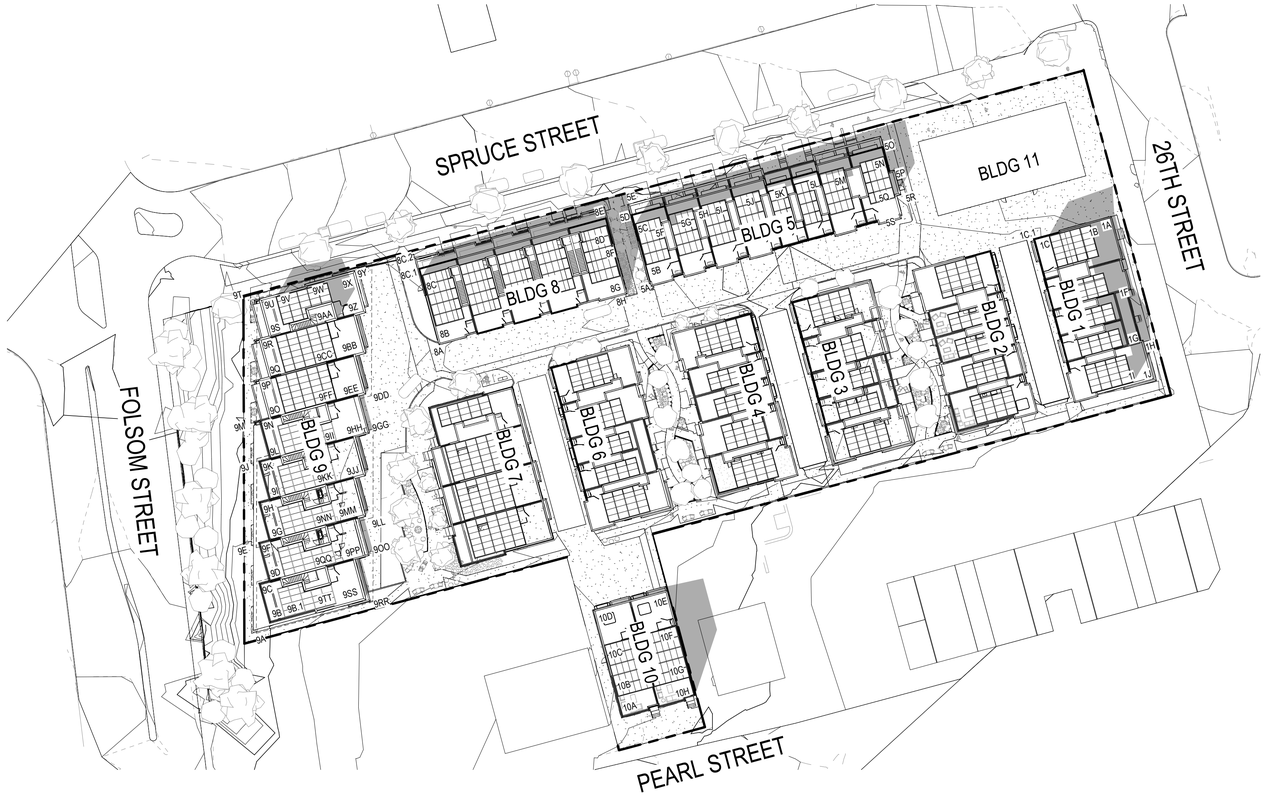
SITE REVIEW
07.24.2024

SHEET No.
SR-0.6A
SOLAR ACCESS DIAGRAM

DATE PRINTED: 6/14/2024 10:30:42 AM

PROPERTY ZONE DISTRICT: RH-2 **SOLAR FENCE HEIGHT:** 25

Column1	Column2	Column3	Column4	Column9	Column10	Column11	Column12	Column13
ROOF ELEMENT	ELEVATION OF ROOF ELEMENT	ELEVATION OF GRADE AT PROPERTY LINE	ELEVATION OF GRADE AT PROPERTY LINE	ELEVATION OF ROOF ELEMENT AT 35	RELATIVE HEIGHT OF ROOF ELEMENT	RELATIVE HEIGHT OF ROOF ELEMENT	LENGTH OF SHADOW	LENGTH OF SHADOW
		10:00 AM	2:00 PM		10:00 AM	2:00 PM	10:00 AM	2:00 PM
BUILDING 1								
1A	5332.29	5293.00	5293.64	5319.82	26.82	26.18	4.82	3.13
1B	5339.87	5293.68	5293.08	5327.40	33.72	34.32	23.11	24.69
1C	5339.38	5293.96	5293.68	5326.91	32.95	33.23	21.07	21.80
1C.1	5330.81		5293.67	5318.34		24.67		0
1D	5339.39	5294.03		5326.92	32.89		20.91	
1E	5332.78	5294.04		5320.31	26.27		3.37	
1F	5332.35		5294.14	5319.88		25.74		1.96
1G	5340.42		5294.93	5327.95		33.02		21.24
1H	5332.29		5294.84	5319.82		24.98		0
1I	5339.87		5294.86	5327.40		32.54		19.97
1J	5327.89		5294.34	5315.42		21.08		0
BUILDING 5		10:00 AM	2:00 PM		10:00 AM	2:00 PM	10:00 AM	2:00 PM
5A	5333.81	5297.02		5320.19	23.17		0	
5B	5340.92	5296.49		5327.30	30.81		15.40	
5C	5341.42	5296.26	5295.99	5327.80	31.54	31.81	17.33	18.04
5D	5333.92	5296.26	5295.84	5320.30	24.04	24.46	0	0
5E	5321.53	5296.19	5295.78	5307.91	11.72	12.13	0	0
5F	5341.41	5295.86		5327.79	31.93		18.36	
5G	5341.42	5295.78		5327.80	32.02		18.60	
5H	5341.42	5295.69		5327.80	32.11		18.84	
5I	5341.42	5295.57		5327.80	32.23		19.16	
5J	5341.42	5295.98		5327.80	31.82		18.07	
5K	5341.42	5295.09		5327.80	32.71		20.43	
5L	5341.42	5295.07		5327.80	32.73		20.48	
5M	5341.42	5294.87		5327.80	32.93		21.01	
5N	5341.42	5294.18	5294.04	5327.80	33.62	33.76	22.84	23.20
5O	5332.38	5294.14	5294.05	5318.76	24.62	24.71	0	0
5P	5333.84	5294.08	5294.03	5320.22	26.14	26.19	3.02	3.15
5Q	5340.92		5294.01	5327.30		33.29		21.96
5S	5333.88		5293.97	5320.26		26.29		3.42
BUILDING 8		10:00 AM	2:00 PM		10:00 AM	2:00 PM	10:00 AM	2:00 PM
8A	5335.22	5297.67		5321.66	23.99		0	
8B	5341.99	5298.03		5328.43	30.40		14.31	
8C	5342.61	5298.01	5297.81	5329.05	31.04	31.24	16.01	16.53
8C.1	5333.72		5297.83	5320.16		22.33		0
8C.2	5323.25		5297.79	5309.69		11.90		0
8D	5342.99	5296.79	5296.06	5329.43	32.64	33.37	20.25	22.17
8E	5333.72	5296.81		5320.16	23.35		0	
8F								
8G	5342.38		5295.70	5328.82		33.12		21.51
8H	5335.22		5295.49	5321.66		26.17		3.10
BUILDING 9		10:00 AM	2:00 PM		10:00 AM	2:00 PM	10:00 AM	2:00 PM
9A	5334.05	5301.00		5319.49	18.49		0	
9B	5338.33	5301.00		5323.77	22.77		0	
9B.1	5345.99	5301.00		5331.43	30.43		14.39	
9C	5338.51	5301.00		5323.95	22.95		0	
9D	5346.56	5300.50		5332.00	31.50		17.23	
9E	5334.05	5300.58		5319.49	18.91		0	
9F	5346.00	5300.37		5331.44	31.07		16.09	
9G	5346.55	5300.26		5331.99	31.73		17.83	
9H	5346.00	5300.27		5331.44	31.17		16.35	
9I	5346.58	5300.04		5332.02	31.98		18.50	
9J	5334.05	5300.28		5319.49	19.21		0	
9K	5346.00	5300.03		5331.44	31.41		16.99	
9L	5346.59	5299.96		5332.03	32.07		18.74	
9M	5334.05	5299.96		5319.49	19.53		0	
9N	5346.00	5300.12		5331.44	31.32		16.75	
9O	5346.57	5300.24		5332.01	31.77		17.94	
9P	5346.00	5299.89		5331.44	31.55		17.36	
9Q	5346.58	5300.34		5332.02	31.68		17.70	
9R	5346.00	5300.00		5331.44	31.44		17.07	
9S	5346.57	5300.54		5332.01	31.47		17.15	
9T	5334.05	5300.27	5300.51	5319.49	19.22	18.98	0	0
9U	5338.31	5300.54	5300.39	5323.75	23.21	23.36	0	0
9V	5346.00	5299.78	5299.38	5331.44	31.66	32.06	17.65	18.70
9W	5345.39	5299.80	5299.73	5330.83	31.03	31.10	15.98	16.16
9X	5338.33	5299.76	5299.69	5323.77	24.01	24.08	0	0
9Y	5334.05	5299.59	5299.60	5319.49	19.90	19.89	0	0
9Z	5338.31		5299.11	5323.75		24.64		0
9AA	5346.56		5299.61	5332.00		32.39		19.57
9BB	5338.32		5297.84	5323.76		25.92		2.44
9CC	5345.38		5298.21	5330.82		32.61		20.16
9DD	5334.05		5297.53	5319.49		21.96		0
9EE	5338.32		5297.69	5323.76		26.07		2.83
9FF	5345.38		5297.82	5330.82		33.00		21.19
9GG	5334.10		5297.35	5319.54		22.19		0
9HH	5338.22		5297.35	5323.66		26.31		3.47
9II	5345.38		5297.69	5330.82		33.13		21.53
9JJ	5338.32		5297.60	5323.76		26.16		3.07
9KK	5345.38		5297.41	5330.82		33.41		22.28
9LL	5334.10		5297.62	5319.54		21.92		0
9MM	5338.35		5297.62	5323.79		26.17		3
9NN	5345.38		5297.60	5330.82		33.22		21.77
9OO	5334.05		5297.27	5319.49		22.22		0
9PP	5338.24		5297.26	5323.68		26.42		3.76
9QQ	5345.38		5297.62	5330.82		33.20		21.72
9RR	5334.05		5296.91	5319.49		22.58		0
9SS	5338.34		5297.00	5323.78		26.78		4.71
9TT	5345.38		5297.26	5330.82		33.56		22.67
BUILDING 10		10:00 AM	2:00 PM		10:00 AM	2:00 PM	10:00 AM	2:00 PM
10A	5335.89	5298.81		5323.31	24.50		0	
10B	5341.99	5299.02		5329.41	30.39		14.28	
10C	5341.99	5298.27		5329.41	31.14		16.27	
10D	5335.91	5298.08	5298.04	5323.33	25.25	25.29	0.66	0.77
10E	5335.91	5298.06	5297.19	5323.33	25.27	26.14	0.72	3.02
10F	5345.33		5296.89	5332.75		35.86		28.76
10G	5345.33		5296.26	5332.75		36.49		30.43
10H	5334.41		5296.23	5321.83		25.60		1.59



1 SOLAR SHADOW ANALYSIS 35' - 2 PM
1" = 40'-0"

2 SOLAR SHADOW ANALYSIS 35' - 10 AM
1" = 40'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
P: 303-442-3351

The Sanitas Group
901 Front Street, STE 350
Lousiville, Colorado
P: 720-346-1656

OUTSIDE LA
Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
07.24.2024

SHEET No.
SR-0.6B
SOLAR ACCESS DIAGRAM 35'

DATE PRINTED: 6/14/2024 10:31:57 AM

SPRUCE STREET

2' - 0" SETBACK

PROPERTY LINE

SIDEWALK

PROPERTY LINE

PAE EASEMENT

OVERHEAD

BLDG 8

BLDG 5

BLDG 11

UTILITY EASEMENT

UTILITY EASEMENT

UTILITY EASEMENT

UTILITY EASEMENT

UTILITY EASEMENT

PROPERTY LINE

5' - 0" SETBACK

PROPERTY LINE

5' - 0" SETBACK

SIDEWALK

FOLSOM STREET

BLDG 9

BLDG 7

BLDG 6

BLDG 4

BLDG 3

BLDG 2

BLDG 1

SIDEWALK

SIDEWALK

SIDEWALK

26TH STREET

PAE EASEMENT

TRANSFORMER

UTILITY EASEMENT

UTILITY EASEMENT

UTILITY EASEMENT

PROPERTY LINE

5' - 0" SETBACK

PROPERTY LINE

5' - 0" SETBACK

PROPERTY LINE

BLDG 10

6" SETBACK

10' - 0" SETBACK

PARKING LOT

PROPERTY LINE

PARKING LOT

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

SIDEWALK

PROPERTY LINE

10' - 0" SETBACK

PEARL STREET

1 SETBACK AND EASEMENT DIAGRAM

1" = 20'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"

DATE PRINTED: 6/13/2024 4:21:29 PM

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
P: 303-442-3351

The Sanitas Group

901 Front Street, STE 350
Lousiville, Colorado
P: 720-346-1656

OUTSIDE LA

Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

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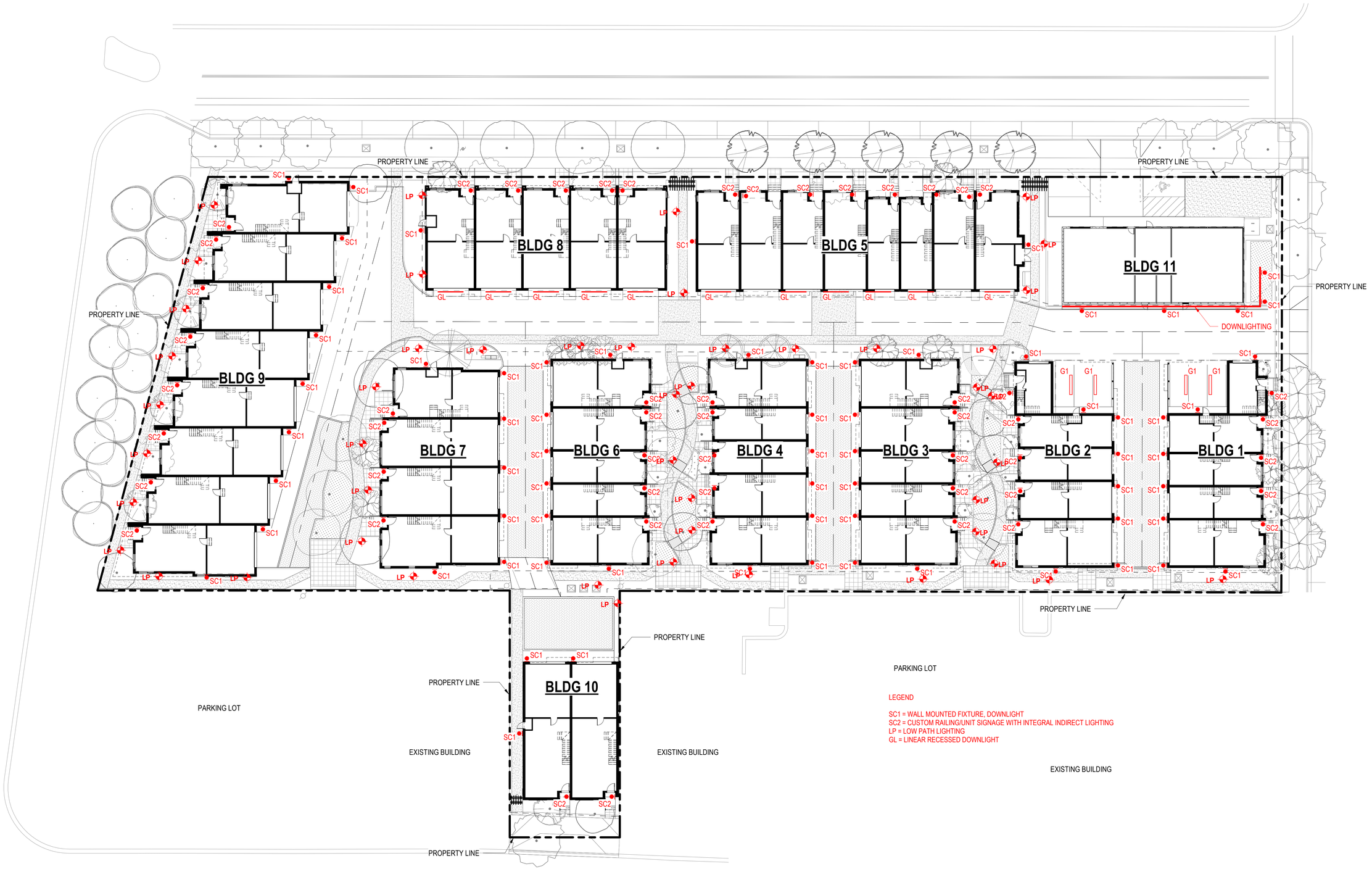
SITE REVIEW
07.24.2024

SHEET No.

SR-0.7

SETBACK AND EASEMENT DIAGRAM



1 SITE LIGHTING DIAGRAM
1" = 20'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
P: 303-442-3351

The Sanitas Group
901 Front Street, STE 350
Lousiville, Colorado
P: 720-346-1656

OUTSIDE LA
Boulder, Colorado
Steamboat Springs, Colorado
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2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

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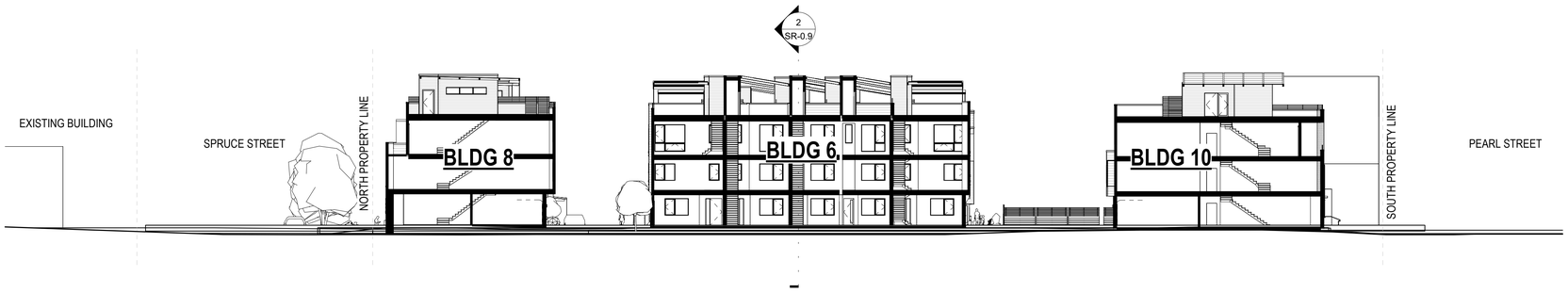
SITE REVIEW
07.24.2024

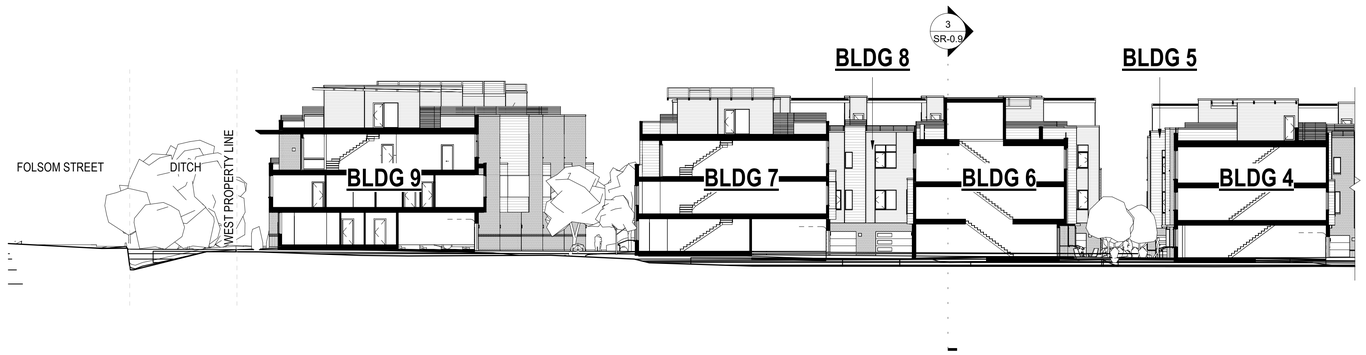
SHEET No.
SR-0.8
SITE LIGHTING DIAGRAM

DATE PRINTED: 6/13/2024 4:18:36 PM

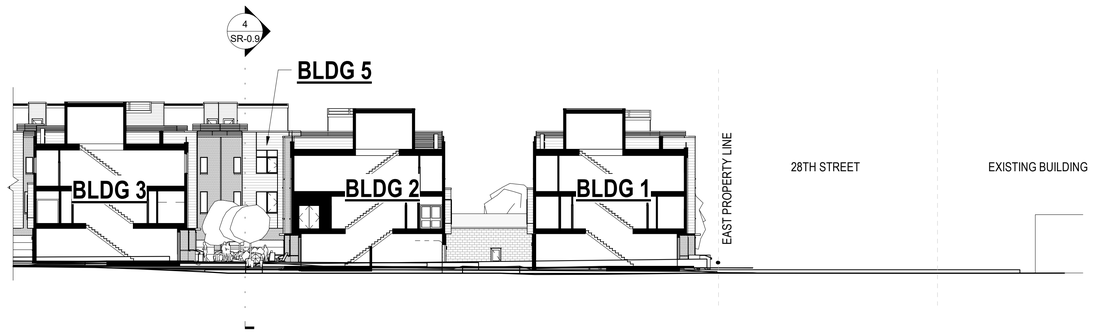
4 NORTH-SOUTH SECTION 2
1" = 20'-0"



3 NORTH-SOUTH SECTION 1
1" = 20'-0"



2 EAST-WEST SECTION 1.B
1" = 20'-0"



1 EAST-WEST SECTION 1.A
1" = 20'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
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OUTSIDE LA
Boulder, Colorado
Steamboat Springs, Colorado
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2504 SPRUCE

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BOULDER, CO

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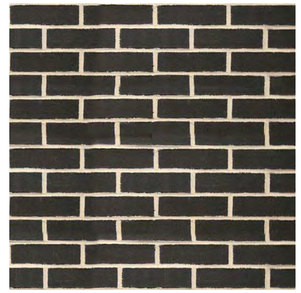
SITE REVIEW
07.24.2024

SHEET No.
SR-0.9
SITE SECTIONS

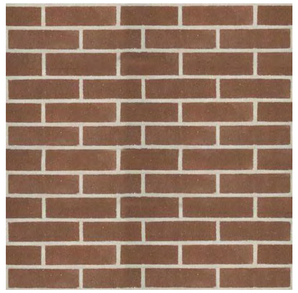
DATE PRINTED: 6/13/2024 3:57:52 PM

GRAY BRICK (1)

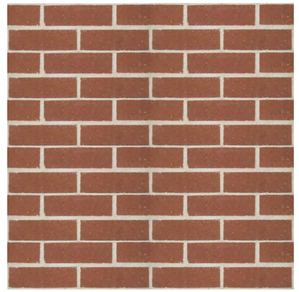
BLACK BRICK (2)



RED BRICK (3)



PLUM BRICK (4)



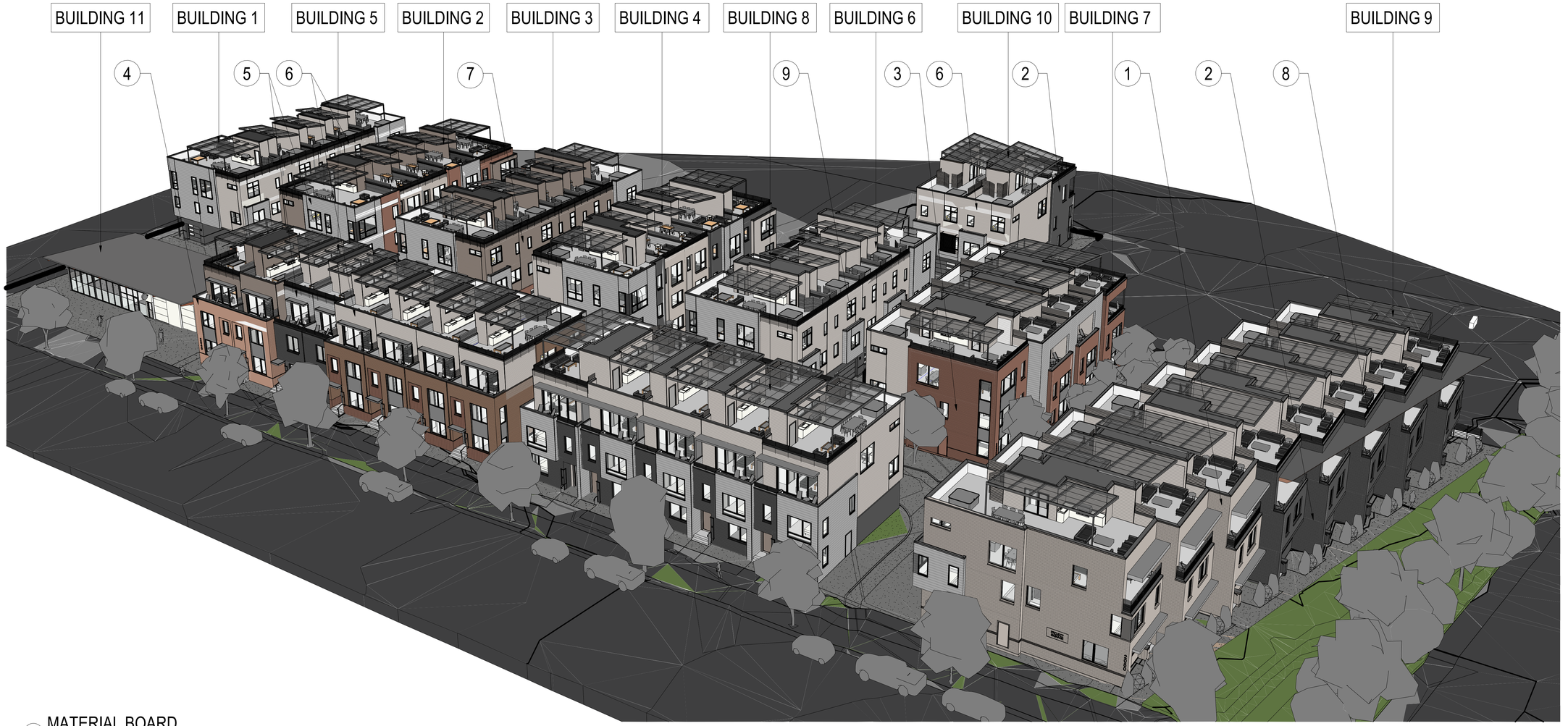
9" COMPOSITE SIDING (5)

5" COMPOSITE SIDING (6)

5" COMPOSITE SIDING (7)

METAL FLASHING (8)

METAL DOOR AND WINDOW TRIM, RAILINGS (9)



1 MATERIAL BOARD

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"

DATE PRINTED: 6/13/2024 3:58:16 PM

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
P: 303-442-3351

The Sanitas Group

901 Front Street, STE 350
Lousiville, Colorado
P: 720-346-1656

OUTSIDE LA

Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
07.24.2024

SHEET No.

SR-0.11

MATERIAL BOARD

1 BUILDING HEIGHTS
1" = 40'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
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The Sanitas Group
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Boulder, Colorado
Steamboat Springs, Colorado
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2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

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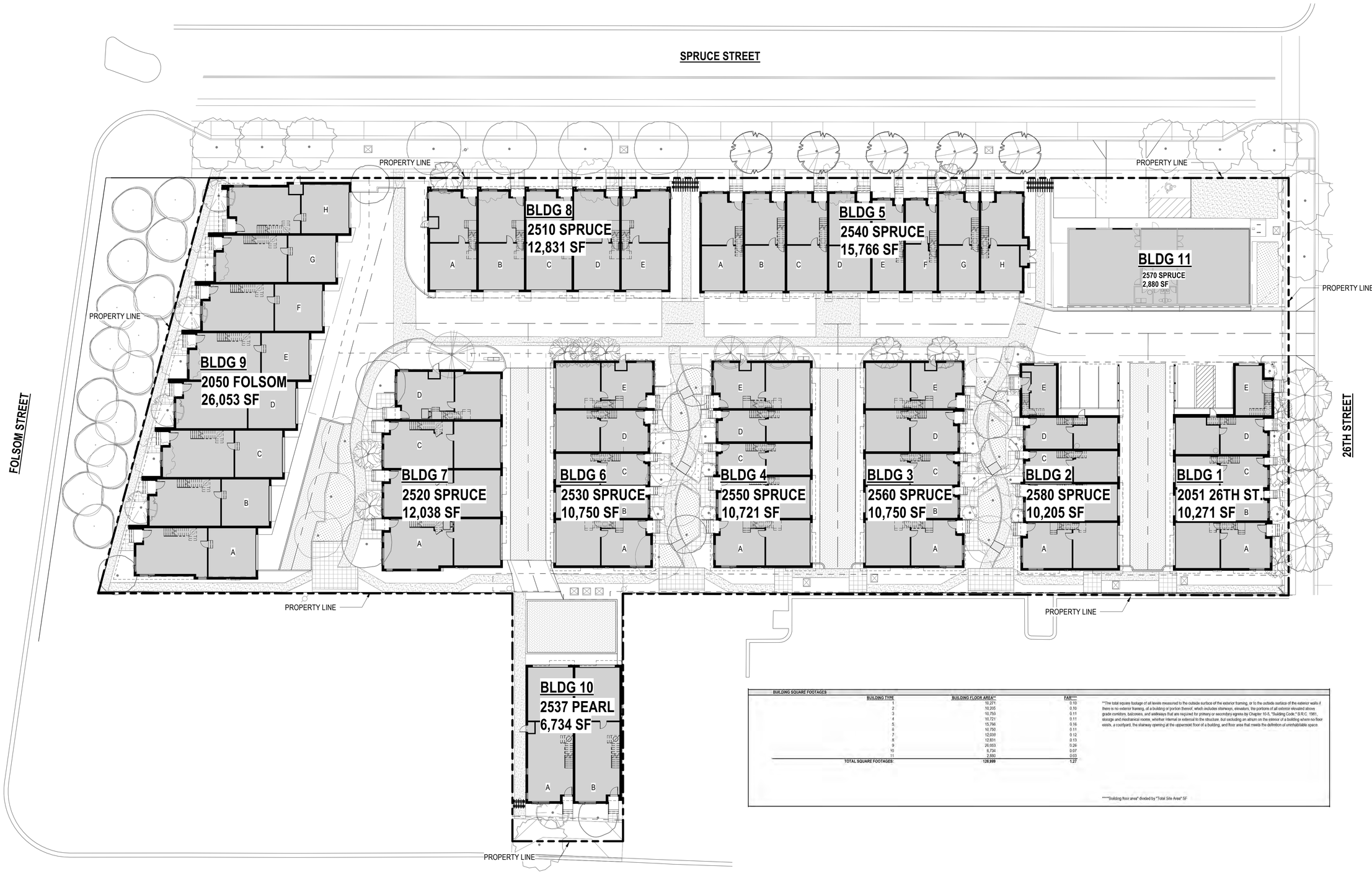
SITE REVIEW
07.24.2024

SHEET No.
SR-0.12
BUILDING HEIGHTS

DATE PRINTED: 6/13/2024 4:15:16 PM



BUILDING SQUARE FOOTAGES

BUILDING TYPE	BUILDING FLOOR AREA**	FAR***
1	10,271	0.10
2	10,205	0.10
3	10,750	0.11
4	10,721	0.11
5	15,766	0.16
6	10,750	0.11
7	12,038	0.12
8	12,831	0.13
9	26,053	0.26
10	6,734	0.07
11	2,880	0.03
TOTAL SQUARE FOOTAGES:	**126,999**	**1.27**

***The total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion thereof, which includes stairways, elevators, the portions of all exterior elevated above grade corridors, balconies, and walkways that are required for primary or secondary egress by Chapter 10-5, "Building Code," B.R.C. 1981, storage and mechanical rooms, whether internal or external to the structure, but excluding an atrium on the exterior of a building where no floor exists, a courtyard, the stairway opening at the uppermost floor of a building, and floor area that meets the definition of uninhabitable space.

****"building floor area" divided by "Total Site Area" SF

1 FAR PLAN
1" = 20'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
P: 303-442-3351

The Sanitas Group
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Lousiville, Colorado
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Boulder, Colorado
Steamboat Springs, Colorado
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2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
07.24.2024

SHEET No.
SR-0.13
FAR CALCULATION PLAN

DATE PRINTED: 9/12/2024 12:48:31 PM

4 SOUTHEAST PERSPECTIVE

1 NORTHEAST PERSPECTIVE

2 NORTHWEST PERSPECTIVE

3 SOUHWEST PERSPECTIVE

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2051 26TH STREET,
BOULDER, CO

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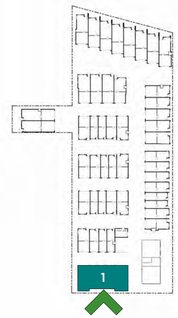


SITE REVIEW
07.24.2024

SHEET No.

SR-1.0

BLDG 1 - PERSPECTIVE

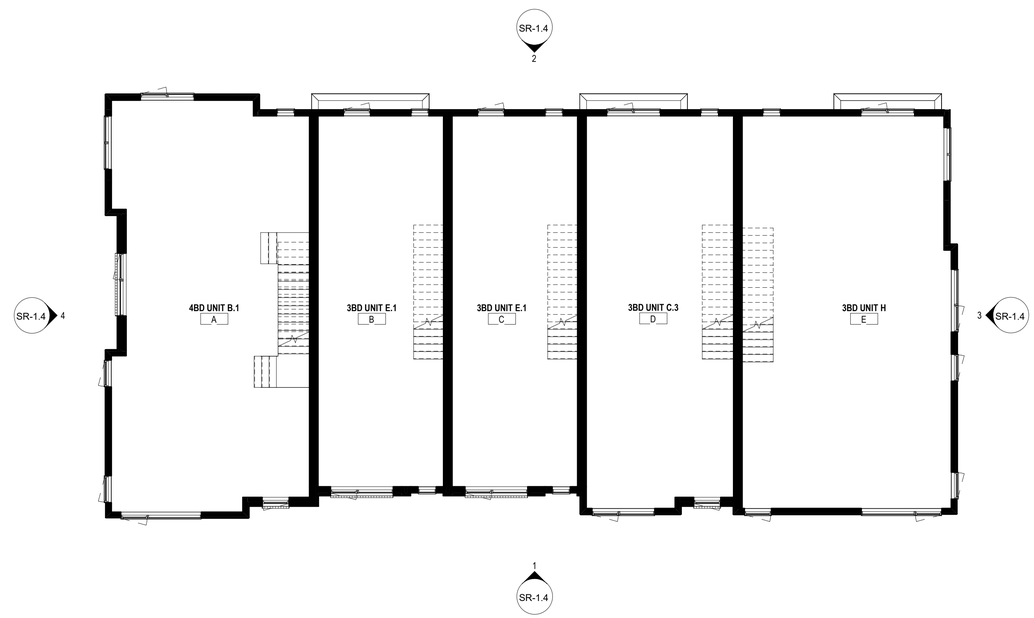
DATE PRINTED: 6/13/2024 3:25:16 PM

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

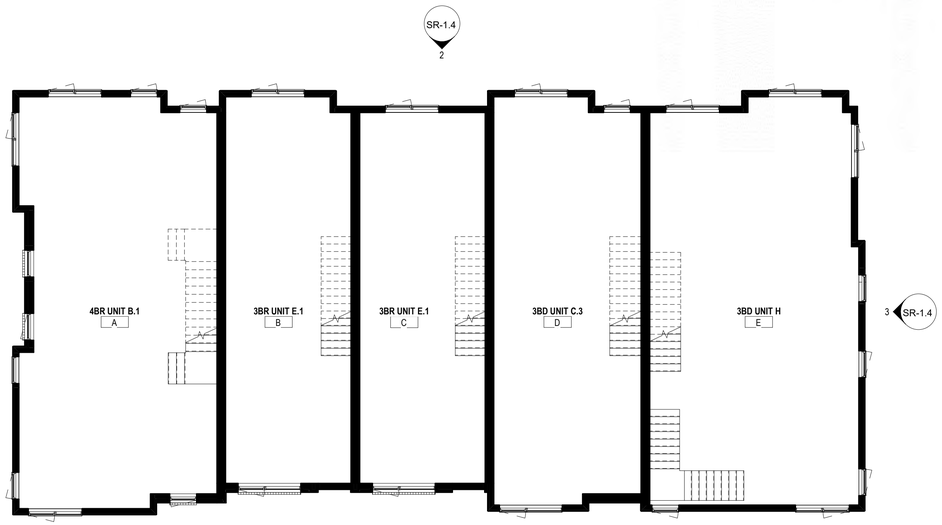
2504 SPRUCE

2051 26TH STREET,
BOULDER, CO

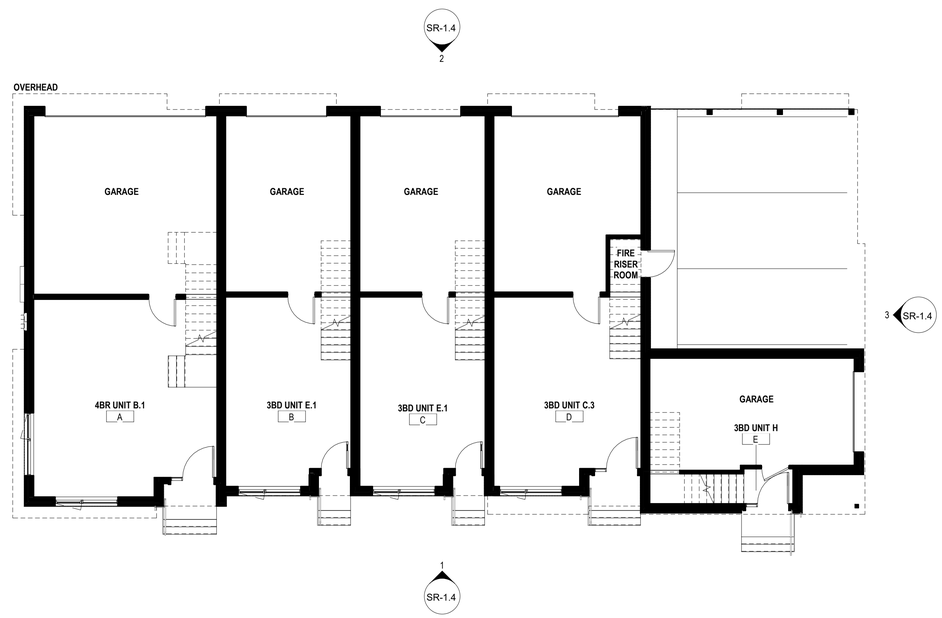
4 BUILDING 1 - ROOF DECK
1/8" = 1'-0"



3 BUILDING 1 - LEVEL 3
1/8" = 1'-0"



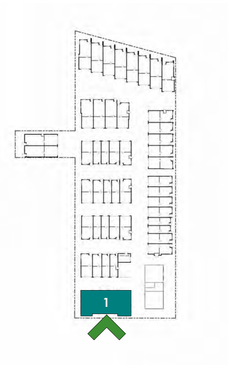
2 BUILDING 1 - LEVEL 2
1/8" = 1'-0"



1 BUILDING 1 - LEVEL 1
1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



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SITE REVIEW
07.24.2024

SHEET No.
SR-1.1
BLDG 1 - FLOOR PLANS

DATE PRINTED: 6/13/2024 3:00:24 PM

COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2051 26TH STREET,
BOULDER, CO

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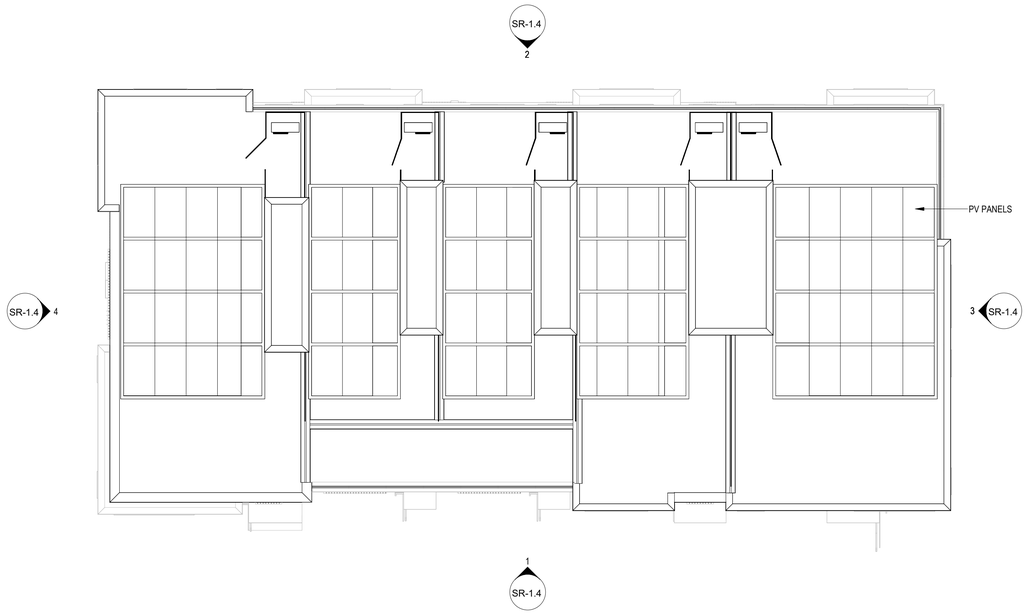
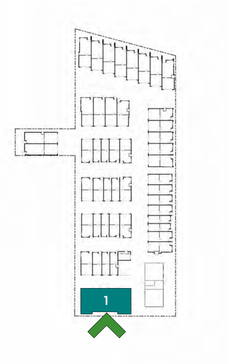


1 BUILDING 1 - ROOF PLAN
1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



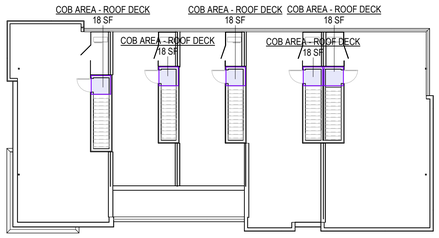
SITE REVIEW
07.24.2024

SHEET No.

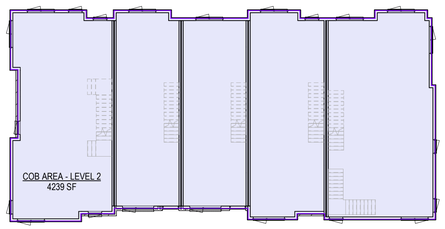
SR-1.2

BLDG 1 - ROOF PLAN

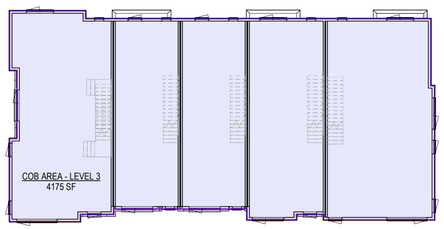
DATE PRINTED: 6/13/2024 3:00:25 PM



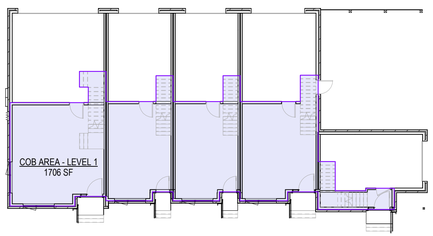
4 BUILDING 1 - ROOF DECK AREA
1/16" = 1'-0"



2 BUILDING 1 - LEVEL 2 AREA
1/16" = 1'-0"



3 BUILDING 1 - LEVEL 3 AREA
1/16" = 1'-0"



1 BUILDING 1 - LEVEL 1 AREA
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE B.1	517 SF
UNIT B - UNIT TYPE E.1	346 SF
UNIT C - UNIT TYPE E.1	346 SF
UNIT D - UNIT TYPE C.3	398 SF
UNIT E - UNIT TYPE H	100 SF
LEVEL 1	1706 SF
LEVEL 2	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE E.1	660 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE C.3	797 SF
UNIT E - UNIT TYPE H	1103 SF
LEVEL 2	4239 SF
LEVEL 3	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE E.1	638 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE C.3	776 SF
UNIT E - UNIT TYPE H	1083 SF
LEVEL 3	4175 SF
ROOF DECK	
UNIT A - UNIT TYPE B.1	18 SF
UNIT B - UNIT TYPE E.1	18 SF
UNIT C - UNIT TYPE E.1	18 SF
UNIT D - UNIT TYPE C.3	18 SF
UNIT E - UNIT TYPE H	18 SF
ROOF DECK	91 SF
	10211 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	1706 SF
COB AREA - LEVEL 2	4239 SF
COB AREA - LEVEL 3	4175 SF
COB AREA - ROOF DECK	91 SF
	10211 SF

FLOOR AREA means the total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion therof, which includes stairways, elevators, the portions of all exterior elevatd above grade corridors, balconies, and walkways that are required for primary or secondary egress by Chapter 10-5, "Building Code," B.R.C. 1981, storage and mechanical roorms, whether internal or external to the structure, but excluding an atrium on the interior of a building where no floor exists, a courtyard, the stairway opening at the uppermost floor of a building, and floor area that meets the definition of uninhabitable space.

UNINHABITABLE SPACE means, a room or portion therof that is six feet or less in floor to ceiling height, or a room solely used to house mechanical or electrical equipment that serves the building, including, without limitation, heating, colling, electrical, ventilation and filtration systems, or any parking facility located completely below grade on all sides of the structure regardless of the topography of the site.

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2051 26TH STREET,
BOULDER, CO

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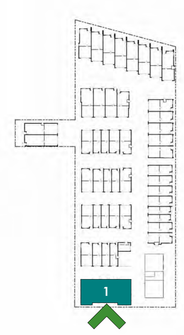

SITE REVIEW
07.24.2024

SHEET No.
SR-1.3
BLDG 1 - AREA PLANS

DATE PRINTED: 6/13/2024 3:00:27 PM

4 BUILDING 1 - SOUTH ELEVATION
1/8" = 1'-0"

2 BUILDING 1 - WEST ELEVATION
1/8" = 1'-0"

3 BUILDING 1 - NORTH ELEVATION
1/8" = 1'-0"

1 BUILDING 1 - EAST ELEVATION
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2051 26TH STREET,
BOULDER, CO

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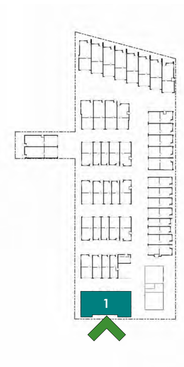

SITE REVIEW
07.24.2024

SHEET No.
SR-1.4
BLDG 1 - ELEVATIONS

DATE PRINTED: 6/13/2024 3:00:36 PM

4 NORTHWEST PERSPECTIVE

2 SOUHWEST PERSPECTIVE

3 SOUTHEAST PERSPECTIVE

1 NORTHEAST PERSPECTIVE

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2580 SPRUCE STREET,
BOULDER, CO

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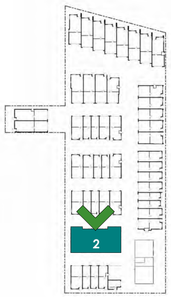


SITE REVIEW
07.24.2024

SHEET No.

SR-2.0

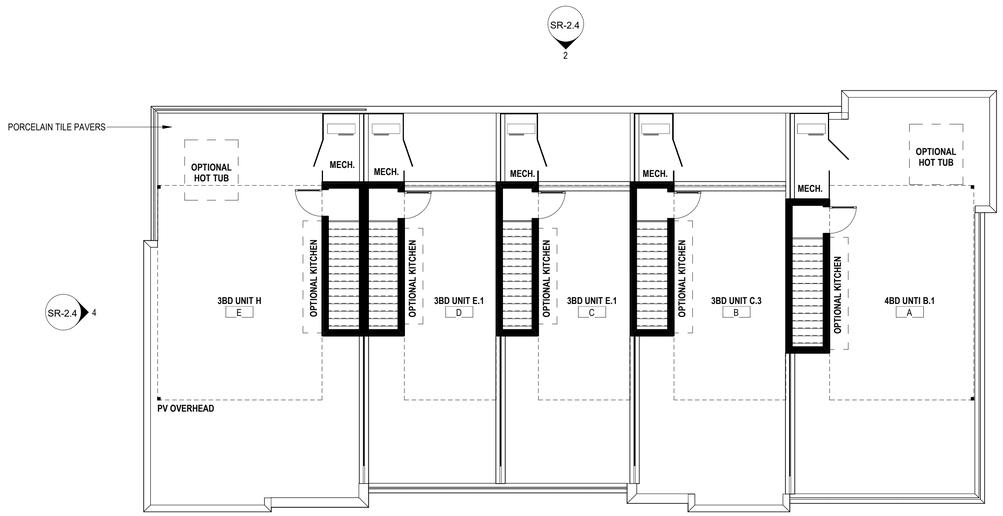
BLDG 2 - PERSPECTIVE

DATE PRINTED: 6/13/2024 3:11:37 PM

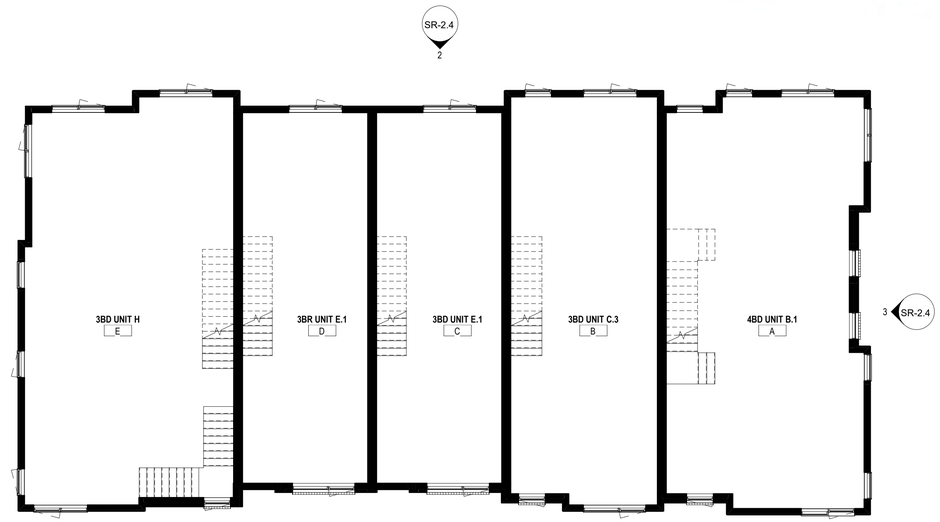
COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

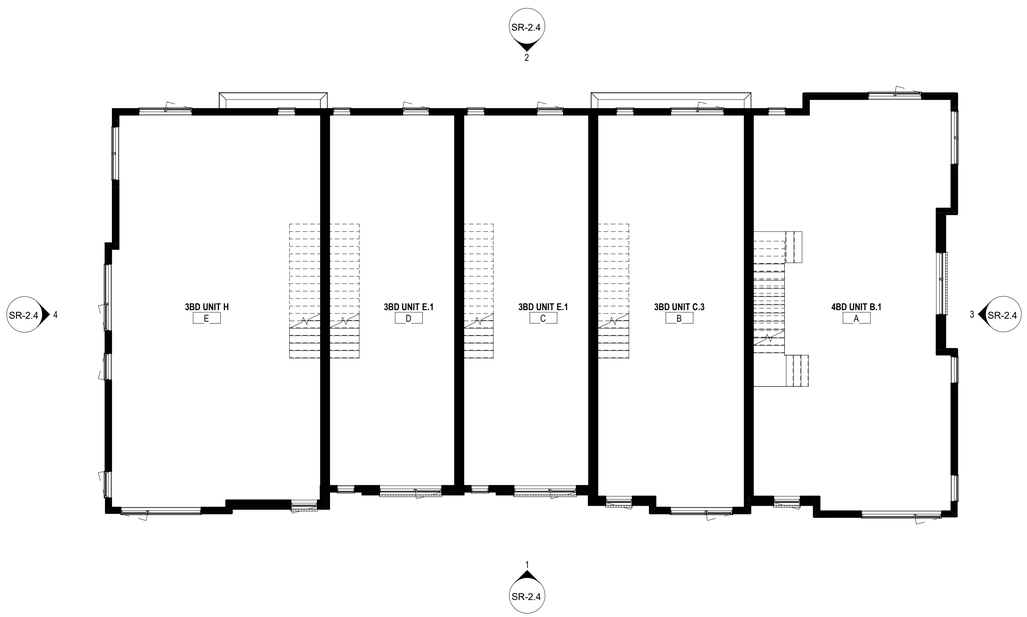
2580 SPRUCE STREET,
BOULDER, CO



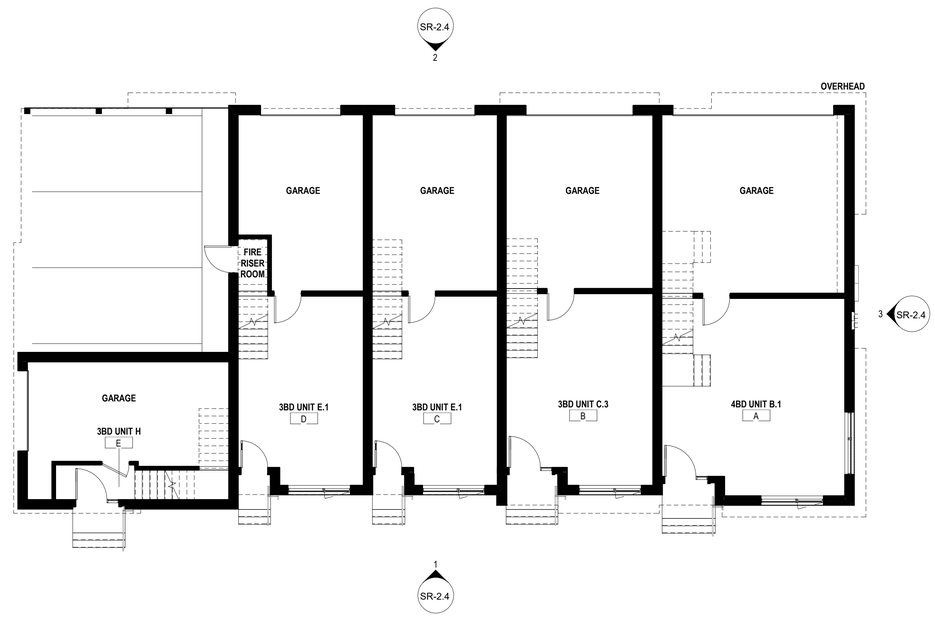
4 BUILDING 2 - ROOF DECK
1/8" = 1'-0"



2 BUILDING 2 - LEVEL 2
1/8" = 1'-0"



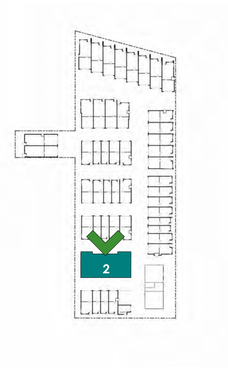
3 BUILDING 2 - LEVEL 3
1/8" = 1'-0"



1 BUILDING 2 - LEVEL 1
1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



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SITE REVIEW
07.24.2024

SHEET No.
SR-2.1
BLDG 2 - FLOOR PLANS

DATE PRINTED: 6/14/2024 9:29:52 AM

COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2580 SPRUCE STREET,
BOULDER, CO

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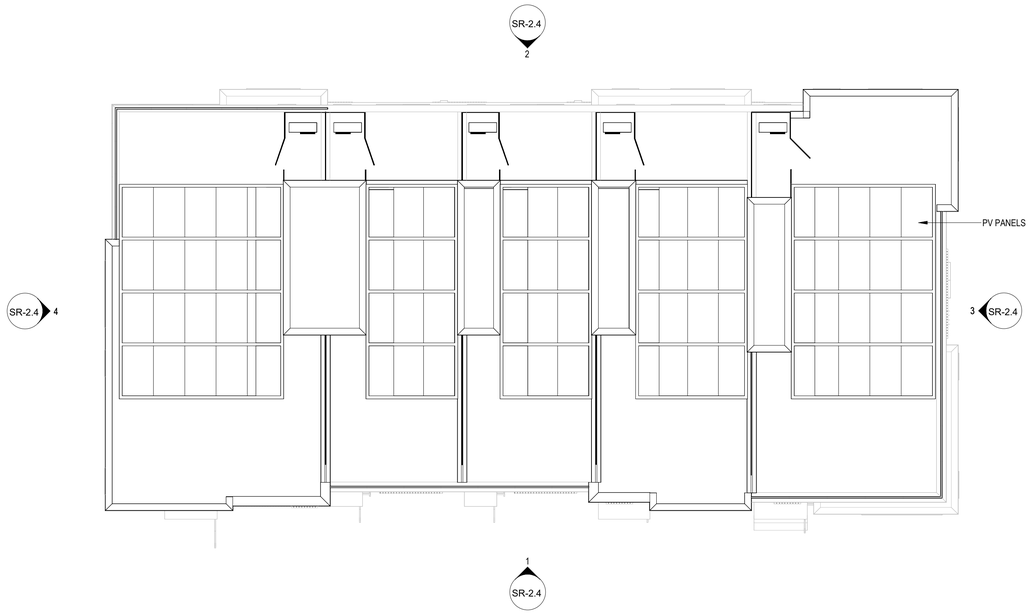
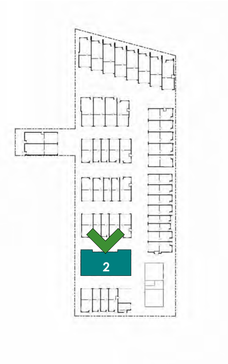


1 BUILDING 2 - ROOF PLAN
1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



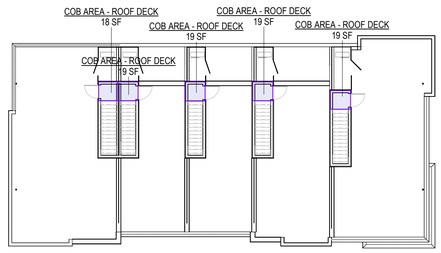
SITE REVIEW
07.24.2024

SHEET No.

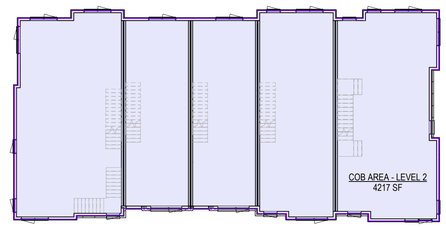
SR-2.2

BLDG 2 - ROOF PLAN

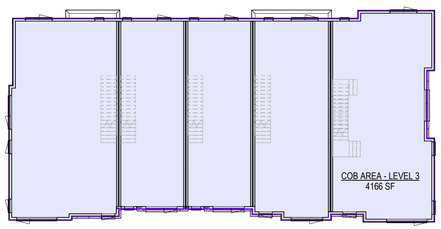
DATE PRINTED: 6/13/2024 3:04:11 PM



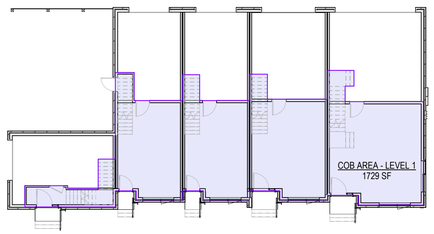
4 BUILDING 2 - ROOF DECK AREA
1/16" = 1'-0"



2 BUILDING 2 - LEVEL 2 AREA
1/16" = 1'-0"



3 BUILDING 2 - LEVEL 3 AREA
1/16" = 1'-0"



1 BUILDING 2 - LEVEL 1 AREA
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE B.1	517 SF
UNIT B - UNIT TYPE C.3	400 SF
UNIT C - UNIT TYPE E.1	346 SF
UNIT D - UNIT TYPE E.1	350 SF
UNIT E - UNIT TYPE H	115 SF
LEVEL 1	1729 SF
LEVEL 2	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE C.3	801 SF
UNIT C - UNIT TYPE E.1	641 SF
UNIT D - UNIT TYPE E.1	638 SF
UNIT E - UNIT TYPE H	1096 SF
LEVEL 2	4217 SF
LEVEL 3	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE C.3	774 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE E.1	638 SF
UNIT E - UNIT TYPE H	1076 SF
LEVEL 3	4166 SF
ROOF DECK	
UNIT A - UNIT TYPE B.1	19 SF
UNIT B - UNIT TYPE C.3	19 SF
UNIT C - UNIT TYPE E.1	19 SF
UNIT D - UNIT TYPE E.1	19 SF
UNIT E - UNIT TYPE H	18 SF
ROOF DECK	93 SF
	10205 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	1729 SF
COB AREA - LEVEL 2	4217 SF
COB AREA - LEVEL 3	4166 SF
COB AREA - ROOF DECK	93 SF
	10205 SF

FLOOR AREA means the total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion therof, which includes stairways, elevators, the portions of all exterior elevatd above grade corridors, balconies, and walkways that are required for primary or secondary egress by Chapter 10-5, "Building Code," B.R.C. 1981, storage and mechanical roorms, whether internal or external to the structure, but excluding an atrium on the interior of a building where no floor exists, a courtyard, the stairway opening at the uppermost floor of a building, and floor area that meets the definition of uninhabitable space.

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PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2580 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
07.24.2024

SHEET No.
SR-2.3
BLDG 2 - AREA PLANS

DATE PRINTED: 6/13/2024 3:04:12 PM

4 BUILDING 2 - NORTH ELEVATION
1/8" = 1'-0"

2 BUILDING 2 - EAST ELEVATION
1/8" = 1'-0"

3 BUILDING 2 - SOUTH ELEVATION
1/8" = 1'-0"

1 BUILDING 2 - WEST ELEVATION
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2580 SPRUCE STREET,
BOULDER, CO

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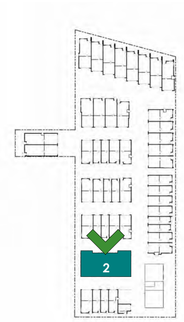

SITE REVIEW
07.24.2024

SHEET No.
SR-2.4
BLDG 2 - ELEVATIONS

DATE PRINTED: 6/14/2024 9:28:34 AM

4 SOUTHEAST PERSPECTIVE

2 NORTHEAST PERSPECTIVE

3 NORTHWEST PERSPECTIVE

1 SOUTHWEST PERSPECTIVE

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2560 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
07.24.2024

SHEET No.

SR-3.0

BLDG 3 - PERSPECTIVE

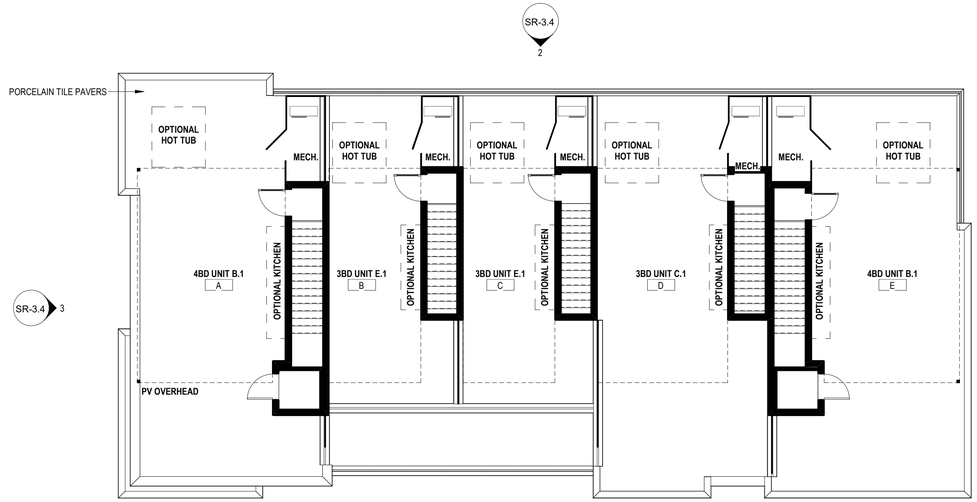
DATE PRINTED: 6/13/2024 2:55:02 PM

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

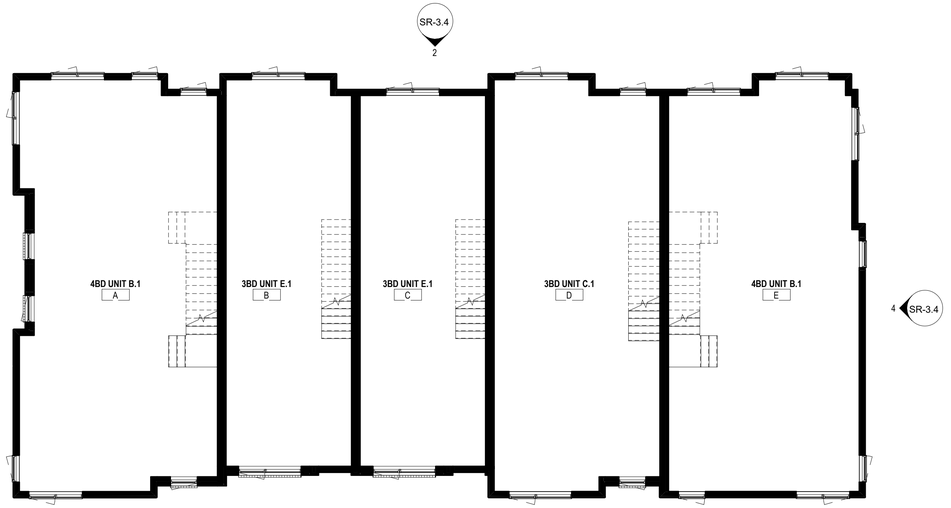
2504 SPRUCE

2560 SPRUCE STREET,
BOULDER, CO



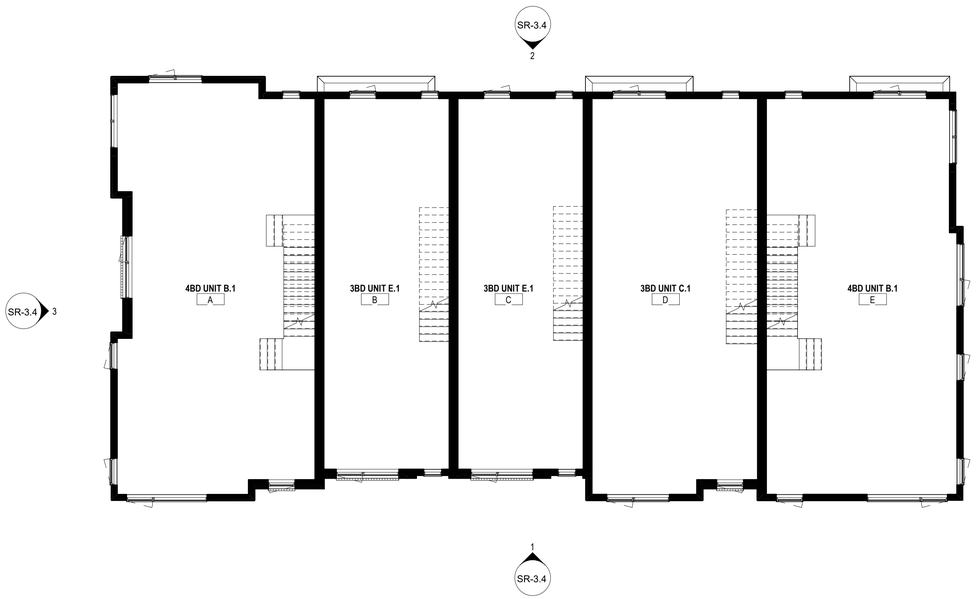
4 BUILDING 3 - ROOF DECK

1/8" = 1'-0"



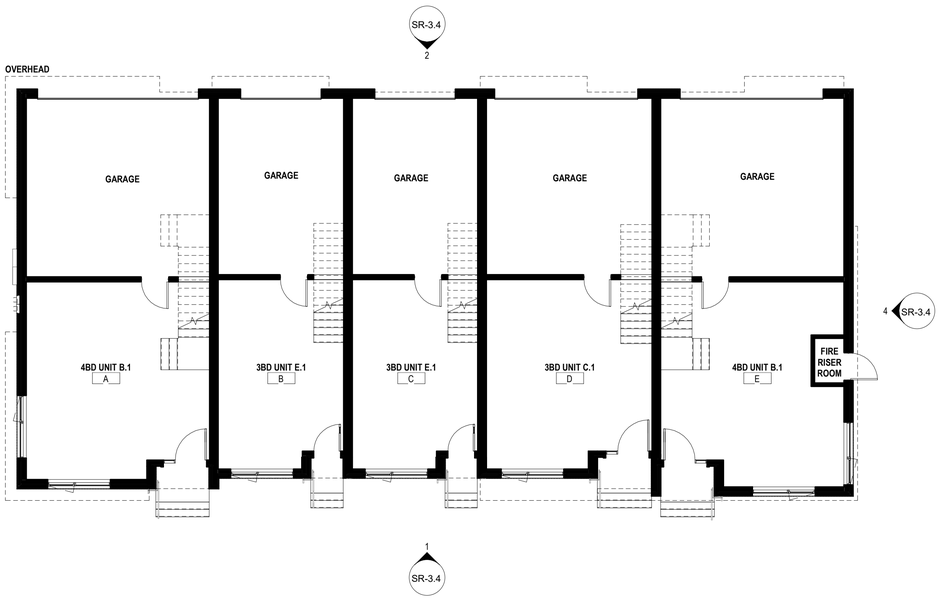
2 BUILDING 3 - LEVEL 2

1/8" = 1'-0"



3 BUILDING 3 - LEVEL 3

1/8" = 1'-0"



1 BUILDING 3 - LEVEL 1

1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

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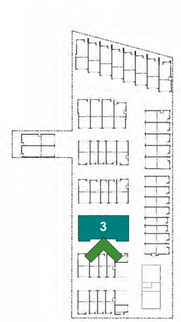

SITE REVIEW
07.24.2024

SHEET No.

SR-3.1

BLDG 3 - FLOOR PLANS

DATE PRINTED: 6/13/2024 3:06:31 PM

COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2560 SPRUCE STREET,
BOULDER, CO

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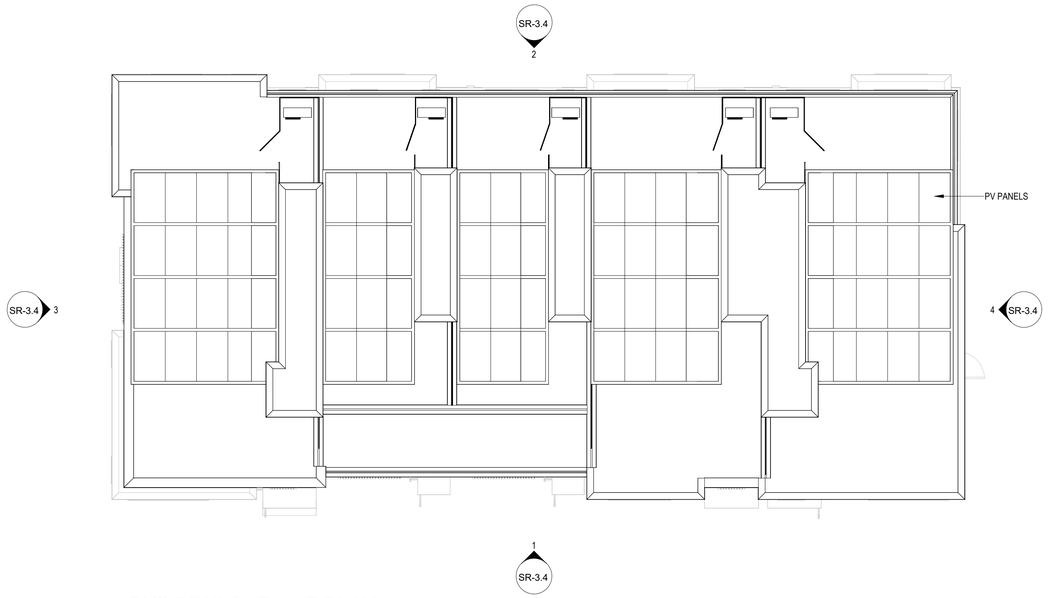
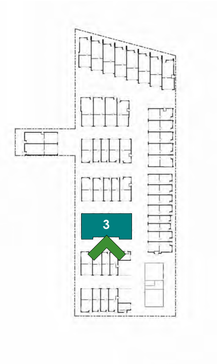


1 BUILDING 3 - ROOF PLAN
1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



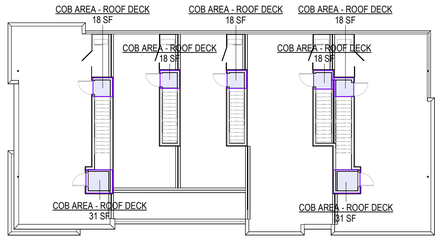
SITE REVIEW
07.24.2024

SHEET No.

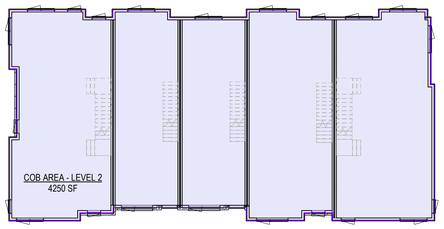
SR-3.2

BLDG 3 - ROOF PLAN

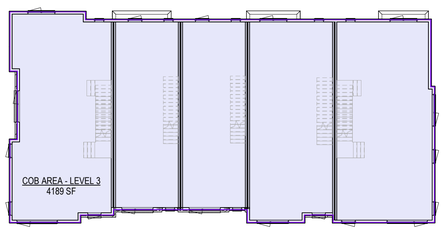
DATE PRINTED: 6/13/2024 3:06:33 PM



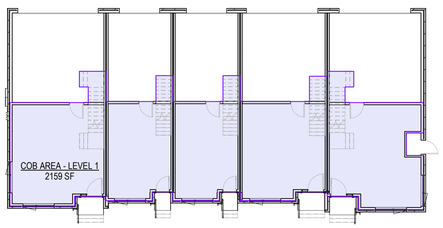
4 BUILDING 3 - ROOF DECK AREA
1/16" = 1'-0"



2 BUILDING 3 - LEVEL 2 AREA
1/16" = 1'-0"



3 BUILDING 3 - LEVEL 3 AREA
1/16" = 1'-0"



1 BUILDING 3 - LEVEL 1 AREA
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE B.1	516 SF
UNIT B - UNIT TYPE E.1	347 SF
UNIT C - UNIT TYPE E.1	346 SF
UNIT D - UNIT TYPE C.1	441 SF
UNIT E - UNIT TYPE B.1	509 SF
LEVEL 1	2159 SF
LEVEL 2	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE E.1	660 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE C.1	893 SF
UNIT E - UNIT TYPE B.1	1019 SF
LEVEL 2	4250 SF
LEVEL 3	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE E.1	638 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE C.1	873 SF
UNIT E - UNIT TYPE B.1	1000 SF
LEVEL 3	4189 SF
T.O. ROOF DECK	
UNIT A - UNIT TYPE B.1	49 SF
UNIT B - UNIT TYPE E.1	18 SF
UNIT C - UNIT TYPE E.1	18 SF
UNIT D - UNIT TYPE C.1	18 SF
UNIT E - UNIT TYPE B.1	49 SF
T.O. ROOF DECK	151 SF
	10750 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	2159 SF
COB AREA - LEVEL 2	4250 SF
COB AREA - LEVEL 3	4189 SF
COB AREA - ROOF DECK	151 SF
	10750 SF

FLOOR AREA means the total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion therof, which includes stairways, elevators, the portions of all exterior elevatd above grade corridors, balconies, and walkways that are required for primary or secondary egress by Chapter 10-5, "Building Code," B.R.C. 1981, storage and mechanical rooms, whether internal or external to the structure, but excluding an atrium on the interior of a building where no floor exists, a courtyard, the stairway opening at the uppermost floor of a building, and floor area that meets the definition of uninhabitable space.

UNINHABITABLE SPACE means, a room or portion therof that is six feet or less in floor to ceiling height, or a room solely used to house mechanical or electrical equipment that serves the building, including, without limitation, heating, colling, electrical, ventilation and filtration systems, or any parking facility located completely below grade on all sides of the structure regardless of the topography of the site.

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2560 SPRUCE STREET,
BOULDER, CO

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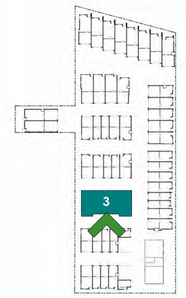

SITE REVIEW
07.24.2024

SHEET No.
SR-3.3
BLDG 3 - AREA PLANS

DATE PRINTED: 6/13/2024 3:06:35 PM

4 BUILDING 3 - NORTH ELEVATION
1/8" = 1'-0"

2 BUILDING 3 - WEST ELEVATION
1/8" = 1'-0"

3 BUILDING 3 - SOUTH ELEVATION
1/8" = 1'-0"

1 BUILDING 3 - EAST ELEVATION
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2560 SPRUCE STREET,
BOULDER, CO

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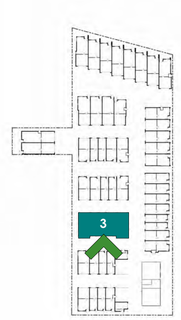

SITE REVIEW
07.24.2024

SHEET No.
SR-3.4
BLDG 3 - ELEVATIONS

DATE PRINTED: 6/13/2024 4:35:36 PM

4 NORTHWEST PERSPECTIVE

2 SOUTHWEST PERSPECTIVE

3 SOUTHEAST PERSPECTIVE

1 NORTHEAST PERSPECTIVE

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2550 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
07.24.2024

SHEET No.

SR-4.0

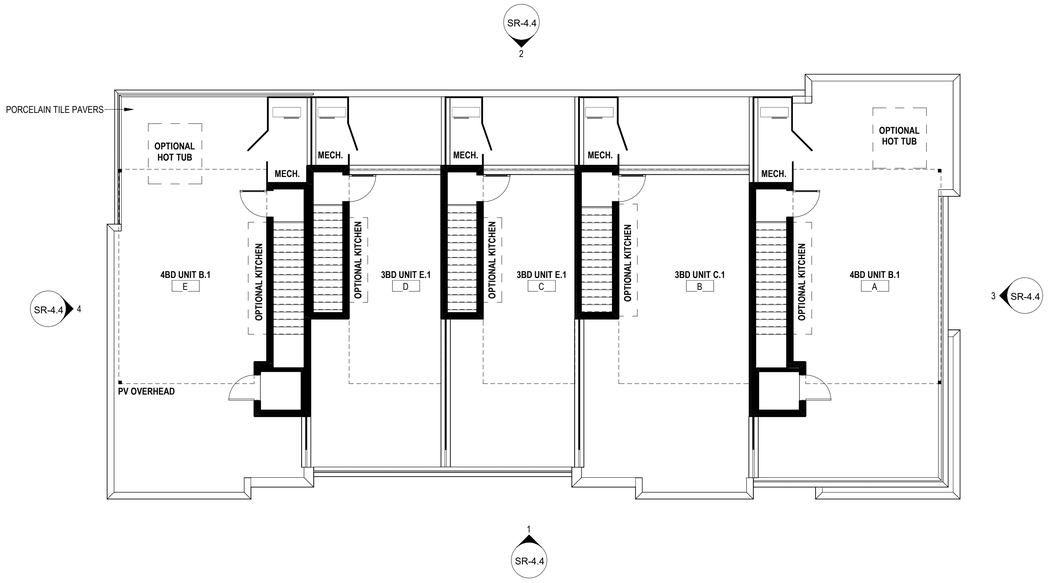
BLDG 4 - PERSPECTIVE

DATE PRINTED: 6/13/2024 2:40:32 PM

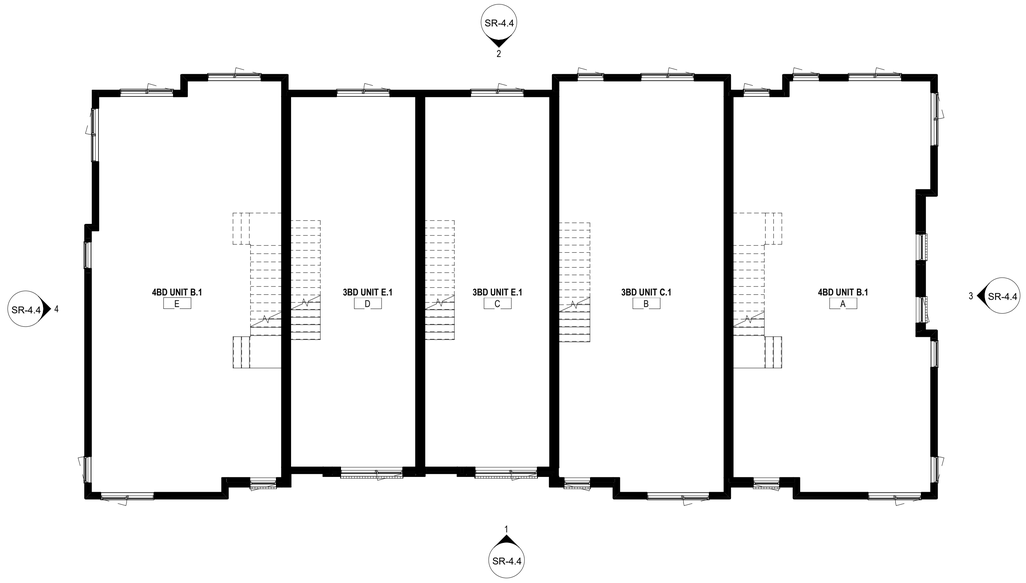
COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

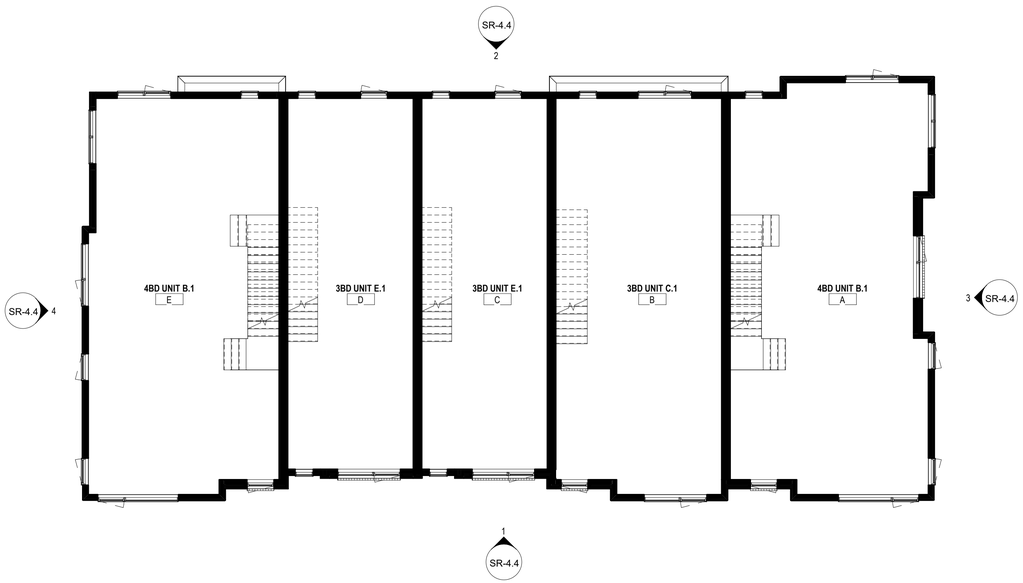
2550 SPRUCE STREET,
BOULDER, CO



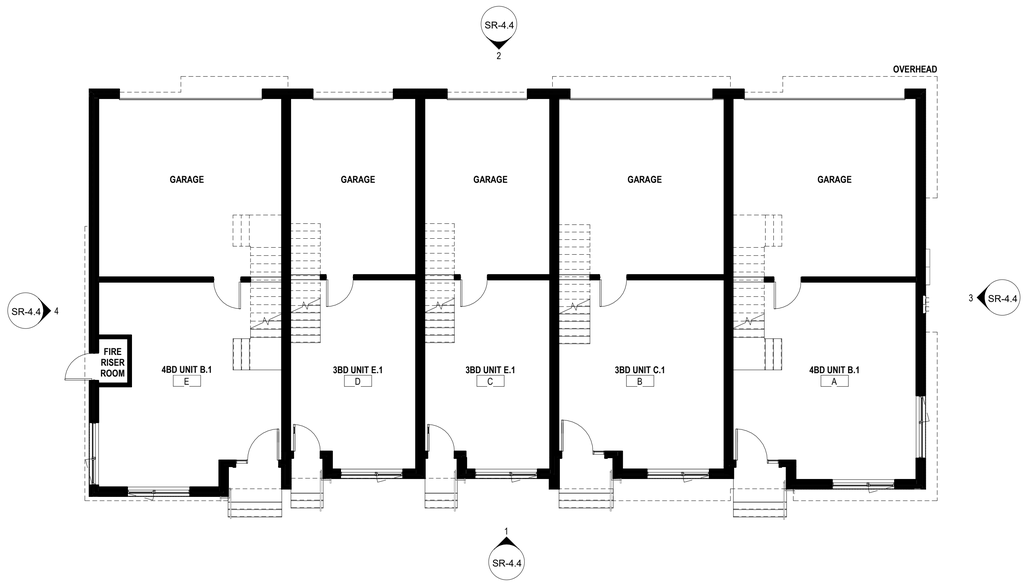
4 BUILDING 4 - ROOF DECK
1/8" = 1'-0"



2 BUILDING 4 - LEVEL 2
1/8" = 1'-0"



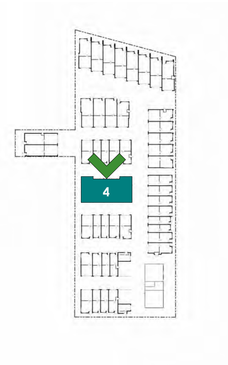
3 BUILDING 4 - LEVEL 3
1/8" = 1'-0"



1 BUILDING 4 - LEVEL 1
1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



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SITE REVIEW
07.24.2024

SHEET No.
SR-4.1
BLDG 4 - FLOOR PLANS

DATE PRINTED: 6/13/2024 3:09:16 PM

COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2550 SPRUCE STREET,
BOULDER, CO

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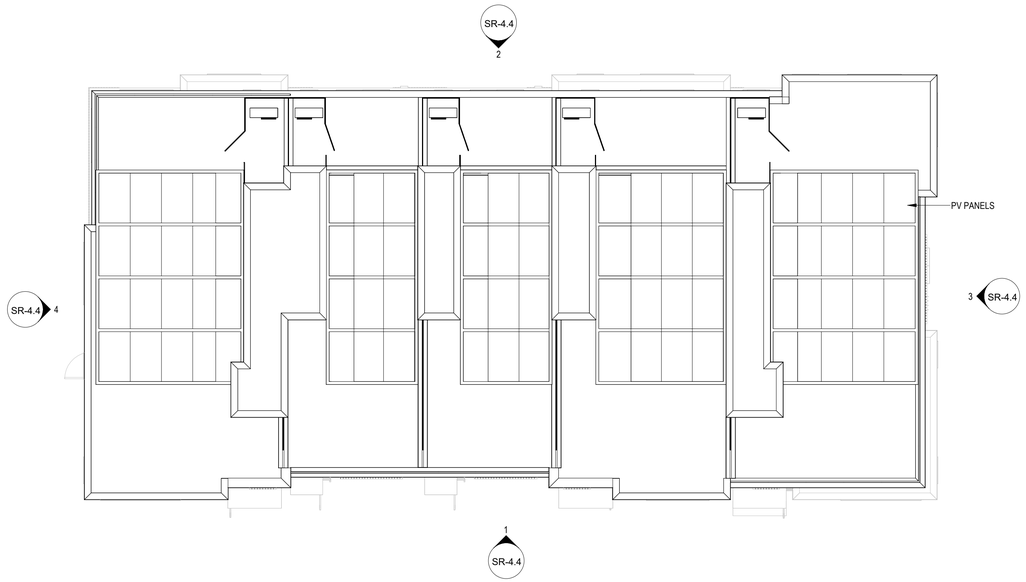
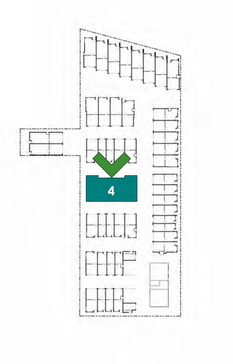


1 BUILDING 4 - ROOF PLAN
1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



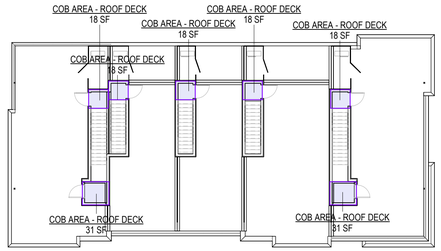
SITE REVIEW
07.24.2024

SHEET No.

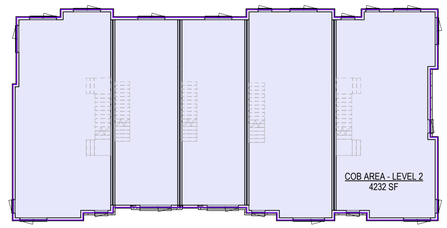
SR-4.2

BLDG 4 - ROOF PLAN

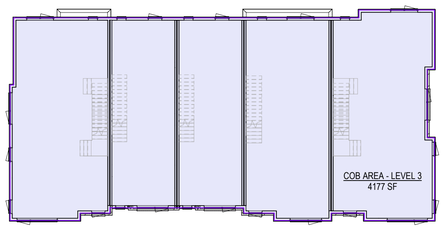
DATE PRINTED: 6/13/2024 3:09:17 PM



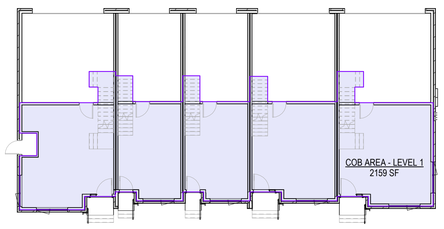
4 BUILDING 4 - ROOF DECK AREA
1/16" = 1'-0"



2 BUILDING 4 - LEVEL 2 AREA
1/16" = 1'-0"



3 BUILDING 4 - LEVEL 3 AREA
1/16" = 1'-0"



1 BUILDING 4 - LEVEL 1 AREA
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE B.1	516 SF
UNIT B - UNIT TYPE C.1	442 SF
UNIT C - UNIT TYPE E.1	346 SF
UNIT D - UNIT TYPE E.1	346 SF
UNIT E - UNIT TYPE B.1	509 SF
LEVEL 1	2159 SF
LEVEL 2	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE C.1	907 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE E.1	637 SF
UNIT E - UNIT TYPE B.1	1010 SF
LEVEL 2	4232 SF
LEVEL 3	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE C.1	873 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE E.1	637 SF
UNIT E - UNIT TYPE B.1	989 SF
LEVEL 3	4177 SF
T.O. ROOF DECK	
UNIT A - UNIT TYPE B.1	49 SF
UNIT B - UNIT TYPE C.1	18 SF
UNIT C - UNIT TYPE E.1	18 SF
UNIT D - UNIT TYPE E.1	18 SF
UNIT E - UNIT TYPE B.1	49 SF
T.O. ROOF DECK	153 SF
	10721 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	2159 SF
COB AREA - LEVEL 2	4232 SF
COB AREA - LEVEL 3	4177 SF
COB AREA - ROOF DECK	153 SF
	10721 SF

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PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2550 SPRUCE STREET,
BOULDER, CO

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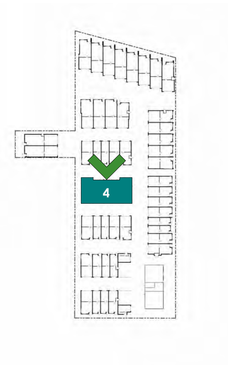

SITE REVIEW
07.24.2024

SHEET No.
SR-4.3
BLDG 4 - AREA PLANS

DATE PRINTED: 6/13/2024 3:09:19 PM

4 BUILDING 4 - NORTH ELEVATION
1/8" = 1'-0"

2 BUILDING 4 - EAST ELEVATION
1/8" = 1'-0"

3 BUILDING 4 - SOUTH ELEVATION
1/8" = 1'-0"

1 BUILDING 4 - WEST ELEVATION
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN
ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2550 SPRUCE STREET,
BOULDER, CO

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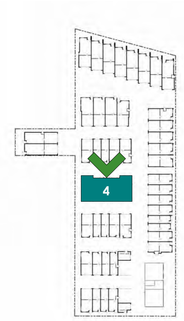

SITE REVIEW
07.24.2024

SHEET No.
SR-4.4
BLDG 4 - ELEVATIONS

DATE PRINTED: 6/14/2024 8:51:51 AM

4 NORTHEAST PERSPECTIVE

2 NORTHWEST PERSPECTIVE

3 SOUTHWEST PERSPECTIVE

1 SOUTHEAST PERSPECTIVE

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2540 SPRUCE STREET,
BOULDER, CO

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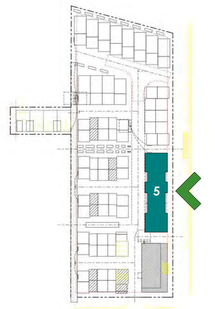


SITE REVIEW
07.24.2024

SHEET No.

SR-5.0

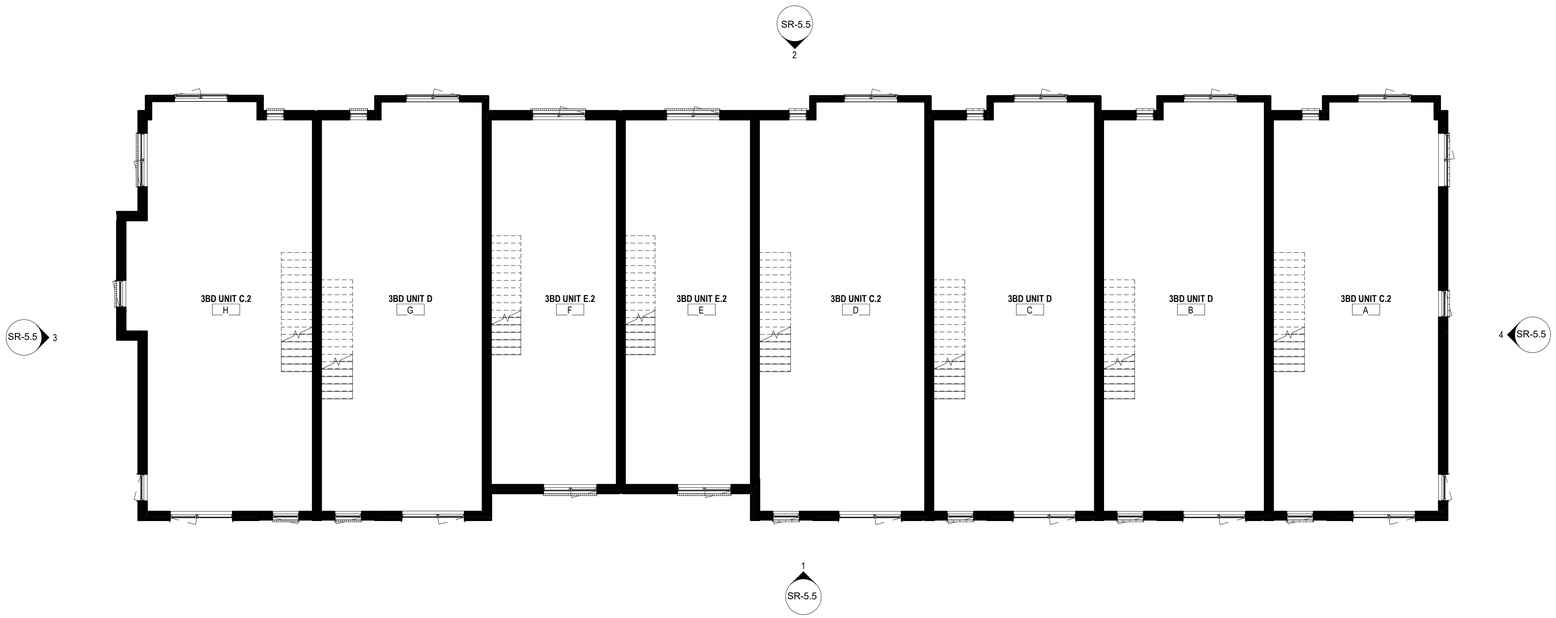
BLDG 5 - PERSPECTIVE

DATE PRINTED: 6/13/2024 2:05:55 PM

COBURN
ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

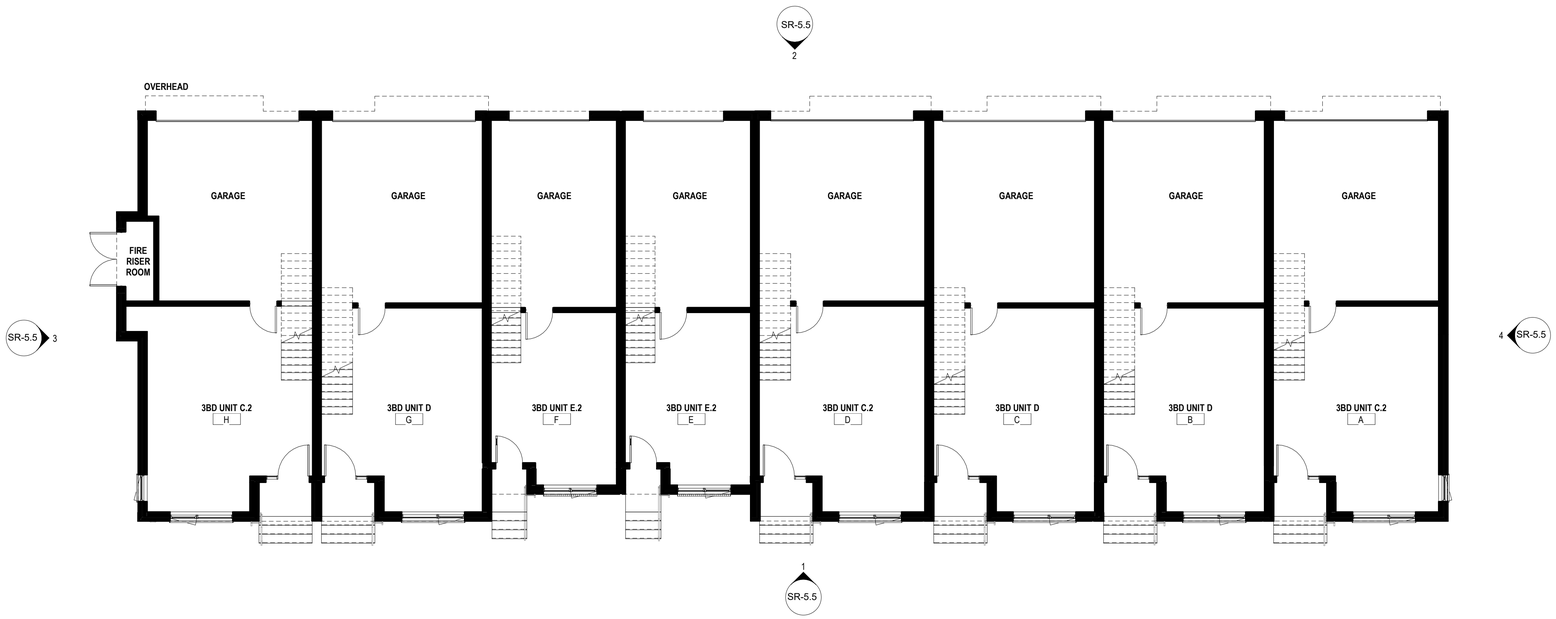
2504 SPRUCE

2540 SPRUCE STREET,
BOULDER, CO



2 BUILDING 5 - LEVEL 2

1/8" = 1'-0"



1 BUILDING 5 - LEVEL 1

1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

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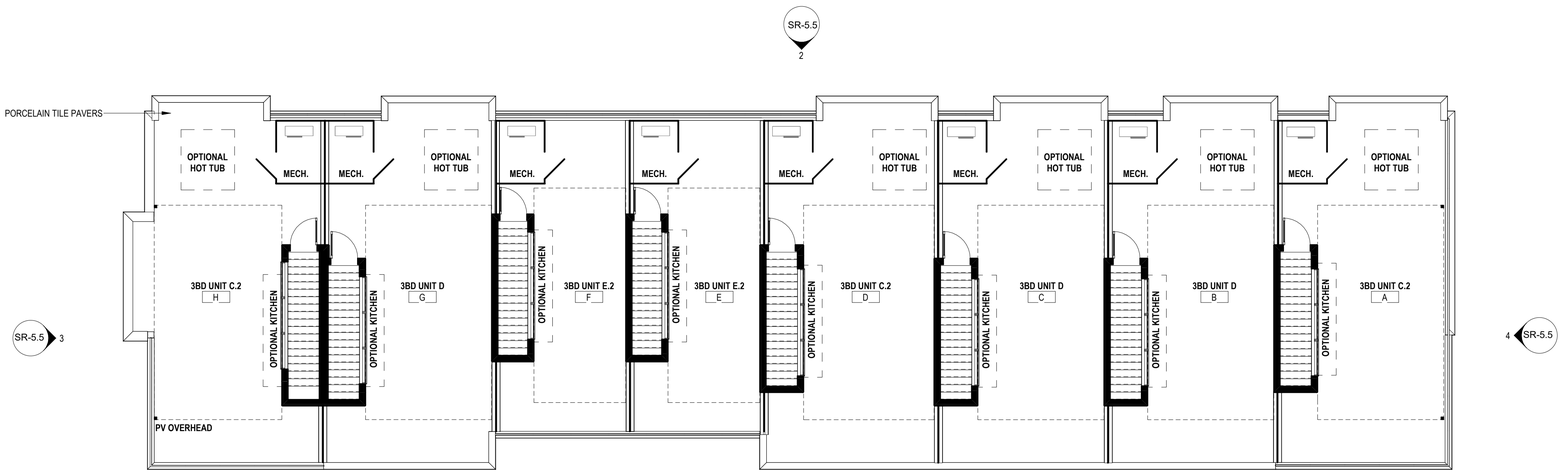
SITE REVIEW
07.24.2024

SHEET No.

SR-5.1

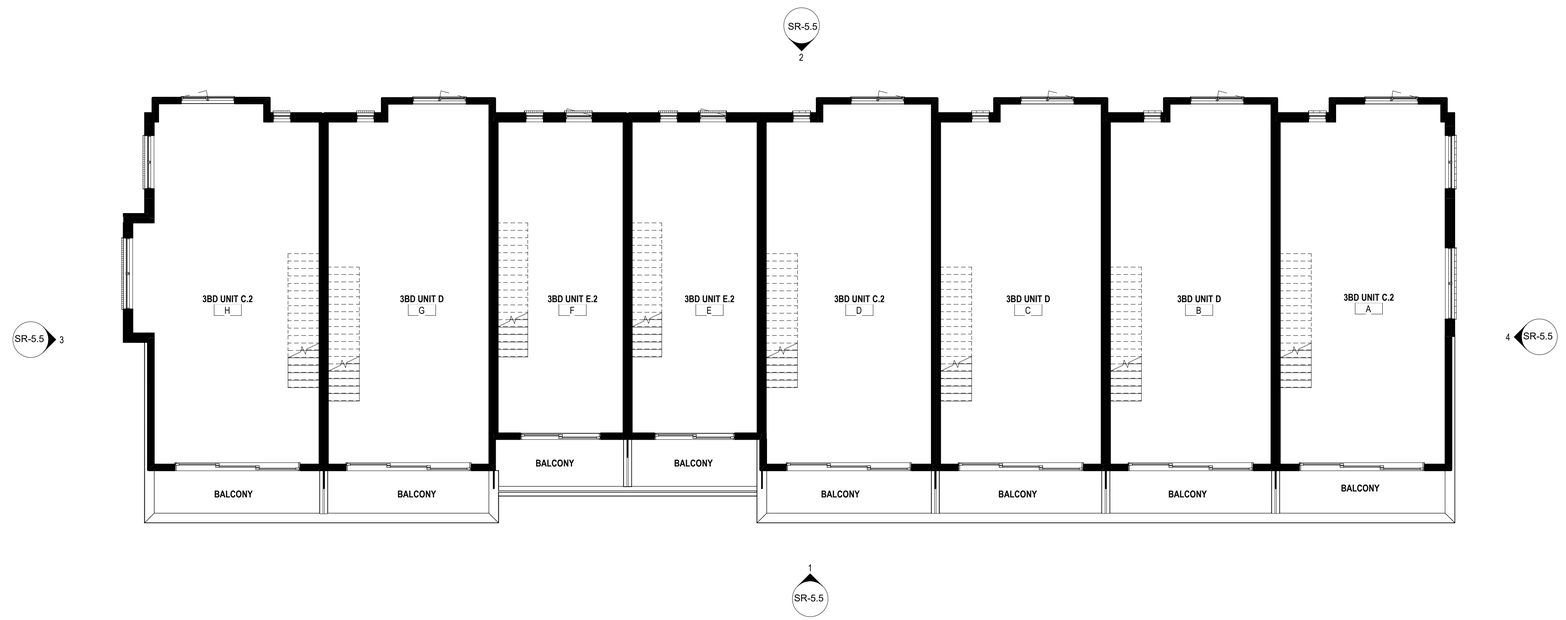
BLDG 5 - FLOOR PLANS

DATE PRINTED: 6/13/2024 3:11:29 PM



2 BUILDING 5 - ROOF DECK

1/8" = 1'-0"



1 BUILDING 5 - LEVEL 3

1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2540 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
07.24.2024

SHEET No.

SR-5.2

BLDG 5 - FLOOR PLANS

DATE PRINTED: 6/13/2024 3:11:31 PM

COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2540 SPRUCE STREET,
BOULDER, CO

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1 BUILDING 5 - ROOF PLAN
1/8" = 1'-0"

PLAN TRUE

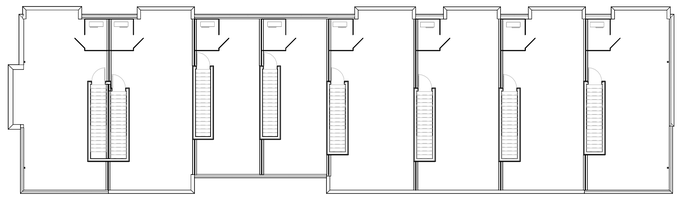
0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

SITE REVIEW
07.24.2024

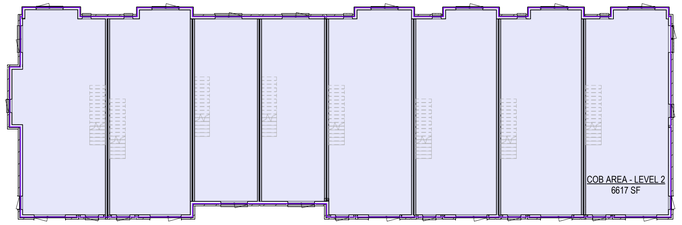
SHEET No.

SR-5.3
BLDG 5 - ROOF PLAN

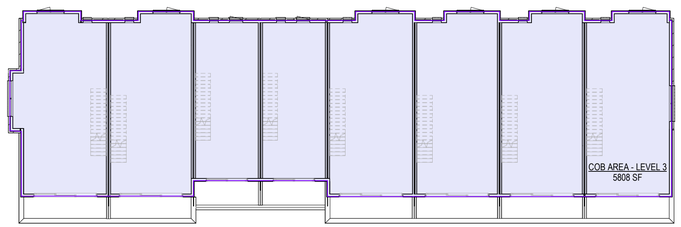
DATE PRINTED: 6/14/2024 9:30:35 AM



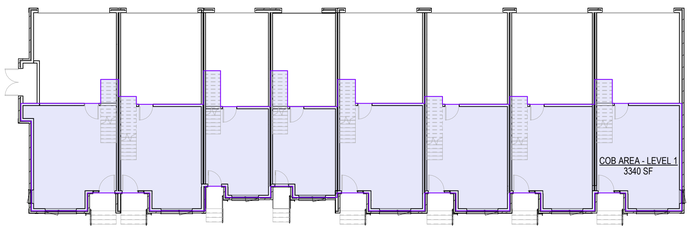
4 BUILDING 5 - ROOF DECK AREA
1/16" = 1'-0"



2 BUILDING 5 - LEVEL 2 AREA
1/16" = 1'-0"



3 BUILDING 5 - LEVEL 3 AREA
1/16" = 1'-0"



1 BUILDING 5 - LEVEL 1 AREA
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE C.2	462 SF
UNIT B - UNIT TYPE D	432 SF
UNIT C - UNIT TYPE D	432 SF
UNIT D - UNIT TYPE C.2	462 SF
UNIT E - UNIT TYPE E.2	323 SF
UNIT F - UNIT TYPE E.2	324 SF
UNIT G - UNIT TYPE D	434 SF
UNIT H - UNIT TYPE C.2	471 SF
LEVEL 1	3340 SF
LEVEL 2	
UNIT A - UNIT TYPE C.2	899 SF
UNIT B - UNIT TYPE D	877 SF
UNIT C - UNIT TYPE D	877 SF
UNIT D - UNIT TYPE C.2	901 SF
UNIT E - UNIT TYPE E.2	628 SF
UNIT F - UNIT TYPE E.2	628 SF
UNIT G - UNIT TYPE D	876 SF
UNIT H - UNIT TYPE C.2	934 SF
LEVEL 2	6617 SF
LEVEL 3	
UNIT A - UNIT TYPE C.2	794 SF
UNIT B - UNIT TYPE D	773 SF
UNIT C - UNIT TYPE D	773 SF
UNIT D - UNIT TYPE C.2	795 SF
UNIT E - UNIT TYPE E.2	538 SF
UNIT F - UNIT TYPE E.2	538 SF
UNIT G - UNIT TYPE D	771 SF
UNIT H - UNIT TYPE C.2	827 SF
LEVEL 3	5808 SF
	15766 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	3340 SF
COB AREA - LEVEL 2	6617 SF
COB AREA - LEVEL 3	5808 SF
COB AREA - ROOF DECK	0 SF
	15766 SF

FLOOR AREA means the total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion therof, which includes stairways, elevators, the portions of all exterior elevatd above grade corridors, balconies, and walkways that are required for primary or secondary egress by Chapter 10-5, "Building Code," B.R.C. 1981, storage and mechanical rooms, whether internal or external to the structure, but excluding an atrium on the interior of a building where no floor exists, a courtyard, the stairway opening at the uppermost floor of a building, and floor area that meets the definition of uninhabitable space.

UNINHABITABLE SPACE means, a room or portion therof that is six feet or less in floor to ceiling height, or a room solely used to house mechanical or electrical equipment that serves the building, including, without limitation, heating, colling, electrical, ventilation and filtration systems, or any parking facility located completely below grade on all sides of the structure regardless of the topography of the site.

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2540 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
07.24.2024

SHEET No.
SR-5.4
BLDG 5 - AREA PLANS

DATE PRINTED: 6/13/2024 3:11:35 PM

4 BUILDING 5 - WEST ELEVATION
1/8" = 1'-0"

3 BUILDING 5 - EAST ELEVATION
1/8" = 1'-0"

2 BUILDING 5 - SOUTH ELEVATION
1/8" = 1'-0"

1 BUILDING 5 - NORTH ELEVATION
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2540 SPRUCE STREET,
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SITE REVIEW
07.24.2024

SHEET No.
SR-5.5
BLDG 5 - ELEVATIONS

DATE PRINTED: 6/13/2024 4:37:31 PM

4 SOUTHEAST PERSPECTIVE

2 NORTHEAST PERSPECTIVE

3 NORTHWEST PERSPECTIVE

1 SOUTHWEST PERSPECTIVE

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2530 SPRUCE STREET,
BOULDER, CO

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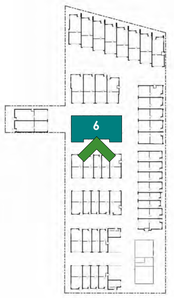


SITE REVIEW
07.24.2024

SHEET No.

SR-6.0

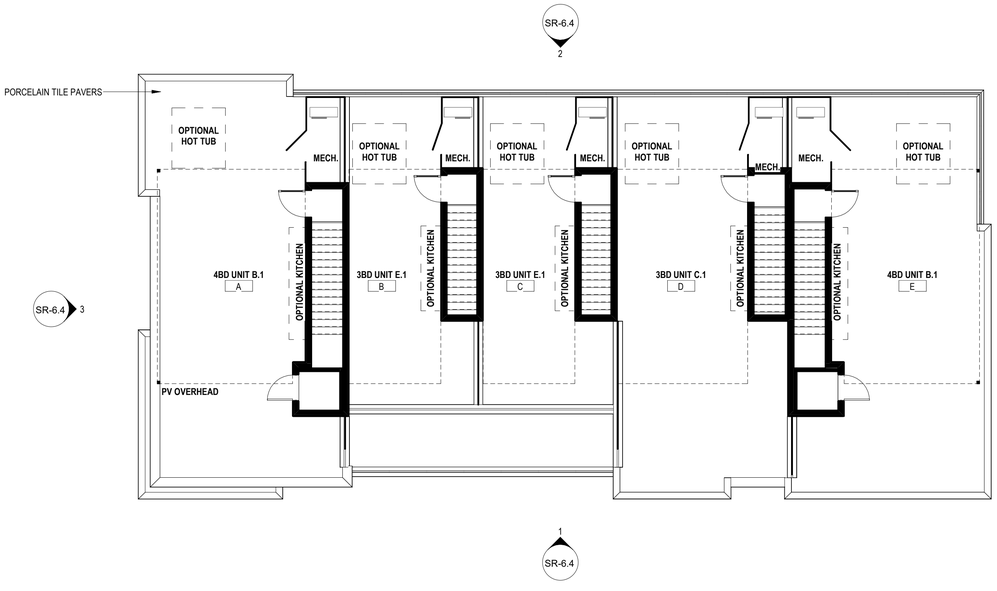
BLDG 6 - PERSPECTIVE

DATE PRINTED: 6/13/2024 2:19:07 PM

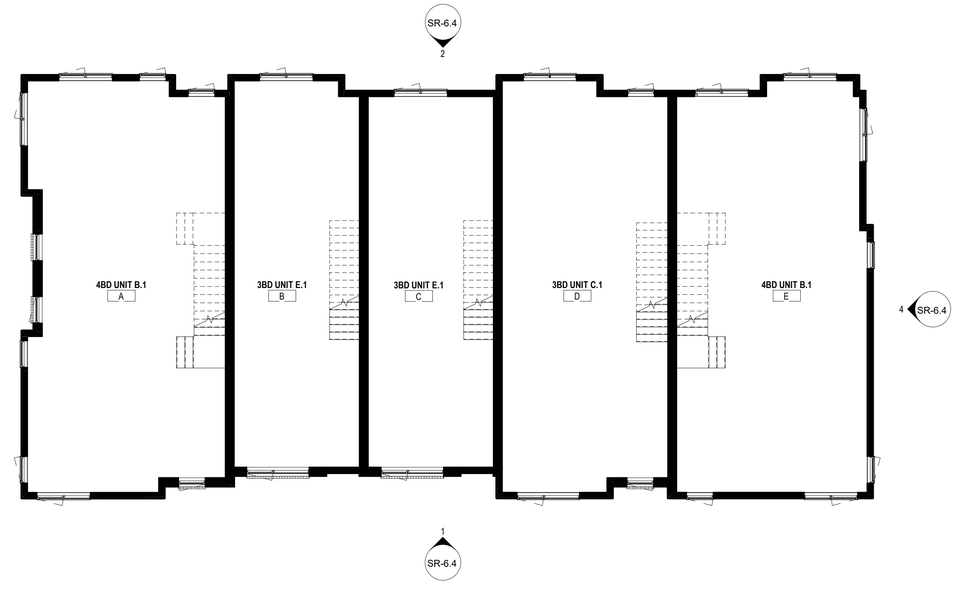
COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

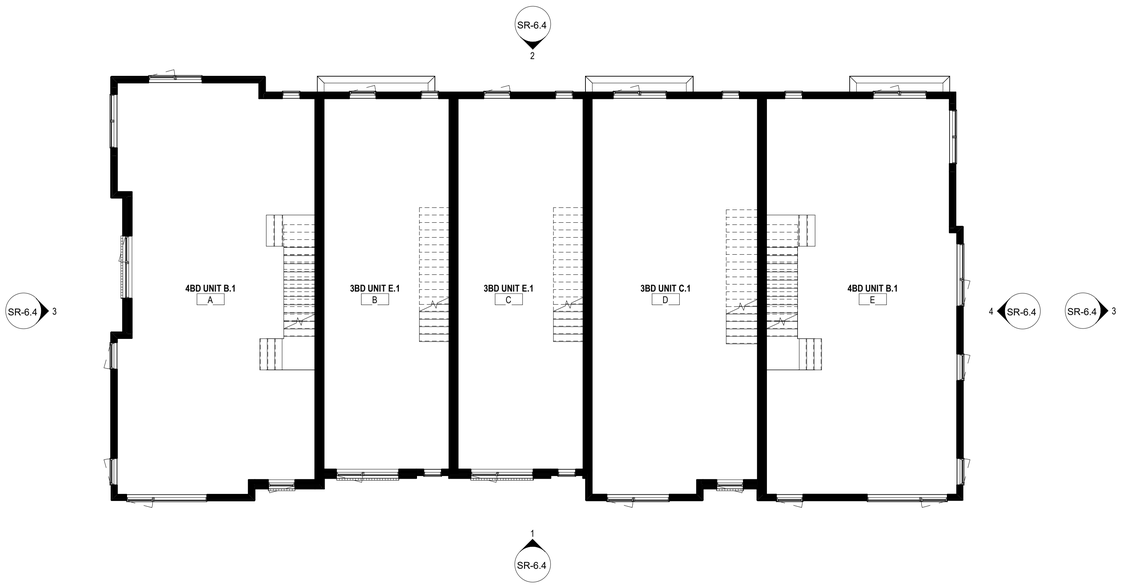
2530 SPRUCE STREET,
BOULDER, CO



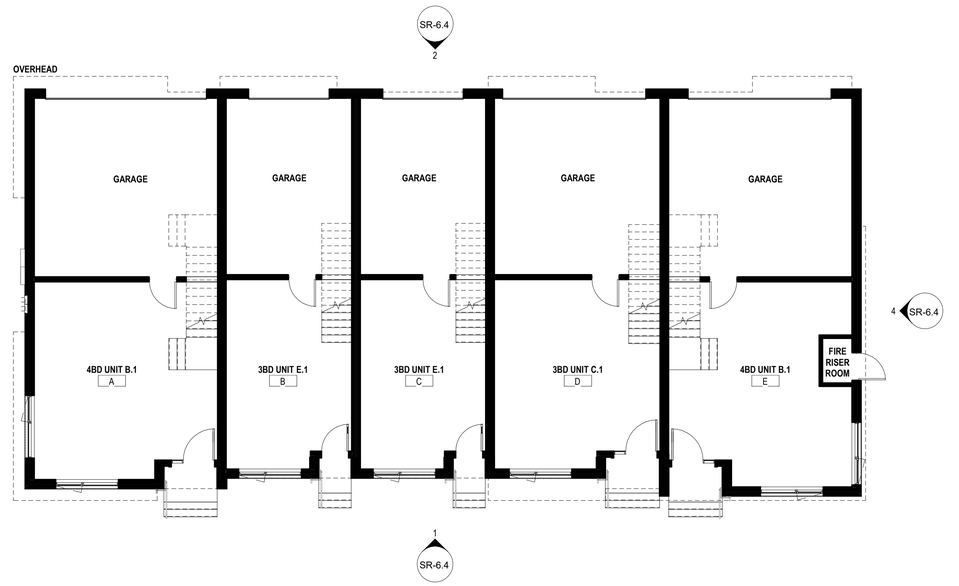
4 BUILDING 6 - ROOF DECK
1/8" = 1'-0"



2 BUILDING 6 - LEVEL 2
1/8" = 1'-0"



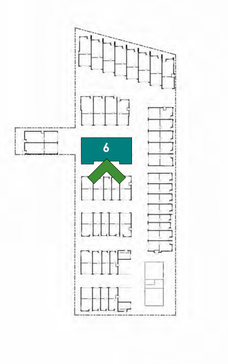
3 BUILDING 6 - LEVEL 3
1/8" = 1'-0"



1 BUILDING 6 - LEVEL 1
1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



SITE REVIEW
07.24.2024

SHEET No.
SR-6.1
BLDG 6 - FLOOR PLANS

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DATE PRINTED: 6/13/2024 3:17:38 PM

COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2530 SPRUCE STREET,
BOULDER, CO

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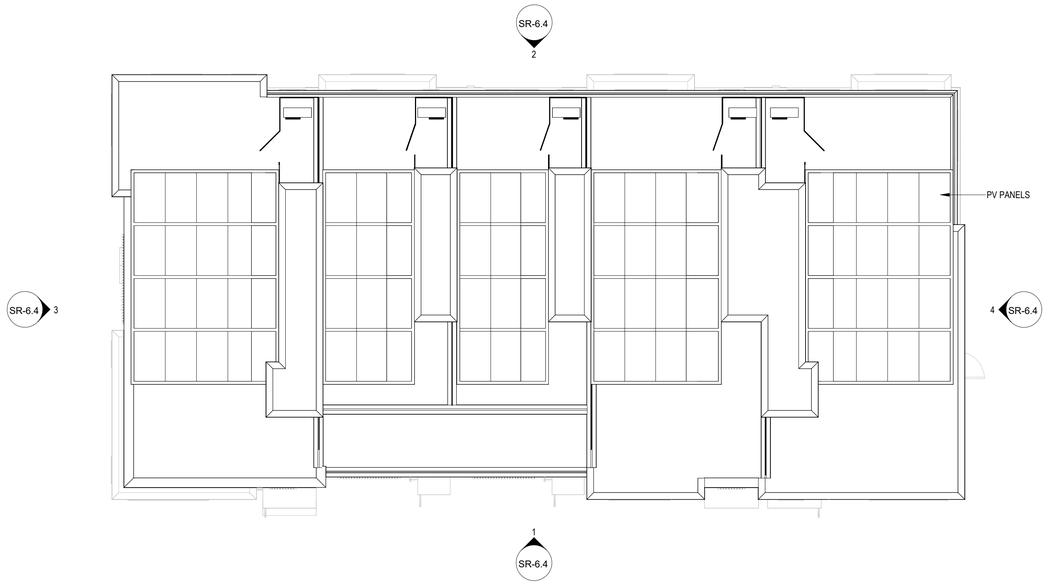


1 BUILDING 6 - ROOF PLAN
1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

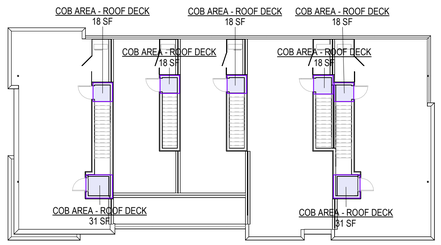
SITE REVIEW
07.24.2024

SHEET No.

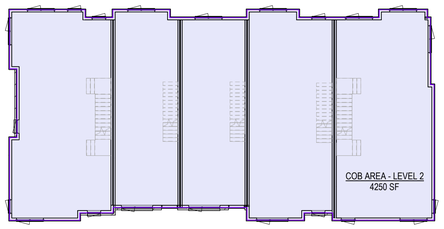
SR-6.2

BLDG 6 - ROOF PLAN

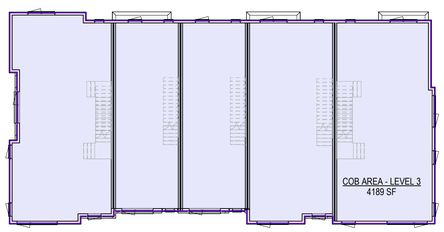
DATE PRINTED: 6/13/2024 3:17:40 PM



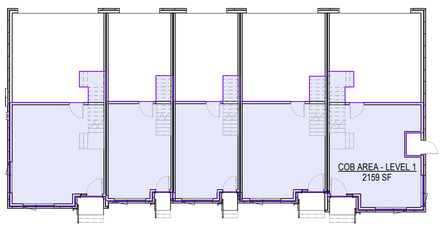
4 BUILDING 6 - ROOF DECK AREA
1/16" = 1'-0"



2 BUILDING 6 - LEVEL 2 AREA
1/16" = 1'-0"



3 BUILDING 6 - LEVEL 3 AREA
1/16" = 1'-0"



1 BUILDING 6 - LEVEL 1 AREA
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE B.1	516 SF
UNIT B - UNIT TYPE E.1	347 SF
UNIT C - UNIT TYPE E.1	346 SF
UNIT D - UNIT TYPE C.2	441 SF
UNIT E - UNIT TYPE B.1	509 SF
LEVEL 1	2159 SF
LEVEL 2	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE E.1	660 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE C.2	893 SF
UNIT E - UNIT TYPE B.1	1019 SF
LEVEL 2	4250 SF
LEVEL 3	
UNIT A - UNIT TYPE B.1	1042 SF
UNIT B - UNIT TYPE E.1	638 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE C.2	873 SF
UNIT E - UNIT TYPE B.1	1000 SF
LEVEL 3	4189 SF
T.O. ROOF DECK	
UNIT A - UNIT TYPE B.1	49 SF
UNIT B - UNIT TYPE E.1	18 SF
UNIT C - UNIT TYPE E.1	18 SF
UNIT D - UNIT TYPE C.2	18 SF
UNIT E - UNIT TYPE B.1	49 SF
T.O. ROOF DECK	151 SF
	10750 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	2159 SF
COB AREA - LEVEL 2	4250 SF
COB AREA - LEVEL 3	4189 SF
COB AREA - ROOF DECK	151 SF
	10750 SF

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PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2530 SPRUCE STREET,
BOULDER, CO

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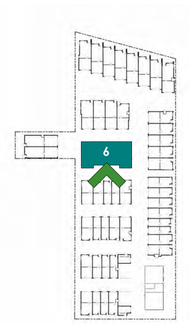

SITE REVIEW
07.24.2024

SHEET No.
SR-6.3
BLDG 6 - AREA PLANS

DATE PRINTED: 6/13/2024 3:17:42 PM

4 BUILDING 6 - NORTH ELEVATION
1/8" = 1'-0"

2 BUILDING 6 - WEST ELEVATION
1/8" = 1'-0"

3 BUILDING 6 - SOUTH ELEVATION
1/8" = 1'-0"

1 BUILDING 6 - EAST ELEVATION
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN
ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2530 SPRUCE STREET,
BOULDER, CO

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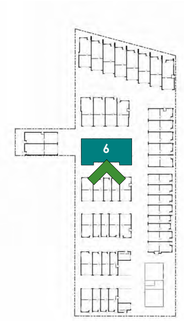

SITE REVIEW
07.24.2024

SHEET No.
SR-6.4
BLDG 6 - ELEVATIONS

DATE PRINTED: 6/13/2024 3:17:50 PM

4 NORTHWEST PERSPECTIVE

2 SOUTHWEST PERSPECTIVE

3 SOUTHEAST PERSPECTIVE

1 NORTHEAST PERSPECTIVE

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2520 SPRUCE STREET,
BOULDER, CO

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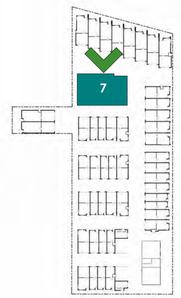


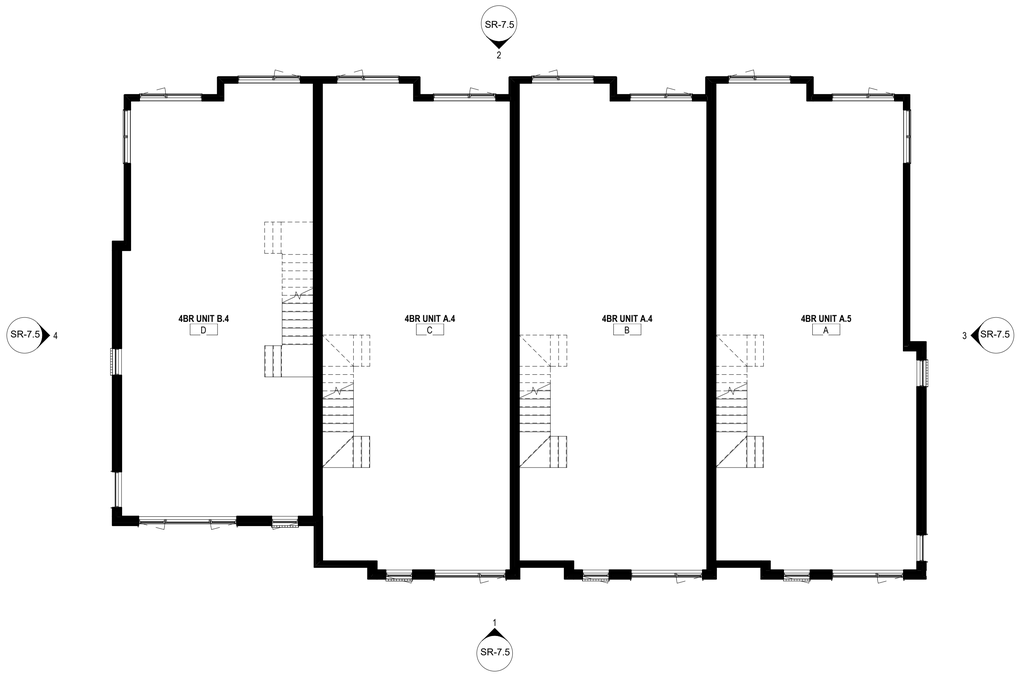
SITE REVIEW
07.24.2024

SHEET No.

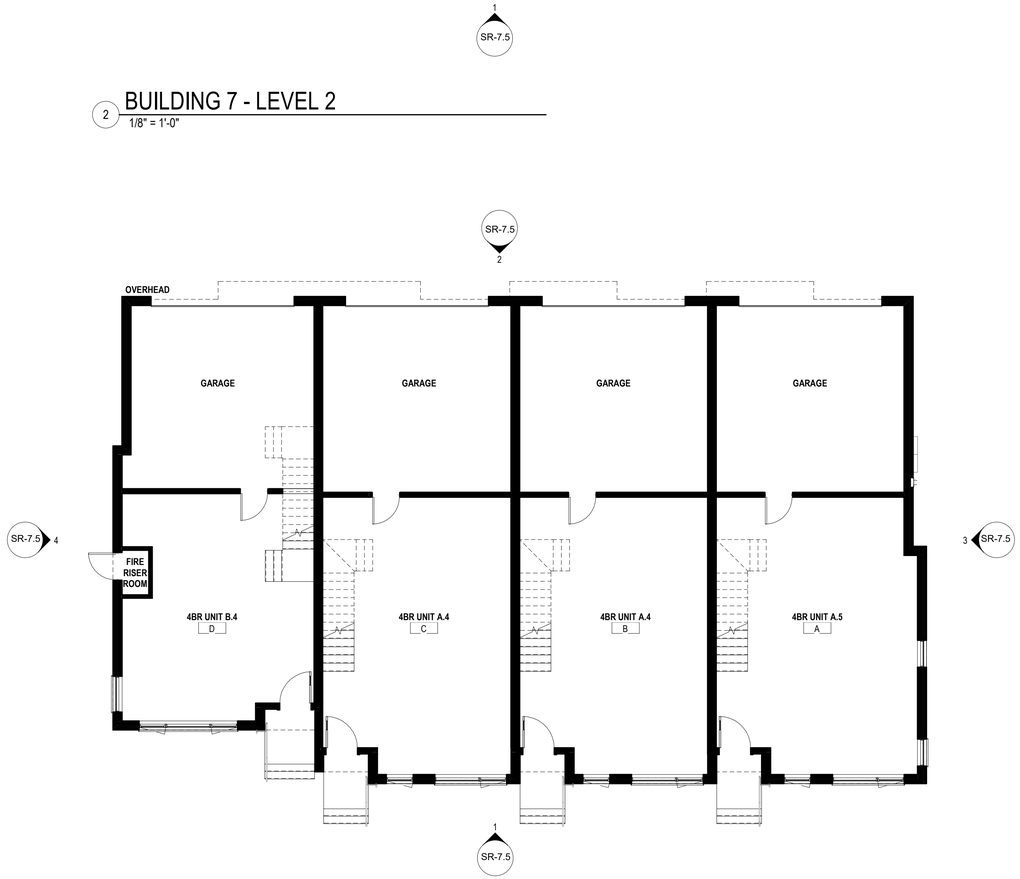
SR-7.0

BLDG 7 - PERSPECTIVE

DATE PRINTED: 6/13/2024 1:54:25 PM



2 BUILDING 7 - LEVEL 2
1/8" = 1'-0"



1 BUILDING 7 - LEVEL 1
1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2520 SPRUCE STREET,
BOULDER, CO

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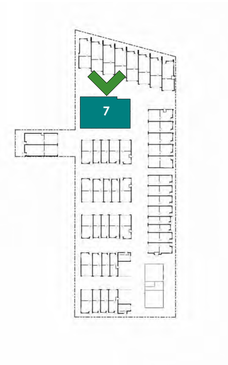


SITE REVIEW
07.24.2024

SHEET No.

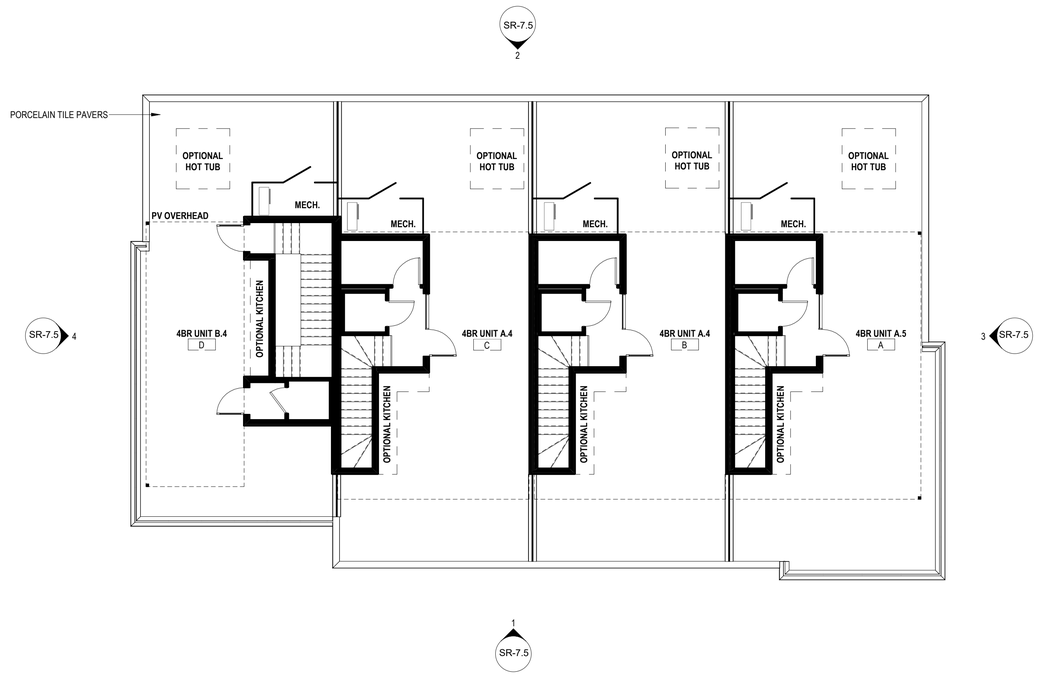
SR-7.1

BLDG 7 - FLOOR PLANS

PLAN TRUE

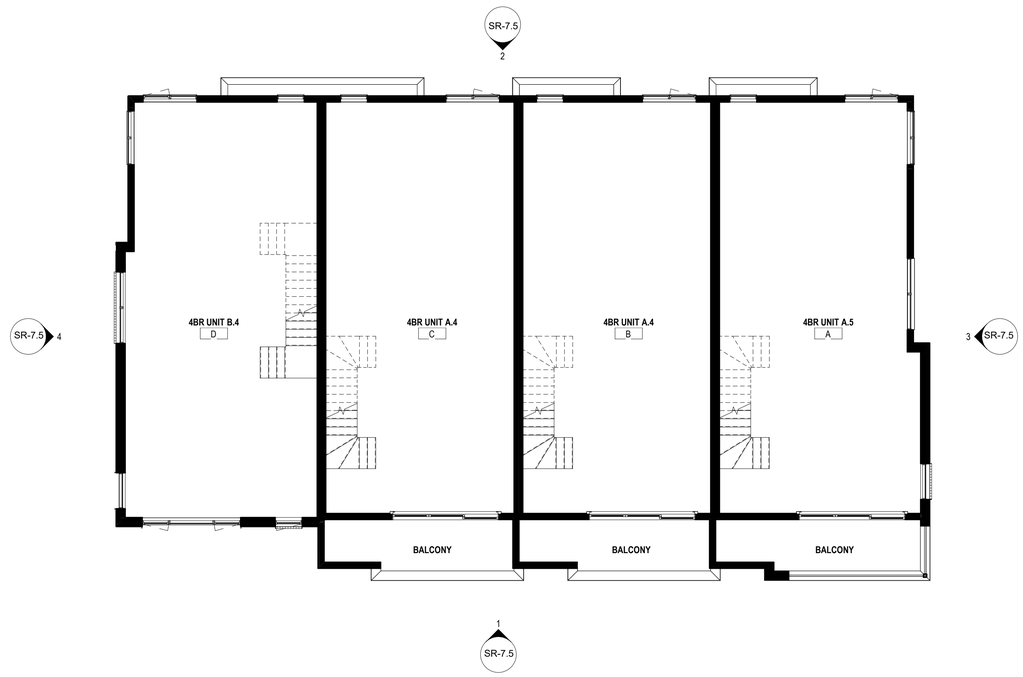
0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

DATE PRINTED: 6/13/2024 3:20:22 PM



2 BUILDING 7 - ROOF DECK

1/8" = 1'-0"



1 BUILDING 7 - LEVEL 3

1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2520 SPRUCE STREET,
BOULDER, CO

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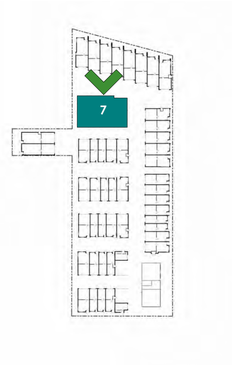

SITE REVIEW
07.24.2024

SHEET No.

SR-7.2

BLDG 7 - FLOOR PLANS

DATE PRINTED: 6/13/2024 3:20:24 PM

COBURN
ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2520 SPRUCE STREET,
BOULDER, CO

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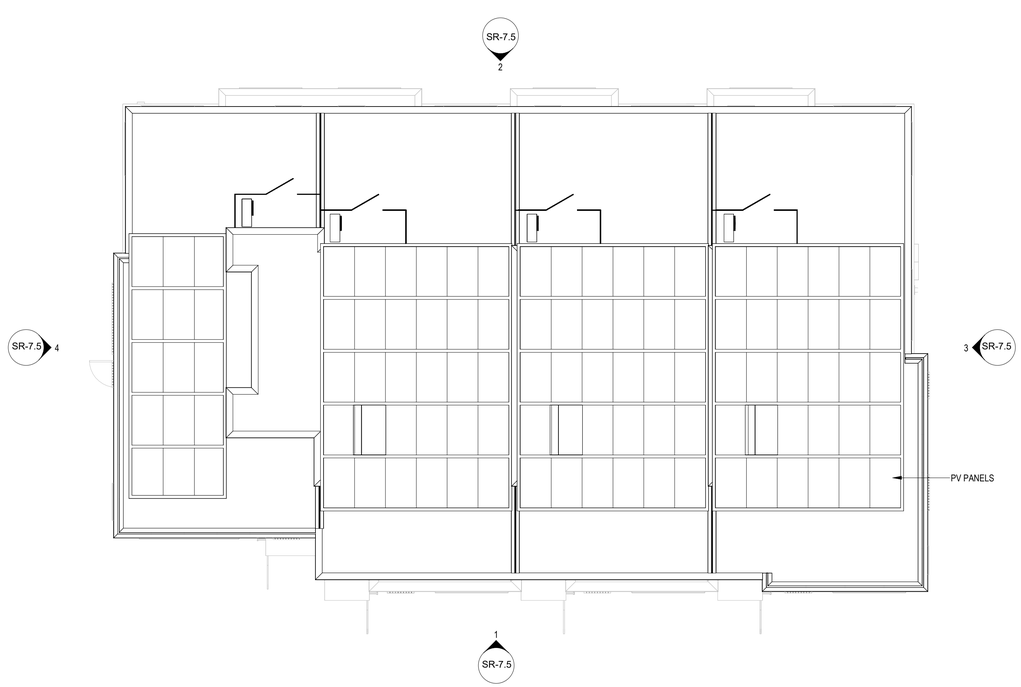
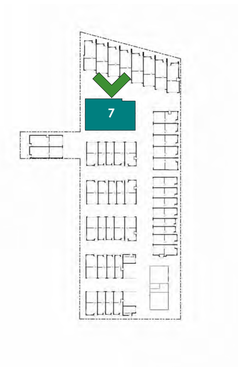


1 BUILDING 7 - ROOF PLAN
1/8" = 1'-0"



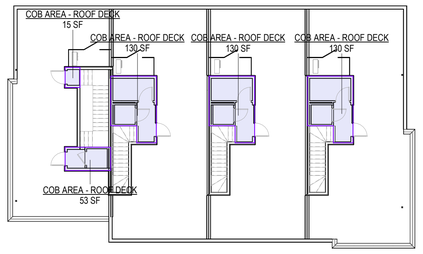
SITE REVIEW
07.24.2024

SHEET No.
SR-7.3
BLDG 7 - ROOF PLAN

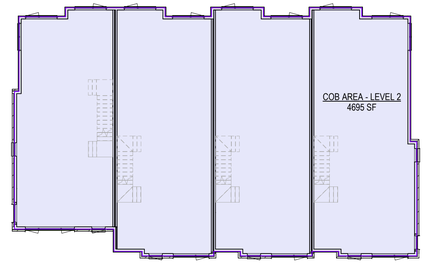
PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

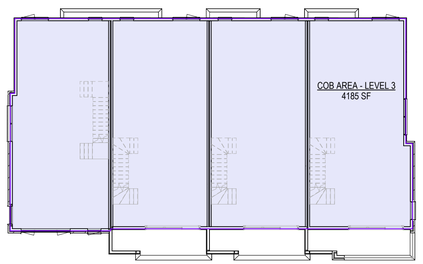
DATE PRINTED: 6/13/2024 3:20:25 PM



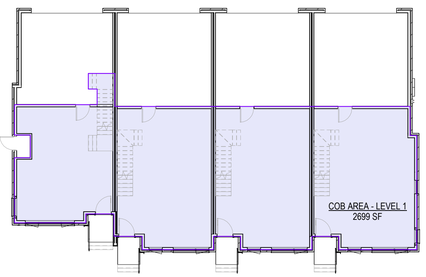
4 BUILDING 7 - ROOF DECK AREA PLAN
1/16" = 1'-0"



2 BUILDING 7 - LEVEL 2 AREA PLAN
1/16" = 1'-0"



3 BUILDING 7 - LEVEL 3 AREA PLAN
1/16" = 1'-0"



1 BUILDING 7 - LEVEL 1 AREA PLAN
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE A.5	725 SF
UNIT B - UNIT TYPE A.4	687 SF
UNIT C - UNIT TYPE A.4	689 SF
UNIT D - UNIT TYPE B.4	598 SF
LEVEL 1	2699 SF
LEVEL 2	
UNIT A - UNIT TYPE A.5	1233 SF
UNIT B - UNIT TYPE A.4	1194 SF
UNIT C - UNIT TYPE A.4	1196 SF
UNIT D - UNIT TYPE B.4	1073 SF
LEVEL 2	4695 SF
LEVEL 3	
UNIT A - UNIT TYPE A.5	1064 SF
UNIT B - UNIT TYPE A.4	1035 SF
UNIT C - UNIT TYPE A.4	1036 SF
UNIT D - UNIT TYPE B.4	1050 SF
LEVEL 3	4185 SF
T.O. ROOF	
UNIT A - UNIT TYPE A.5	130 SF
UNIT B - UNIT TYPE A.4	130 SF
UNIT C - UNIT TYPE A.4	130 SF
UNIT D - UNIT TYPE B.4	69 SF
T.O. ROOF	459 SF
	12038 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	2699 SF
COB AREA - LEVEL 2	4695 SF
COB AREA - LEVEL 3	4185 SF
COB AREA - ROOF DECK	459 SF
	12038 SF

FLOOR AREA means the total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion therof, which includes stairways, elevators, the portions of all exterior elevatd above grade corridors, balconies, and walkways that are required for primary or secondary egress by Chapter 10-5, "Building Code," B.R.C. 1981, storage and mechanical rooms, whether internal or external to the structure, but excluding an atrium on the interior of a building where no floor exists, a courtyard, the stairway opening at the uppermost floor of a building, and floor area that meets the definition of uninhabitable space.

UNINHABITABLE SPACE means, a room or portion therof that is six feet or less in floor to ceiling height, or a room solely used to house mechanical or electrical equipment that serves the building, including, without limitation, heating, colling, electrical, ventilation and filtration systems, or any parking facility located completely below grade on all sides of the structure regardless of the topography of the site.

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2520 SPRUCE STREET,
BOULDER, CO

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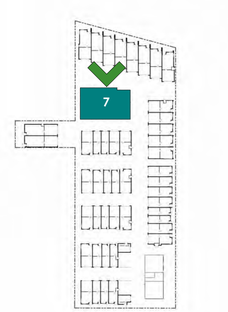

SITE REVIEW
07.24.2024

SHEET No.
SR-7.4
BLDG 7 - AREA PLANS

DATE PRINTED: 6/13/2024 3:20:27 PM

4 BUILDING 7 - NORTH ELEVATION
1/8" = 1'-0"

2 BUILDING 7 - EAST ELEVATION
1/8" = 1'-0"

3 BUILDING 7 - SOUTH ELEVATION
1/8" = 1'-0"

1 BUILDING 7 - WEST ELEVATION
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN
ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

PROJECT ADDRESS
2520 SPRUCE STREET, BOULDER, CO

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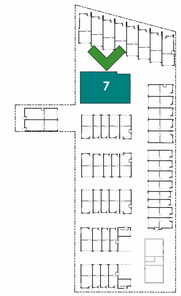

SITE REVIEW
07.24.2024

SHEET No.
SR-7.5
BLDG 7 - ELEVATIONS

DATE PRINTED: 9/12/2024 11:18:34 AM

4 NORTHEAST PERSPECTIVE

2 NORTHWEST PERSPECTIVE

3 SOUTHWEST PERSPECTIVE

1 SOUTHEAST PERSPECTIVE

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2510 SPRUCE STREET,
BOULDER, CO

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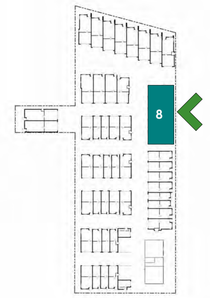


SITE REVIEW
07.24.2024

SHEET No.

SR-8.0

BLDG 8 - PERSPECTIVE

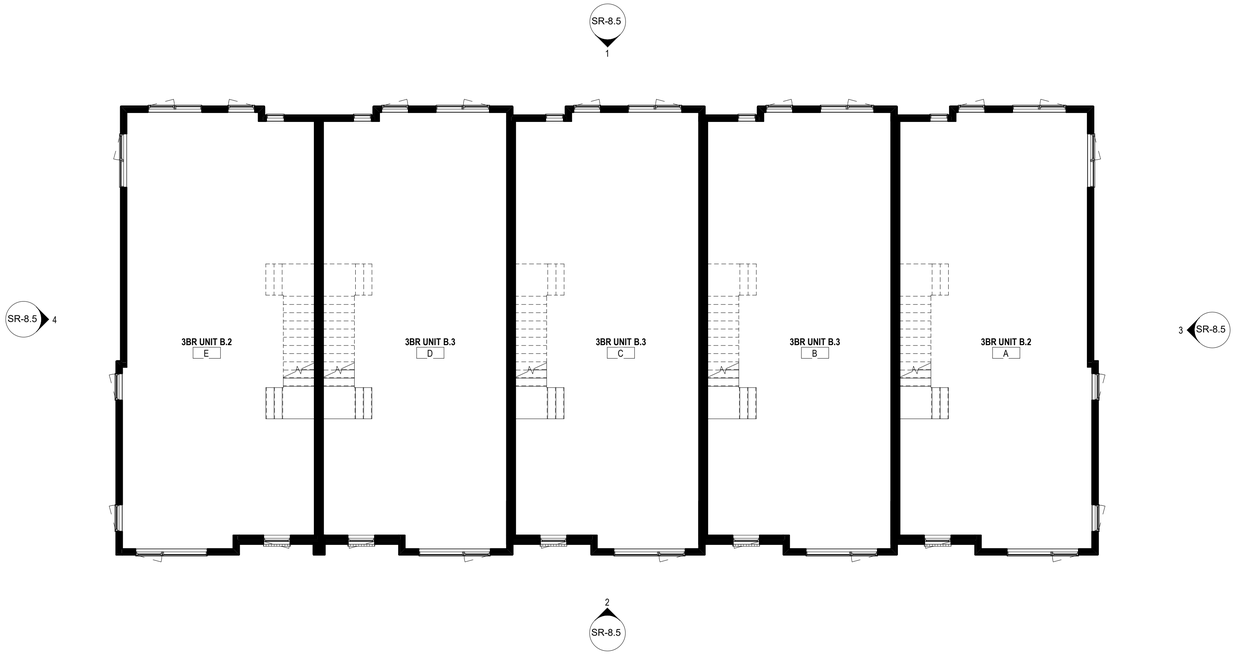
DATE PRINTED: 6/13/2024 1:42:42 PM

COBURN
ARCHITECTURE

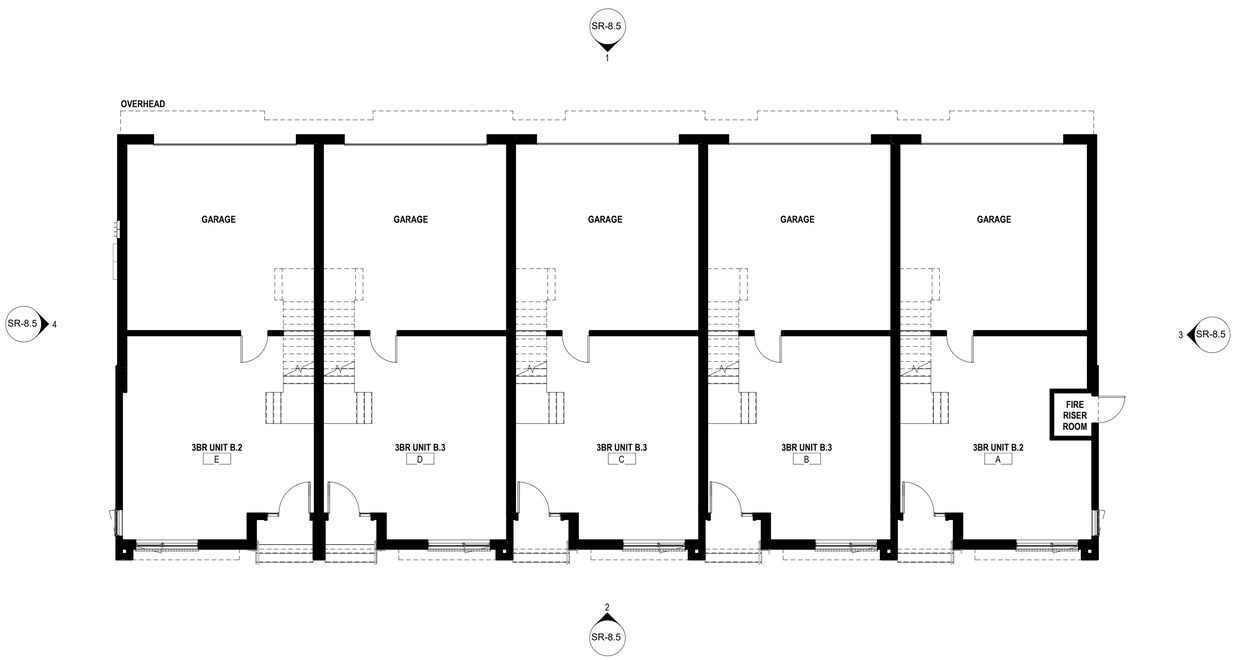
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

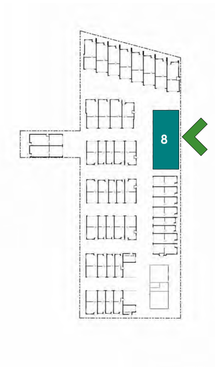
2510 SPRUCE STREET,
BOULDER, CO



2 BUILDING 8 - LEVEL 2
1/8" = 1'-0"



1 BUILDING 8 - LEVEL 1
1/8" = 1'-0"



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SITE REVIEW
07.24.2024

SHEET No.

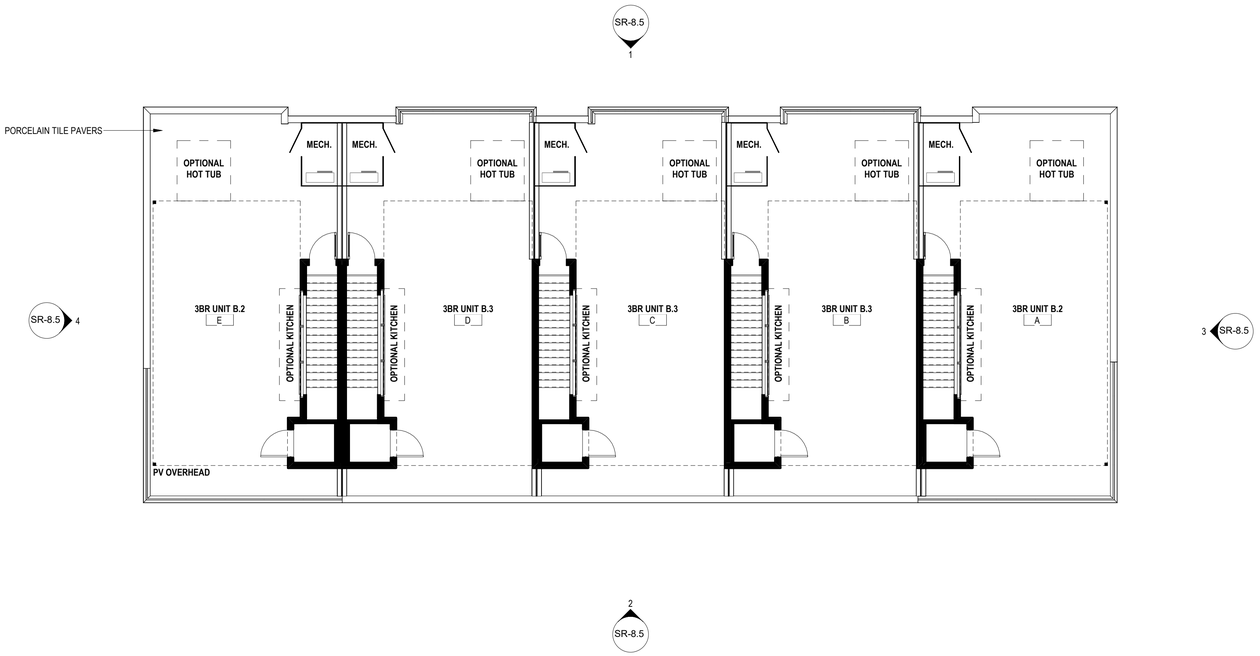
SR-8.1

BLDG 8 - FLOOR PLANS

PLAN TRUE

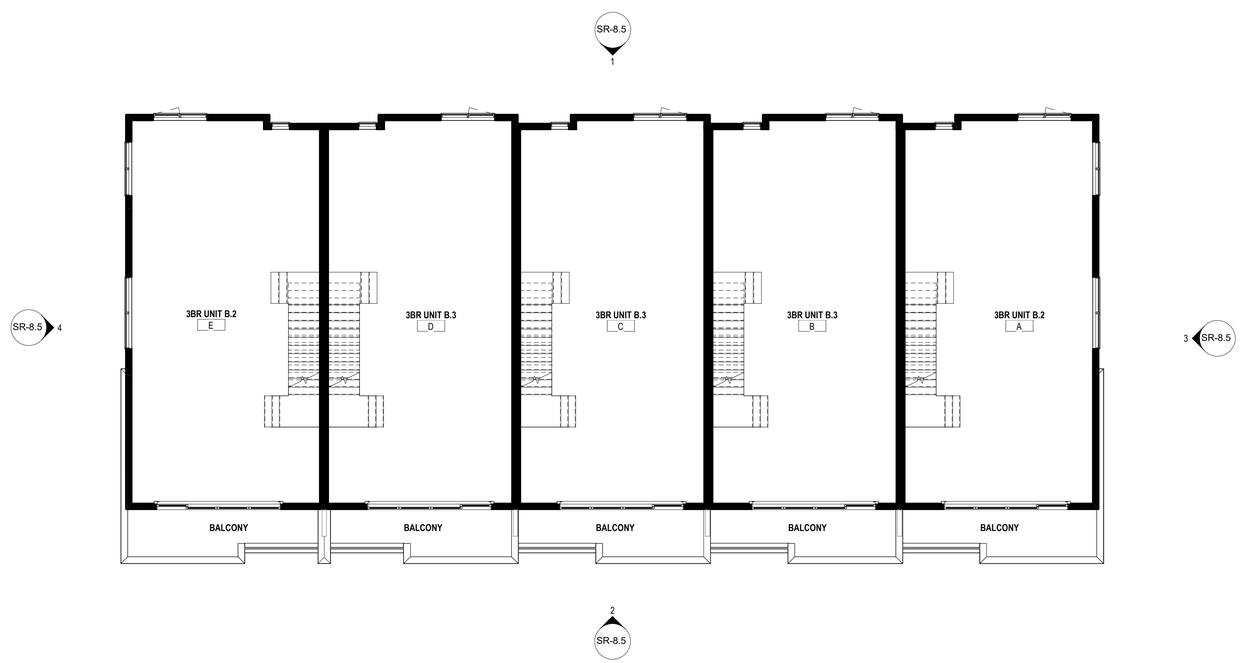
0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

DATE PRINTED: 6/13/2024 3:23:19 PM



2 BUILDING 8 - ROOF DECK

1/8" = 1'-0"



1 BUILDING 8 - LEVEL 3

1/8" = 1'-0"

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2510 SPRUCE STREET,
BOULDER, CO

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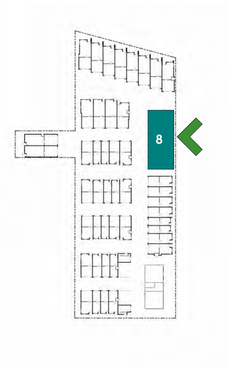

SITE REVIEW
07.24.2024

SHEET No.

SR-8.2

BLDG 8 - FLOOR PLANS

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

DATE PRINTED: 6/13/2024 3:23:21 PM

COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

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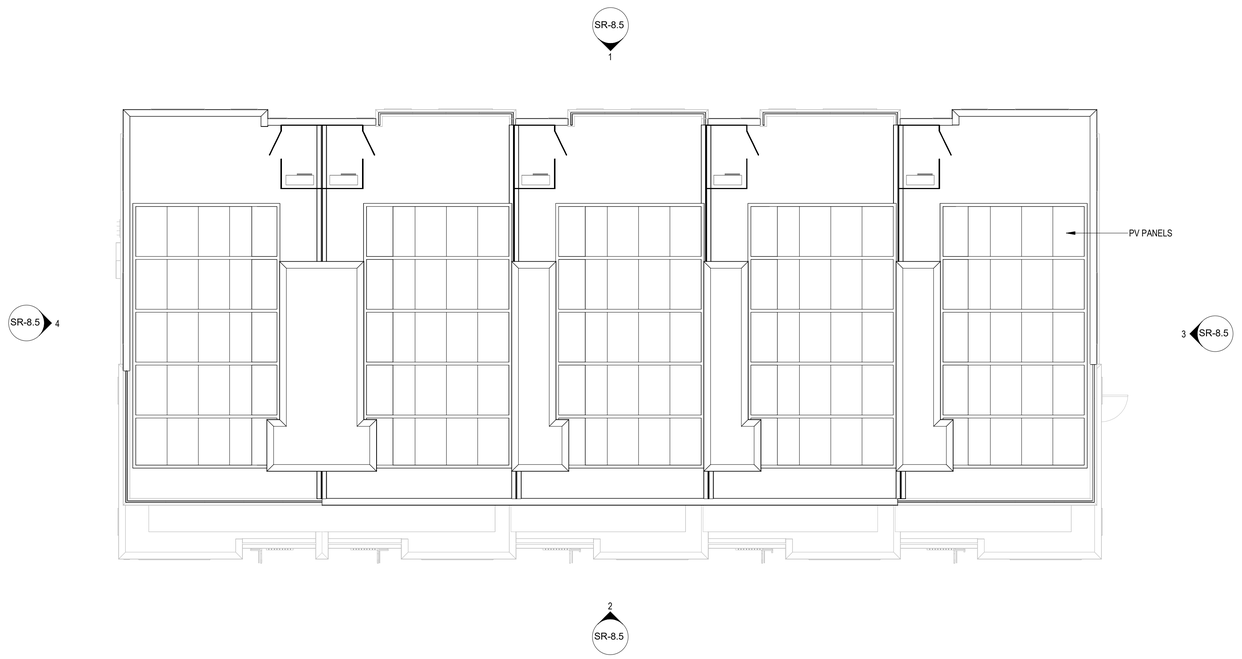
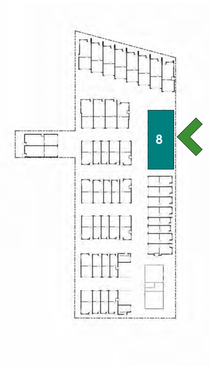


1 BUILDING 8 - ROOF PLAN
1/8" = 1'-0"



SITE REVIEW
07.24.2024

SHEET No.

SR-8.3

BLDG 8 - ROOF PLAN

PLAN TRUE

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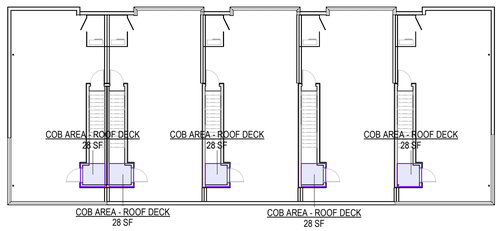
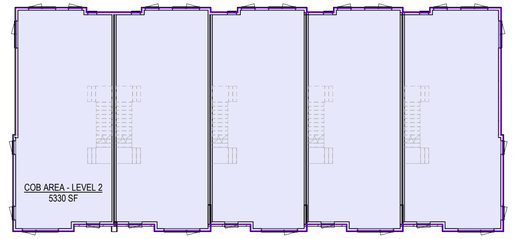
SCALE: 1/8" = 1'-0"

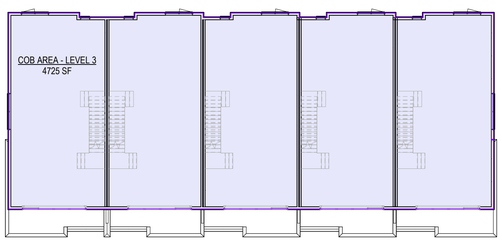
DATE PRINTED: 6/13/2024 3:23:22 PM



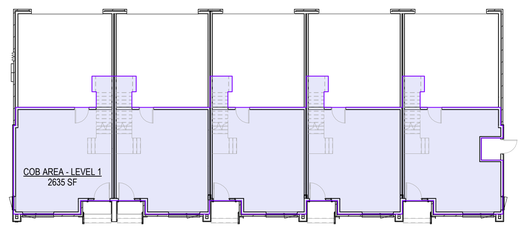
4 BUILDING 8 - ROOF DECK AREA
1/16" = 1'-0"



2 BUILDING 8 - LEVEL 2 AREA
1/16" = 1'-0"



3 BUILDING 8 - LEVEL 3 AREA
1/16" = 1'-0"



1 BUILDING 8 - LEVEL 1 AREA
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE B.2	521 SF
UNIT B - UNIT TYPE B.3	523 SF
UNIT C - UNIT TYPE B.3	523 SF
UNIT D - UNIT TYPE B.3	523 SF
UNIT E - UNIT TYPE B.2	544 SF
LEVEL 1	2635 SF
LEVEL 2	
UNIT A - UNIT TYPE B.2	1087 SF
UNIT B - UNIT TYPE B.3	1051 SF
UNIT C - UNIT TYPE B.3	1052 SF
UNIT D - UNIT TYPE B.3	1052 SF
UNIT E - UNIT TYPE B.2	1088 SF
LEVEL 2	5330 SF
LEVEL 3	
UNIT A - UNIT TYPE B.2	958 SF
UNIT B - UNIT TYPE B.3	936 SF
UNIT C - UNIT TYPE B.3	936 SF
UNIT D - UNIT TYPE B.3	936 SF
UNIT E - UNIT TYPE B.2	959 SF
LEVEL 3	4725 SF
T.O. ROOF	
UNIT A - UNIT TYPE B.2	28 SF
UNIT B - UNIT TYPE B.3	28 SF
UNIT C - UNIT TYPE B.3	28 SF
UNIT D - UNIT TYPE B.3	28 SF
UNIT E - UNIT TYPE B.2	28 SF
T.O. ROOF	141 SF
	12831 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	2635 SF
COB AREA - LEVEL 2	5330 SF
COB AREA - LEVEL 3	4725 SF
COB AREA - ROOF DECK	141 SF
	12831 SF

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PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2510 SPRUCE STREET,
BOULDER, CO

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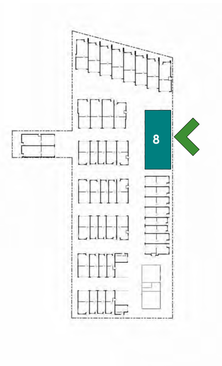

SITE REVIEW
07.24.2024

SHEET No.
SR-8.4
BLDG 8 - AREA PLANS

DATE PRINTED: 6/13/2024 3:23:24 PM

4 BUILDING 8 - EAST ELEVATION
1/8" = 1'-0"

2 BUILDING 8 - NORTH ELEVATION
1/8" = 1'-0"

3 BUILDING 8 - WEST ELEVATION
1/8" = 1'-0"

1 BUILDING 8 - SOUTH ELEVATION
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2510 SPRUCE STREET,
BOULDER, CO

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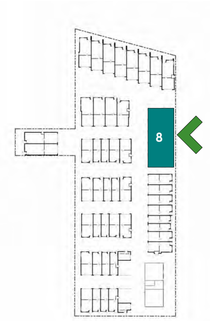

SITE REVIEW
07.24.2024

SHEET No.
SR-8.5
BLDG 8 - ELEVATIONS

DATE PRINTED: 6/13/2024 3:23:34 PM

4 NORTHWEST PERSPECTIVE

2 SOUTHWEST PERSPECTIVE

3 SOUTHEAST PERSPECTIVE

1 NORTHEAST PERSPECTIVE

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2050 FOLSOM STREET,
BOULDER, CO

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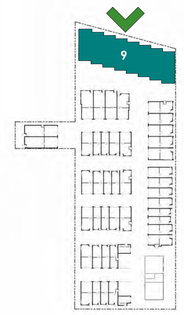


SITE REVIEW
07.24.2024

SHEET No.

SR-9.0

BLDG 9 - PERSPECTIVE

DATE PRINTED: 6/13/2024 1:37:14 PM

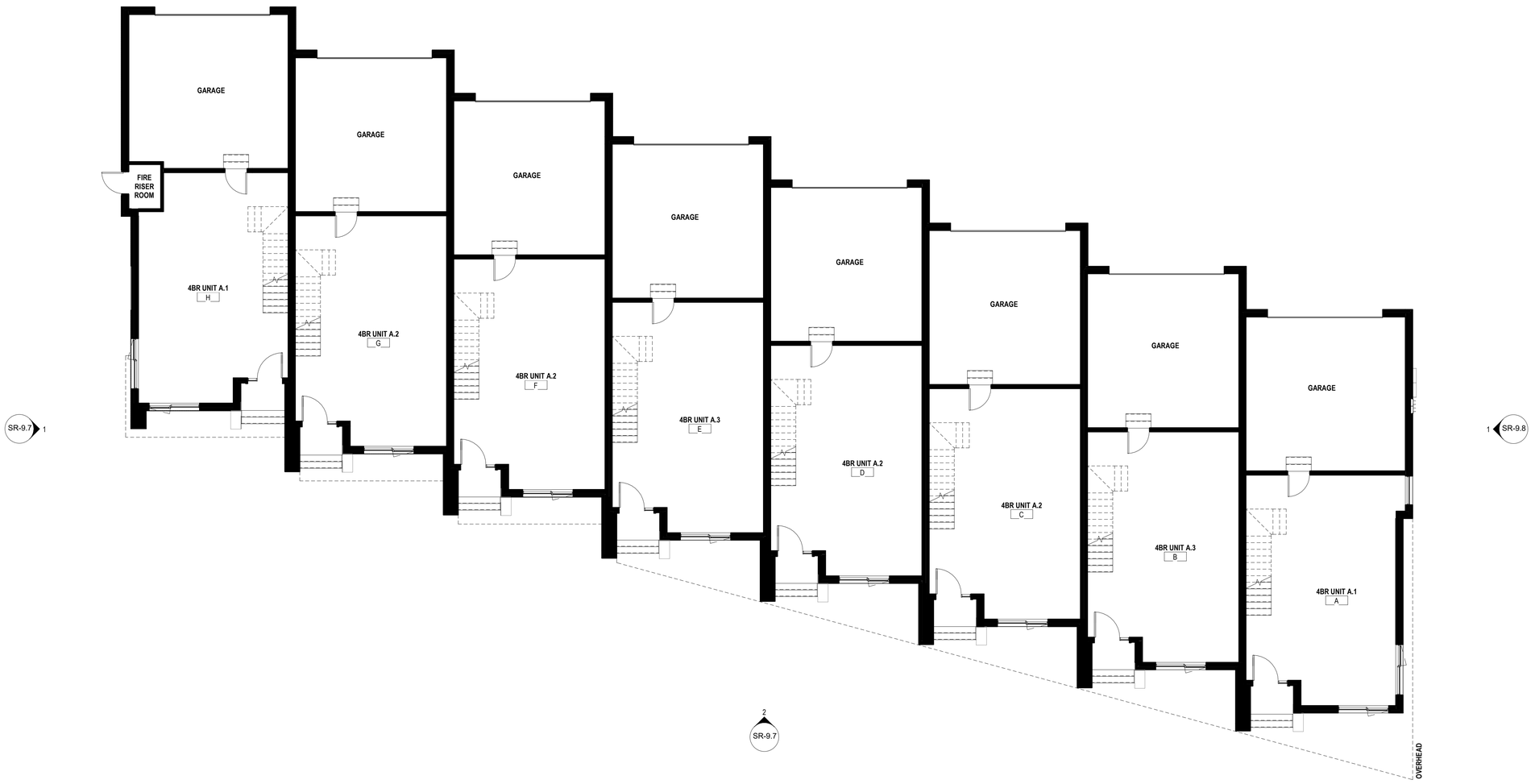
COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2050 FOLSOM STREET,
BOULDER, CO

SR-9.8
2



SR-9.7 1

1 SR-9.8

2
SR-9.7

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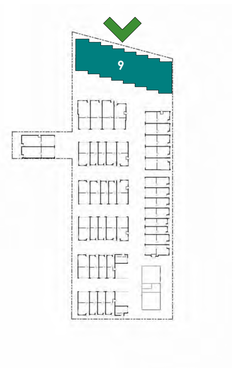


SITE REVIEW
07.24.2024

SHEET No.

SR-9.1

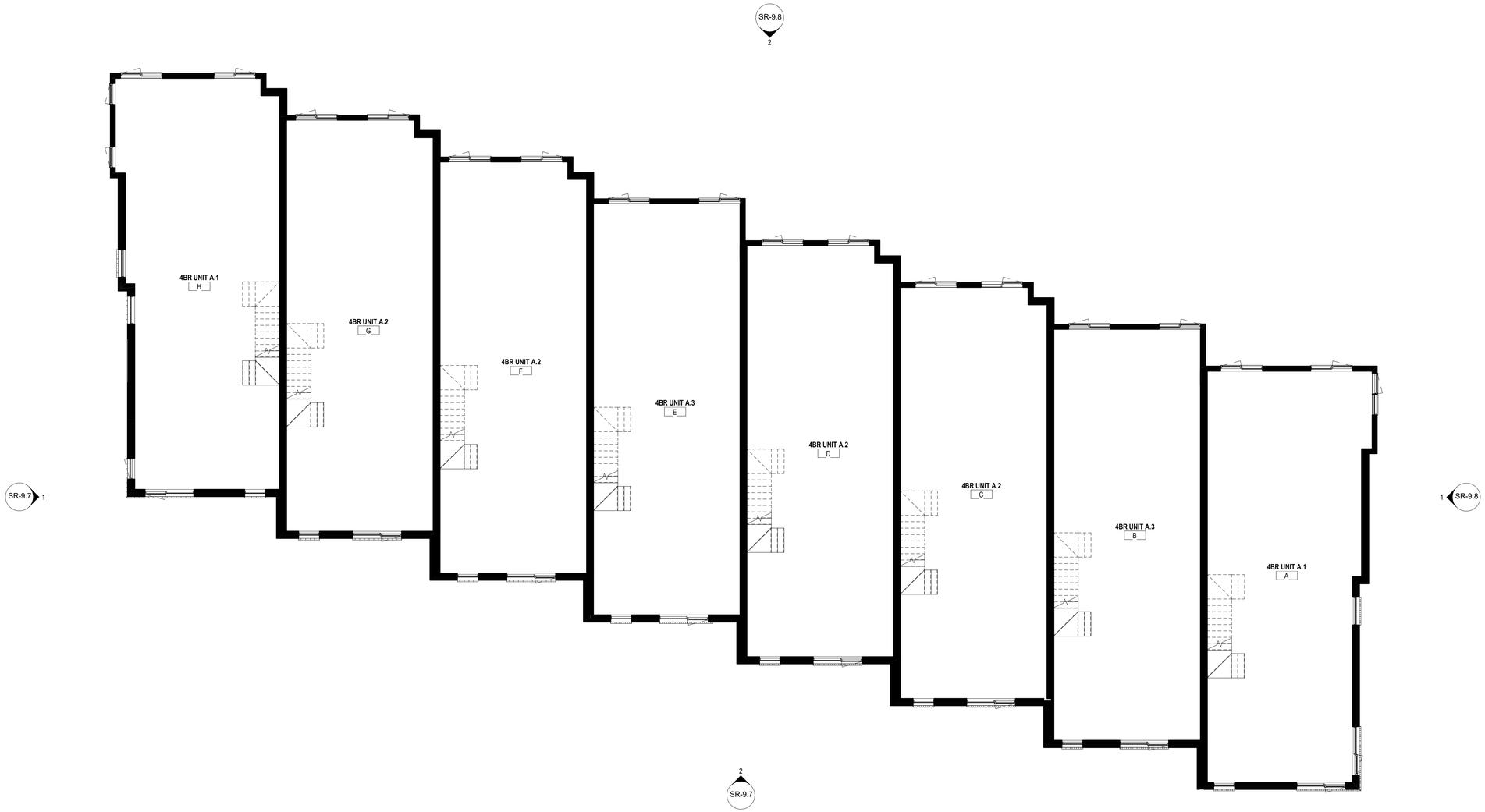
BLDG 9 - LEVEL 1

1 BUILDING 9 - LEVEL 1
1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

DATE PRINTED: 6/13/2024 3:27:42 PM



1 BUILDING 9 - LEVEL 2
1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2050 FOLSOM STREET,
BOULDER, CO

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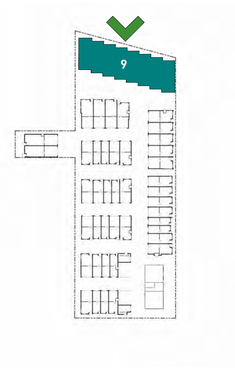

SITE REVIEW
07.24.2024

SHEET No.
SR-9.2
BLDG 9 - LEVEL 2

DATE PRINTED: 6/13/2024 3:27:44 PM

1 BUILDING 9 - LEVEL 3
1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2050 FOLSOM STREET,
BOULDER, CO

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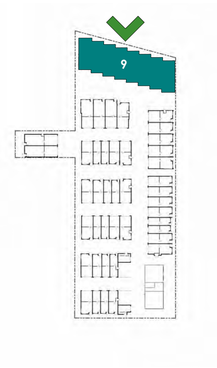
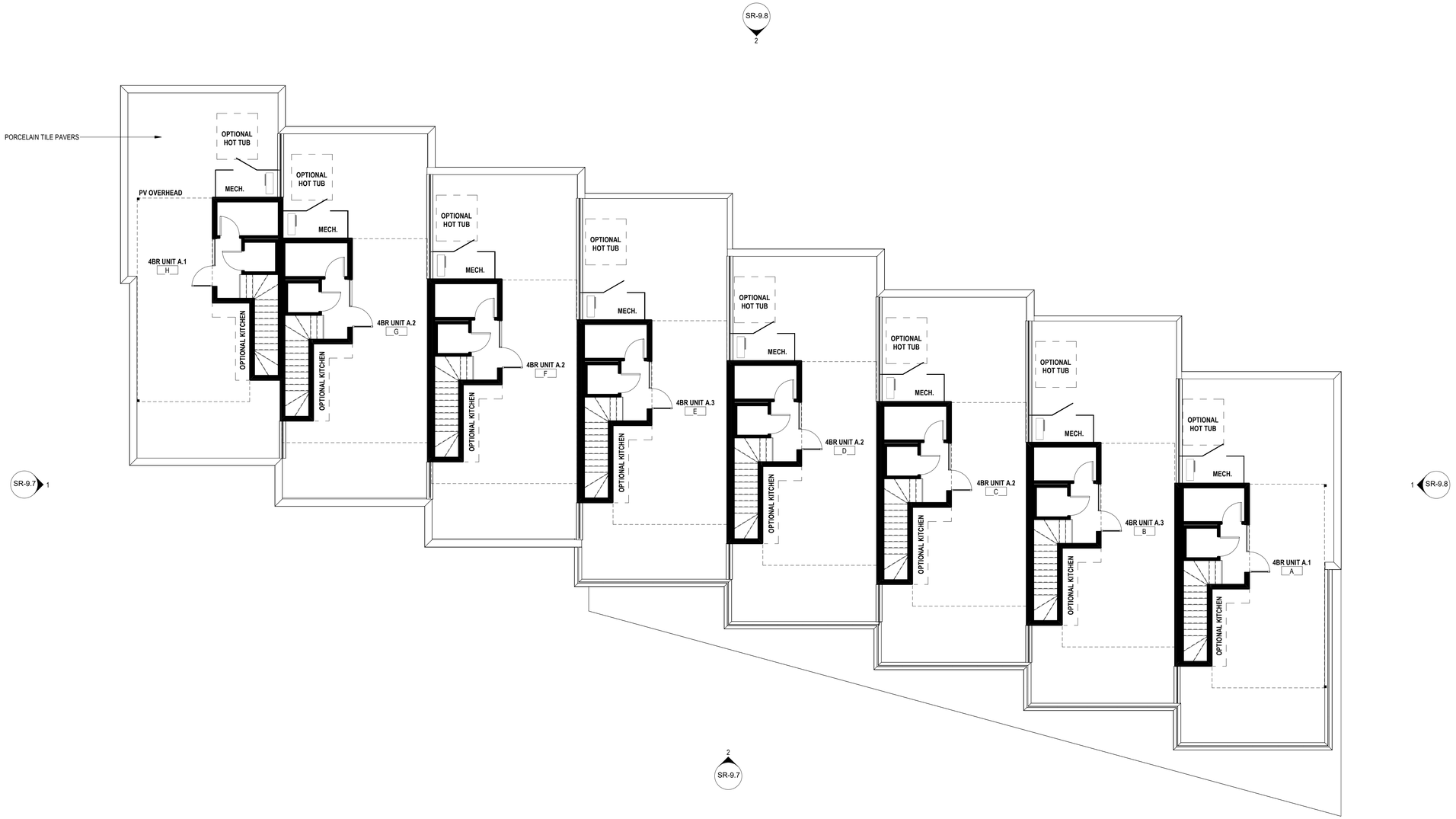


SITE REVIEW
07.24.2024

SHEET No.
SR-9.3
BLDG 9 - LEVEL 3

DATE PRINTED: 6/13/2024 3:27:46 PM



1 BUILDING 9 - ROOF DECK
1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2050 FOLSOM STREET,
BOULDER, CO

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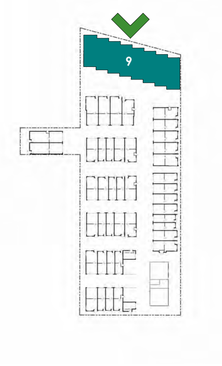
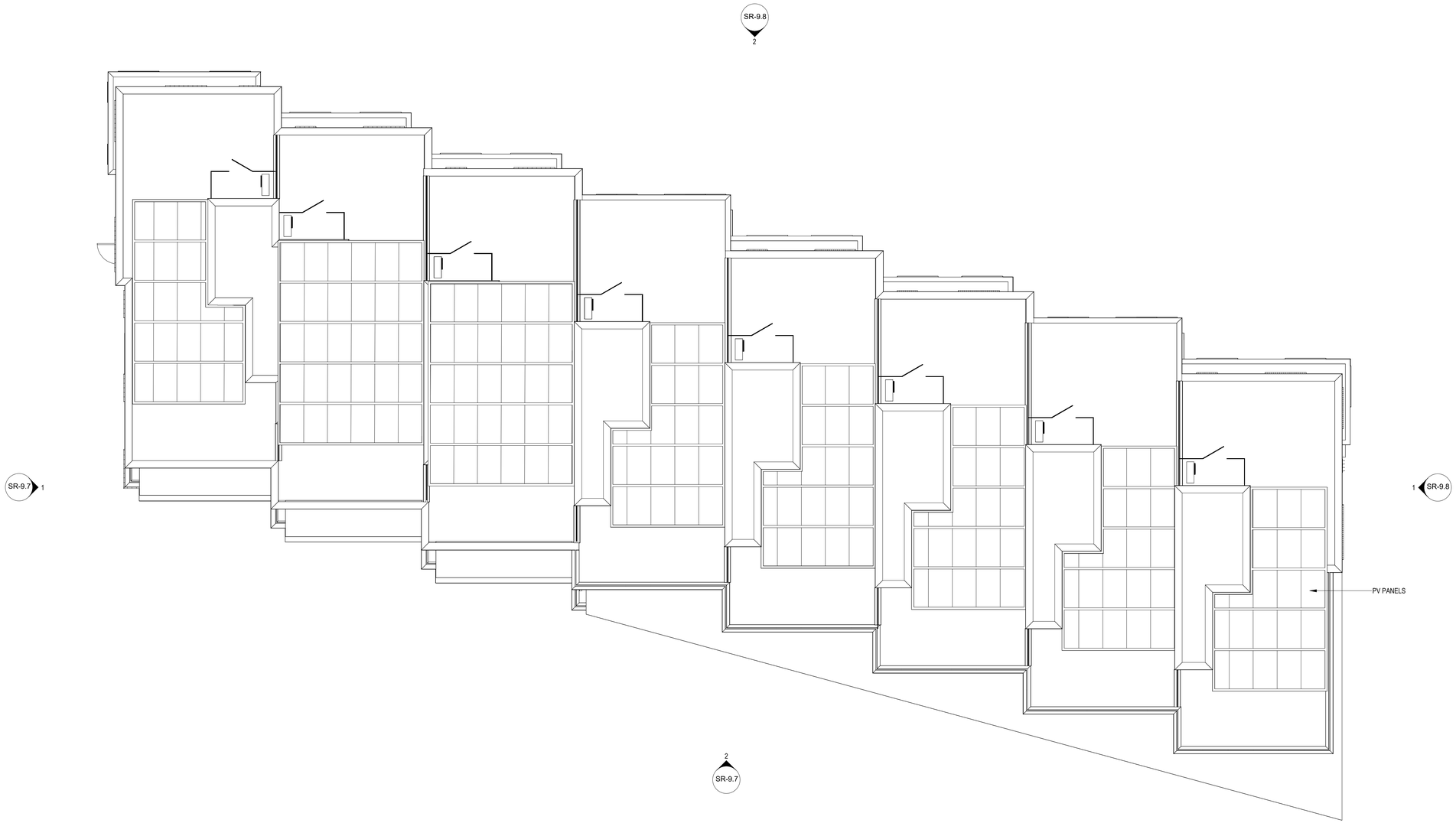


SITE REVIEW
07.24.2024

SHEET No.
SR-9.4
BLDG 9 - ROOF DECK PLAN

DATE PRINTED: 6/13/2024 3:27:48 PM



1 BUILDING 9 - ROOF PLAN
1/8" = 1'-0"

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2050 FOLSOM STREET,
BOULDER, CO

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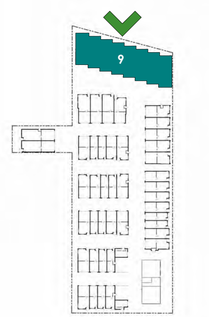
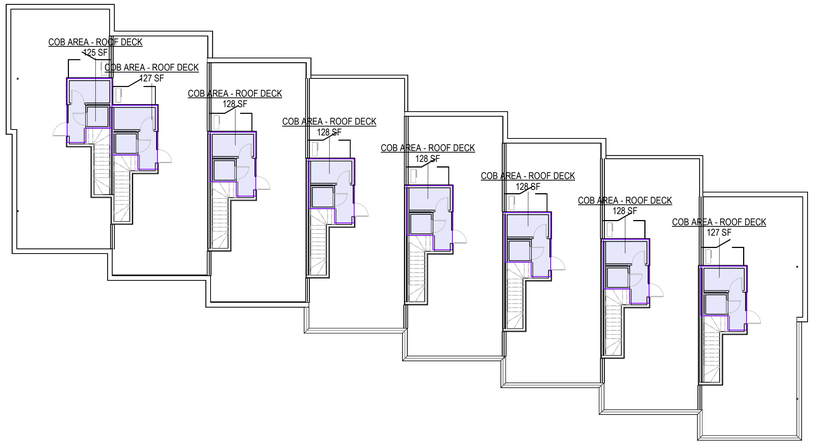


SITE REVIEW
07.24.2024

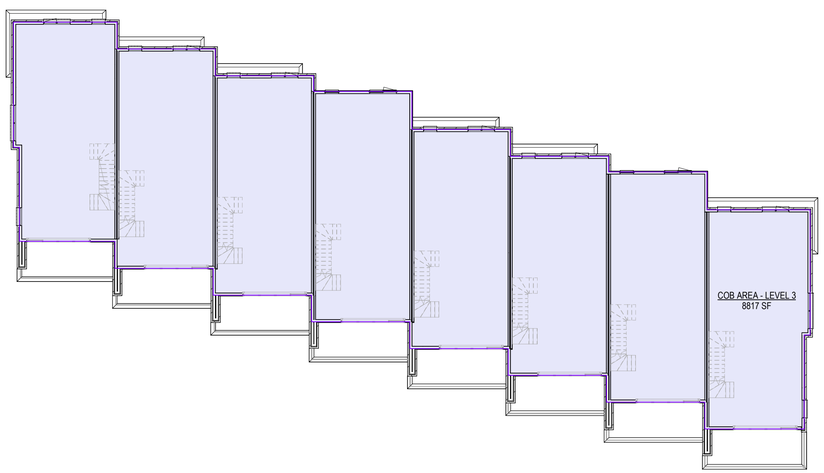
SHEET No.
SR-9.5
BLDG 9 - ROOF PLAN

DATE PRINTED: 6/13/2024 3:27:50 PM

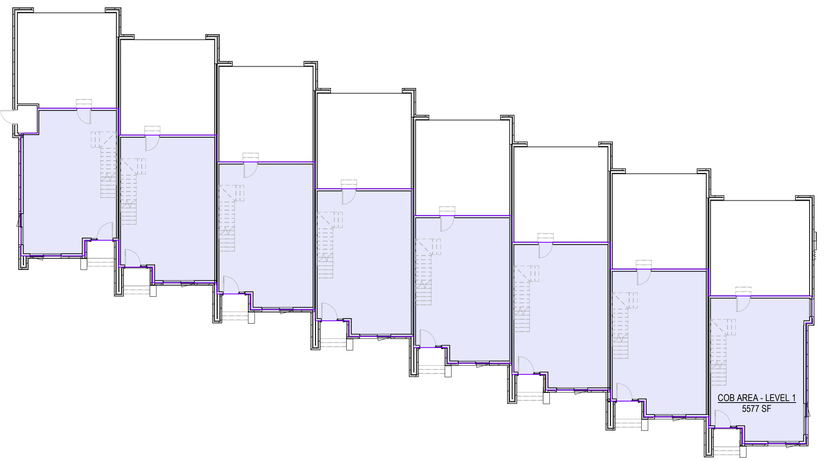


4 BUILDING 9 - ROOF DECK AREA PLAN
1/16" = 1'-0"

2 BUILDING 9 - LEVEL 2 AREA PLAN
1/16" = 1'-0"



3 BUILDING 9 - LEVEL 3 AREA PLAN
1/16" = 1'-0"



1 BUILDING 9 - LEVEL 1 AREA PLAN
1/16" = 1'-0"

UNIT AREA SCHEDULE	
Name	Area
LEVEL 1	
UNIT A - UNITY TYPE A.1	701 SF
UNIT B - UNITY TYPE A.3	700 SF
UNIT C - UNITY TYPE A.2	700 SF
UNIT D - UNITY TYPE A.2	700 SF
UNIT E - UNITY TYPE A.3	700 SF
UNIT F - UNITY TYPE A.2	701 SF
UNIT G - UNITY TYPE A.2	700 SF
UNIT H - UNITY TYPE A.1	673 SF
LEVEL 1	5577 SF
LEVEL 2	
UNIT A - UNITY TYPE A.1	1369 SF
UNIT B - UNITY TYPE A.3	1323 SF
UNIT C - UNITY TYPE A.2	1316 SF
UNIT D - UNITY TYPE A.2	1316 SF
UNIT E - UNITY TYPE A.3	1323 SF
UNIT F - UNITY TYPE A.2	1316 SF
UNIT G - UNITY TYPE A.2	1314 SF
UNIT H - UNITY TYPE A.1	1366 SF
LEVEL 2	10642 SF
LEVEL 3	
UNIT A - UNITY TYPE A.1	1111 SF
UNIT B - UNITY TYPE A.3	1137 SF
UNIT C - UNITY TYPE A.2	1082 SF
UNIT D - UNITY TYPE A.2	1082 SF
UNIT E - UNITY TYPE A.3	1137 SF
UNIT F - UNITY TYPE A.2	1080 SF
UNIT G - UNITY TYPE A.2	1083 SF
UNIT H - UNITY TYPE A.1	1107 SF
LEVEL 3	8817 SF
T.O. ROOF DECK	
UNIT A - UNITY TYPE A.1	127 SF
UNIT B - UNITY TYPE A.3	128 SF
UNIT C - UNITY TYPE A.2	128 SF
UNIT D - UNITY TYPE A.2	128 SF
UNIT E - UNITY TYPE A.3	128 SF
UNIT F - UNITY TYPE A.2	128 SF
UNIT G - UNITY TYPE A.2	127 SF
UNIT H - UNITY TYPE A.1	125 SF
T.O. ROOF DECK	1017 SF
	26053 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	5577 SF
COB AREA - LEVEL 2	10642 SF
COB AREA - LEVEL 3	8817 SF
COB AREA - ROOF DECK	1017 SF
	26053 SF

FLOOR AREA means the total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion therof, which includes stairways, elevators, the portions of all exterior elevatd above grade corridors, balconies, and walkways that are required for primary or secondary egress by Chapter 10-5, "Building Code," B.R.C. 1981, storage and mechanical rooms, whether internal or external to the structure, but excluding an atrium on the interior of a building where no floor exists, a courtyard, the stairway opening at the uppermost floor of a building, and floor area that meets the definition of uninhabitable space.

UNINHABITABLE SPACE means, a room or portion therof that is six feet or less in floor to ceiling height, or a room solely used to house mechanical or electrical equipment that serves the building, including, without limitation, heating, colling, electrical, ventilation and filtration systems, or any parking facility located completely below grade on all sides of the structure regardless of the topography of the site.

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2050 FOLSOM STREET,
BOULDER, CO

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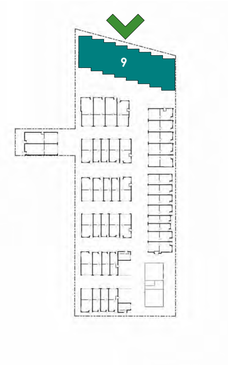

SITE REVIEW
07.24.2024

SHEET No.
SR-9.6
BLDG 9 - AREA PLANS

DATE PRINTED: 6/13/2024 3:27:53 PM

2 BUILDING 9 - WEST ELEVATION
1/8" = 1'-0"

1 BUILDING 9 - NORTH ELEVATION
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN
ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

PROJECT ADDRESS
2050 FOLSOM STREET, BOULDER, CO

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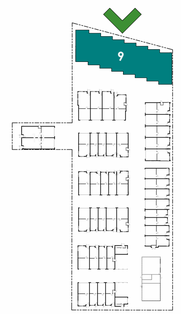

SITE REVIEW
07.24.2024

SHEET No.
SR-9.7
BLDG 9 - ELEVATIONS

DATE PRINTED: 9/12/2024 11:23:00 AM

2 BUILDING 9 - EAST ELEVATION
1/8" = 1'-0"

1 BUILDING 9 - SOUTH ELEVATION
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

DATE PRINTED: 9/12/2024 11:23:15 AM

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

PROJECT ADDRESS
2050 FOLSOM STREET, BOULDER, CO

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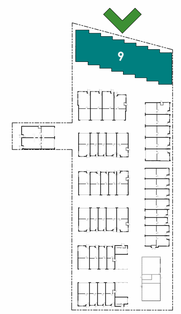

SITE REVIEW
07.24.2024

SHEET No.
SR-9.8
BLDG 9 - ELEVATIONS

4 SOUTHWEST PERSPECTIVE

2 SOUTHEAST PERSPECTIVE

3 NORTHEAST PERSPECTIVE

1 NORTHWEST PERSPECTIVE

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2537 PEARL STREET,
BOULDER, CO

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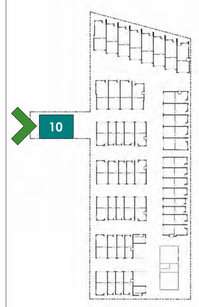


SITE REVIEW
07.24.2024

SHEET No.
SR-10.0
BLDG 10 - PERSPECTIVE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

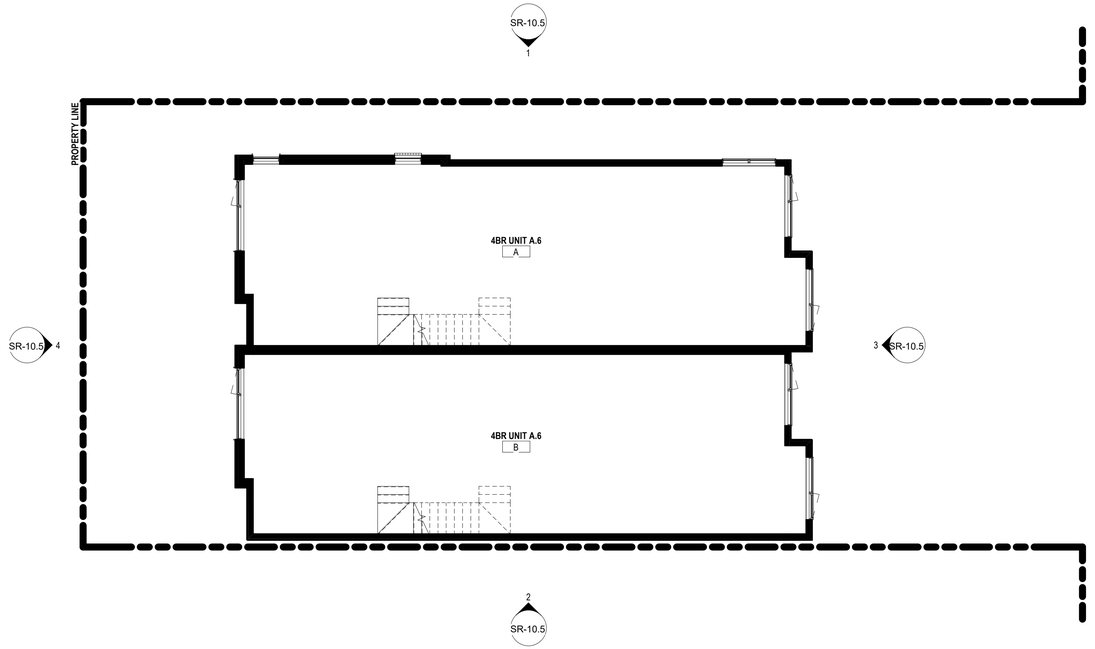
DATE PRINTED: 6/13/2024 1:22:49 PM

COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2537 PEARL STREET,
BOULDER, CO



1 BUILDING 10 - LEVEL 2
1/8" = 1'-0"

3 BUILDING 10 - LEVEL 1
1/8" = 1'-0"

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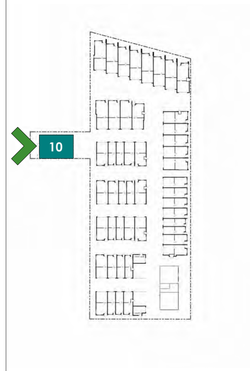


SITE REVIEW
07.24.2024

SHEET No.

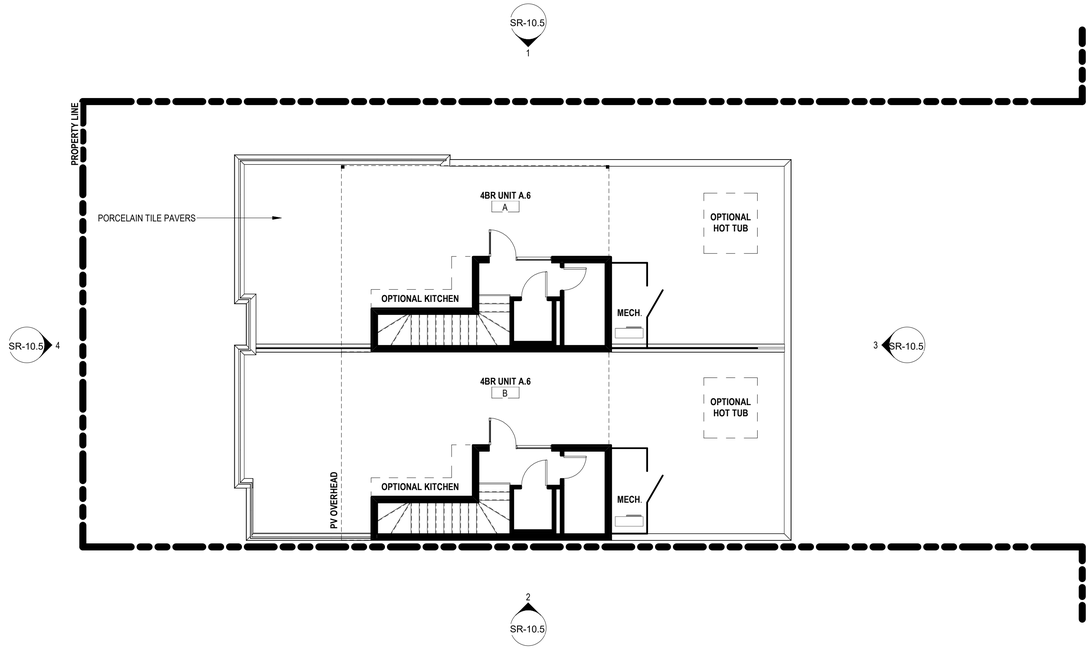
SR-10.1

BLDG 10 - FLOOR PLANS

PLAN TRUE

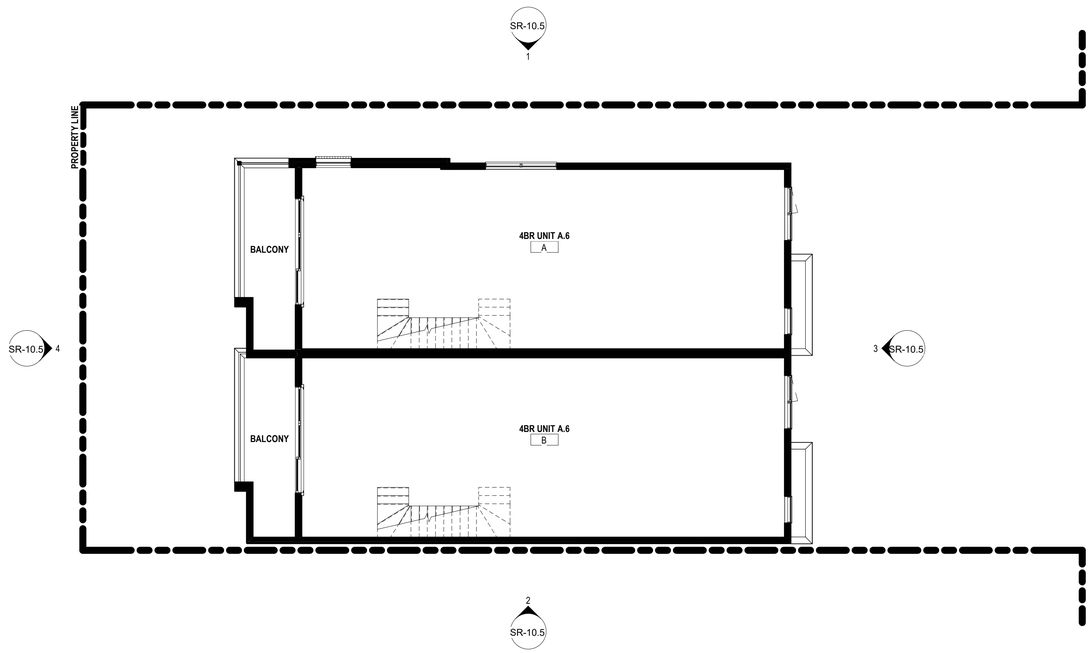
0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

DATE PRINTED: 6/13/2024 3:57:57 PM



2 BUILDING 10 - ROOF DECK

1/8" = 1'-0"



1 BUILDING 10 - LEVEL 3

1/8" = 1'-0"

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2537 PEARL STREET,
BOULDER, CO

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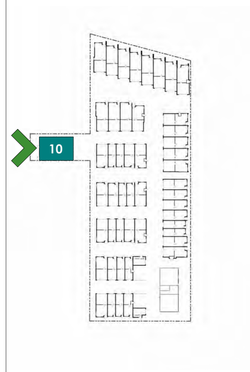

SITE REVIEW
07.24.2024

SHEET No.

SR-10.2

BLDG 10 - FLOOR PLANS

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

DATE PRINTED: 6/13/2024 3:57:59 PM

COBURN
ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2537 PEARL STREET,
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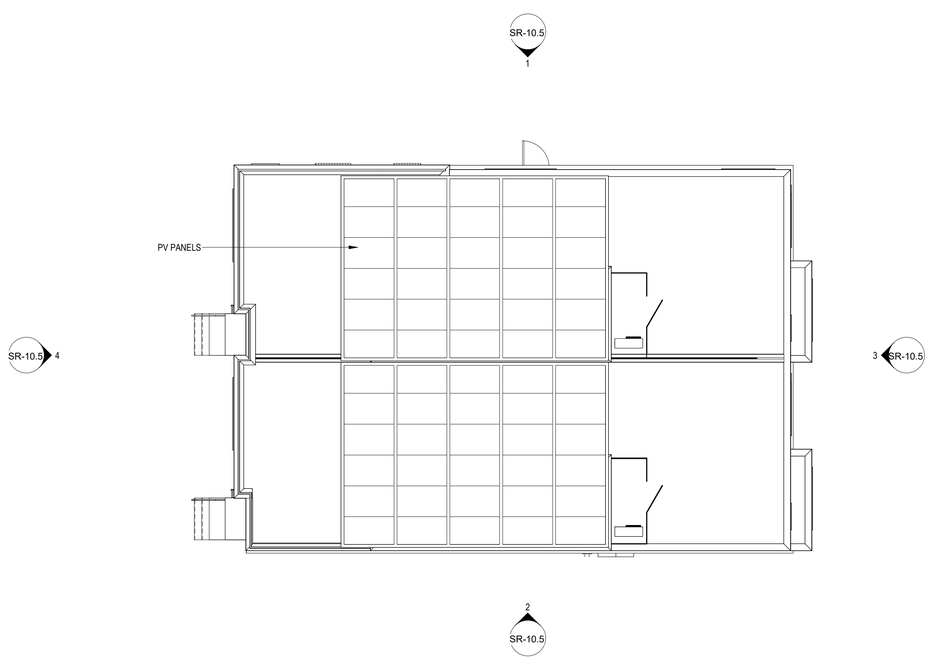
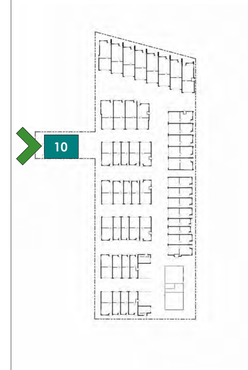


1 BUILDING 10 - ROOF PLAN
1/8" = 1'-0"



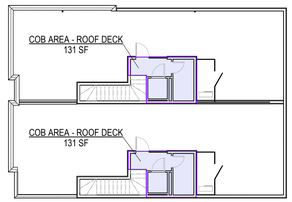
SITE REVIEW
07.24.2024

SHEET No.
SR-10.3
BLDG 10 - ROOF PLAN

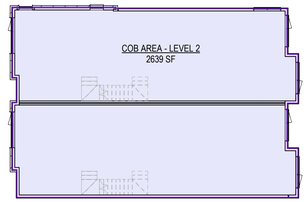
PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

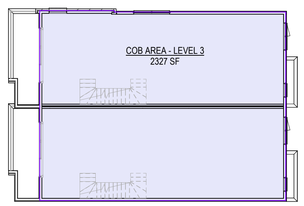
DATE PRINTED: 6/13/2024 3:58:01 PM



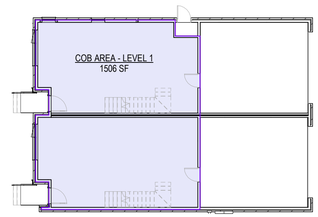
4 BUILDING 10 - ROOF DECK AREA
1/16" = 1'-0"



2 BUILDING 10 - LEVEL 2 AREA
1/16" = 1'-0"



3 BUILDING 10 - LEVEL 3 AREA
1/16" = 1'-0"



1 BUILDING 10 - LEVEL 1 AREA
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE A.6	747 SF
UNIT B - UNIT TYPE A.6	759 SF
LEVEL 1	1506 SF
LEVEL 2	
UNIT A - UNIT TYPE A.6	1322 SF
UNIT B - UNIT TYPE A.6	1317 SF
LEVEL 2	2639 SF
LEVEL 3	
UNIT A - UNIT TYPE A.6	1166 SF
UNIT B - UNIT TYPE A.6	1161 SF
LEVEL 3	2327 SF
T.O. ROOF DECK	
UNIT A - UNIT TYPE A.6	131 SF
UNIT B - UNIT TYPE A.6	131 SF
T.O. ROOF DECK	262 SF
	6734 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	1506 SF
COB AREA - LEVEL 2	2639 SF
COB AREA - LEVEL 3	2327 SF
COB AREA - ROOF DECK	262 SF
	6734 SF

FLOOR AREA means the total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion therof, which includes stairways, elevators, the portions of all exterior elevatd above grade corridors, balconies, and walkways that are required for primary or secondary egress by Chapter 10-5, "Building Code," B.R.C. 1981, storage and mechanical rooms, whether internal or external to the structure, but excluding an atrium on the interior of a building where no floor exists, a courtyard, the stairway opening at the uppermost floor of a building, and floor area that meets the definition of uninhabitable space.

UNINHABITABLE SPACE means, a room or portion therof that is six feet or less in floor to ceiling height, or a room solely used to house mechanical or electrical equipment that serves the building, including, without limitation, heating, colling, electrical, ventilation and filtration systems, or any parking facility located completely below grade on all sides of the structure regardless of the topography of the site.

PLAN TRUE

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

2537 PEARL STREET,
BOULDER, CO

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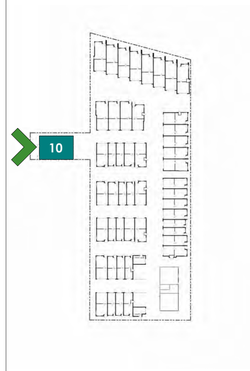
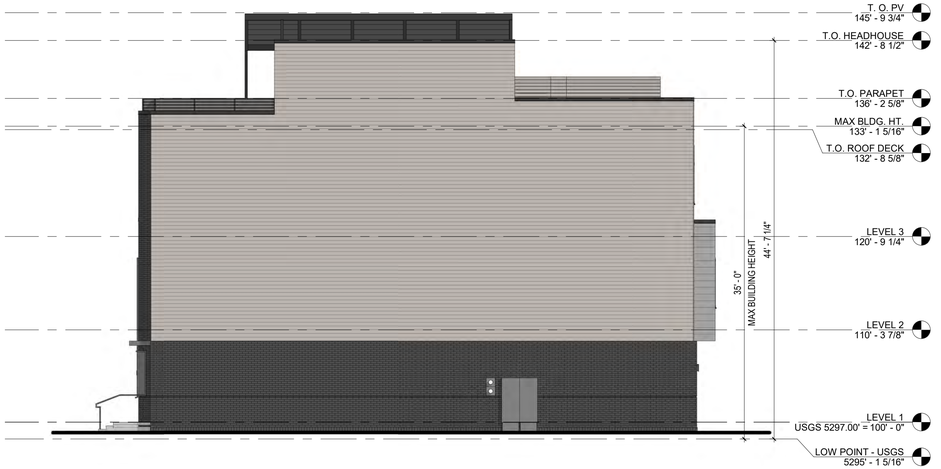


SITE REVIEW
07.24.2024

SHEET No.
SR-10.4
BLDG 10 - AREA PLANS

DATE PRINTED: 6/13/2024 3:58:03 PM

4 BUILDING 10 - SOUTH ELEVATION
1/8" = 1'-0"



2 BUILDING 10 - EAST ELEVATION
1/8" = 1'-0"

3 BUILDING 10 - NORTH ELEVATION
1/8" = 1'-0"

1 BUILDING 10 - WEST ELEVATION
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

2504 SPRUCE

PROJECT ADDRESS
2537 PEARL STREET, BOULDER, CO

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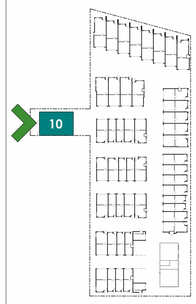
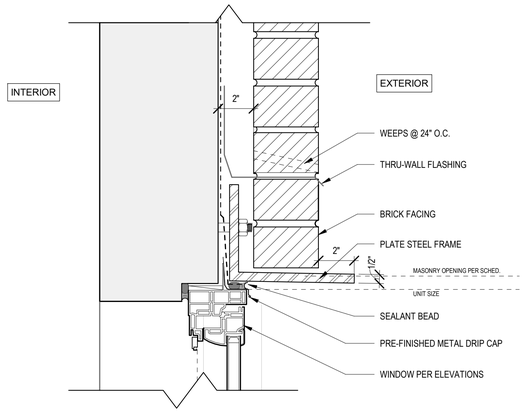


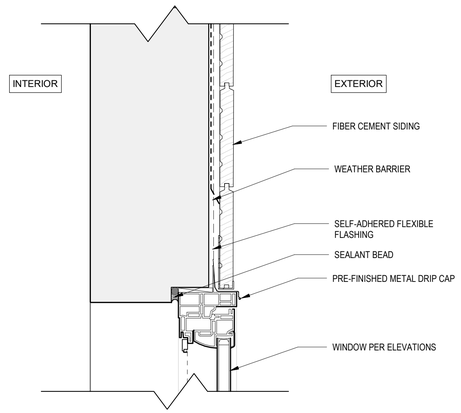
SITE REVIEW
07.24.2024

SHEET No.
SR-10.5
BLDG 10 - ELEVATIONS

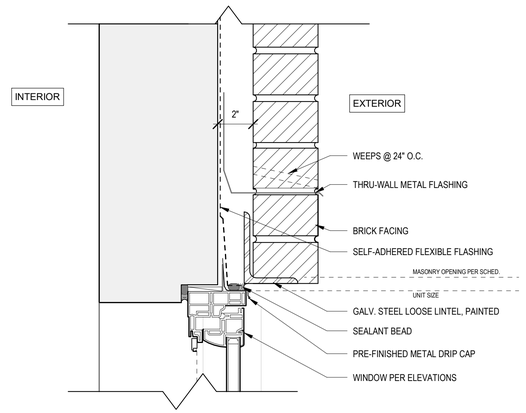
DATE PRINTED: 9/12/2024 11:25:54 AM



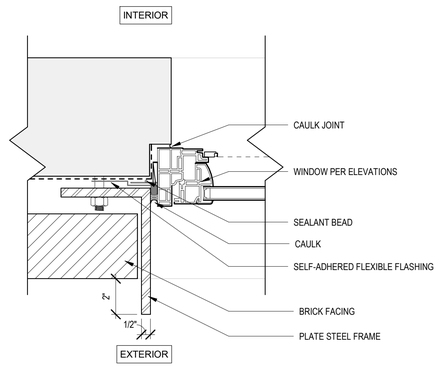
9 WINDOW HEAD @ BRICK & METAL FRAME
3" = 1'-0"



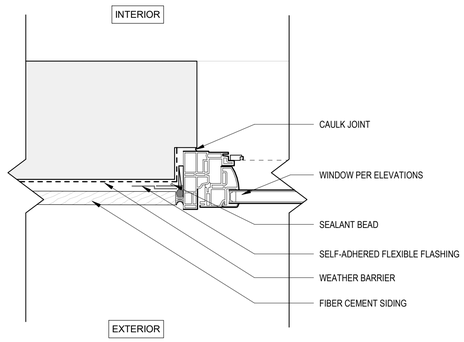
6 WINDOW HEAD @ FIBER CEMENT SIDING
3" = 1'-0"



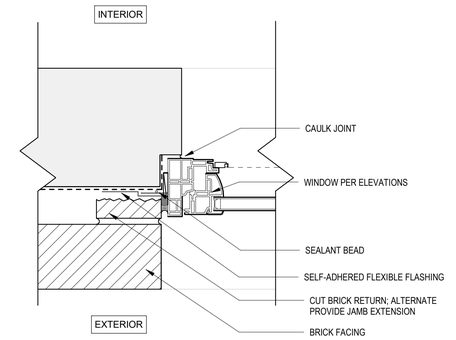
3 WINDOW HEAD @ BRICK
3" = 1'-0"



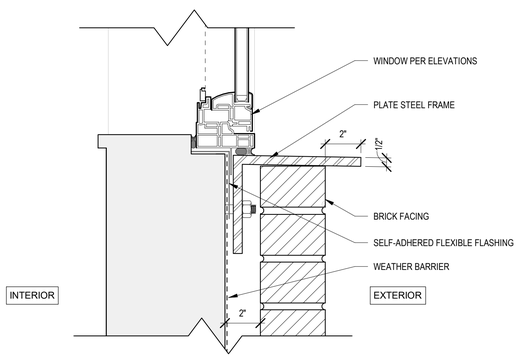
8 WINDOW JAMB @ BRICK & METAL FRAME
3" = 1'-0"



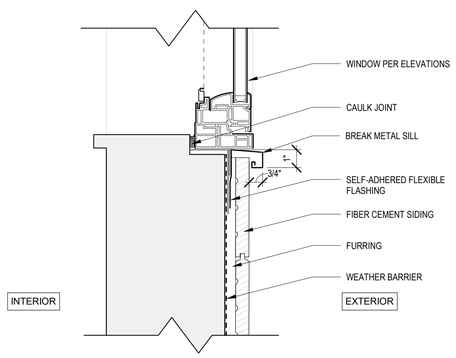
5 WINDOW JAMB @ FIBER CEMENT SIDING
3" = 1'-0"



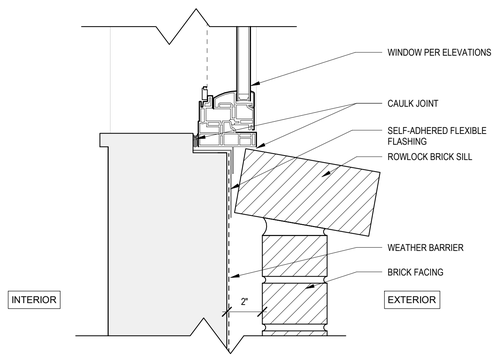
2 WINDOW JAMB @ BRICK
3" = 1'-0"



7 WINDOW SILL @ BRICK & METAL FRAME
3" = 1'-0"



4 WINDOW SILL @ FIBER CEMENT SIDING
3" = 1'-0"



1 WINDOW SILL @ BRICK
3" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
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The Sanitas Group
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Lousiville, Colorado
P: 720-346-1656

OUTSIDE LA
Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

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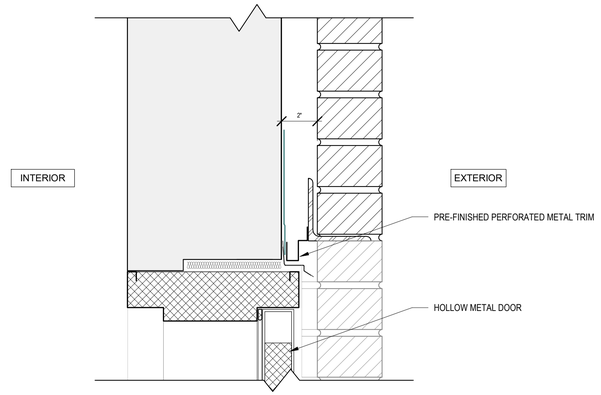
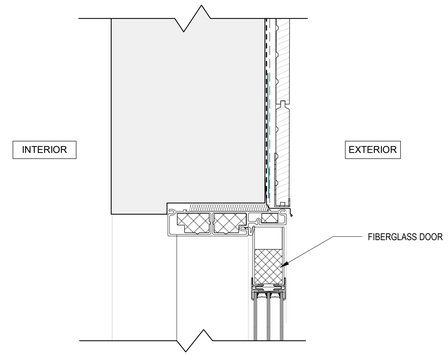
SITE REVIEW
07.24.2024

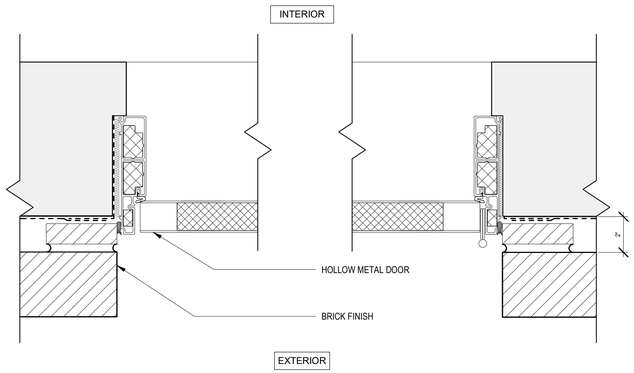
SHEET No.
SR-20.0
WINDOW DETAILS



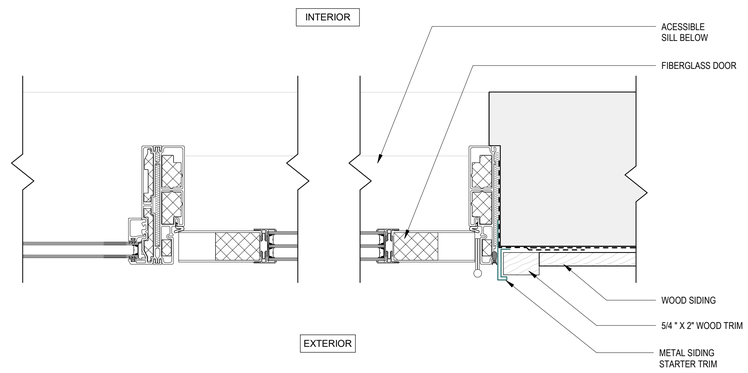
6 TYPICAL DOOR HEAD @ BRICK
3" = 1'-0"



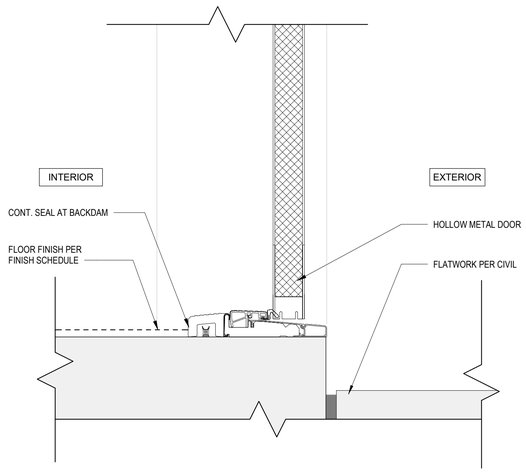
3 TYPICAL DOOR HEAD @ FIBER CEMENT
3" = 1'-0"



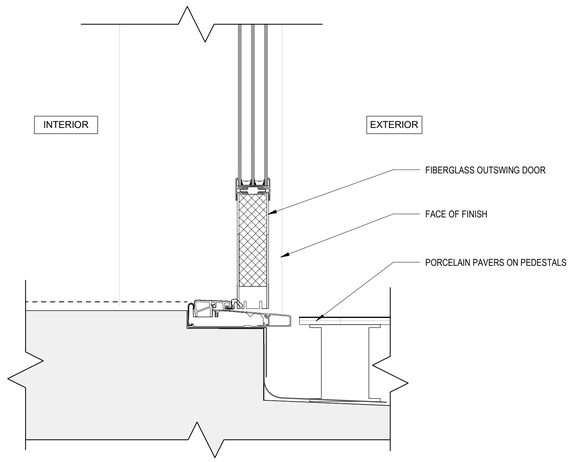
5 DOOR JAMB @ BRICK
3" = 1'-0"



2 TYPICAL DOOR JAMB @ FIBER CEMENT SIDING
3" = 1'-0"



4 FIBERGLASS OS DOOR SILL @ GRADE
3" = 1'-0"



1 FIBERGLASS DOOR SILL @ ROOF DECKS
3" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
2718 Pine Street #100
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The Sanitas Group
901 Front Street, STE 350
Lousiville, Colorado
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OUTSIDE LA
Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

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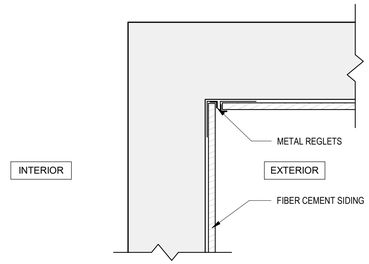
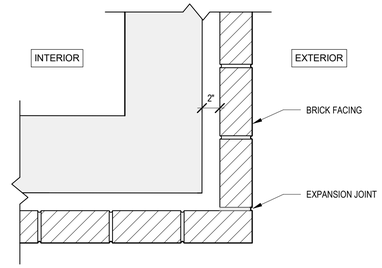
SITE REVIEW
07.24.2024

SHEET No.
SR-20.1
DOOR DETAILS

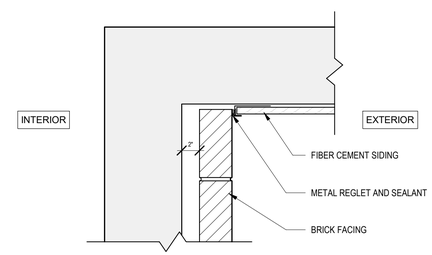
DATE PRINTED: 6/13/2024 3:58:21 PM



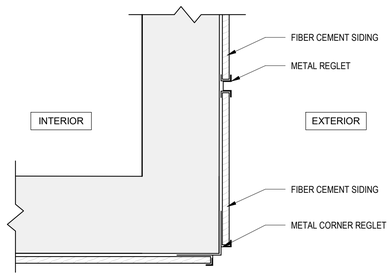
3 TYP. FC INSIDE CORNER
1 1/2" = 1'-0"



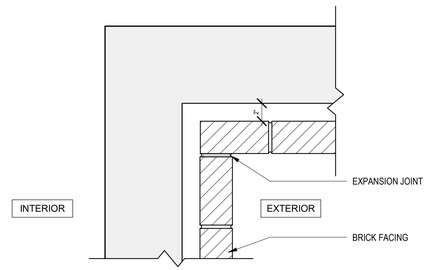
5 TYP. BRICK OUTSIDE CORNER
1 1/2" = 1'-0"



2 TYP. BRICK TO FC @ INSIDE CORNER
1 1/2" = 1'-0"



4 TYP. FC OUTSIDE CORNER
1 1/2" = 1'-0"



1 TYP. BRICK INSIDE CORNER
1 1/2" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
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Lousiville, Colorado
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OUTSIDE LA
Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

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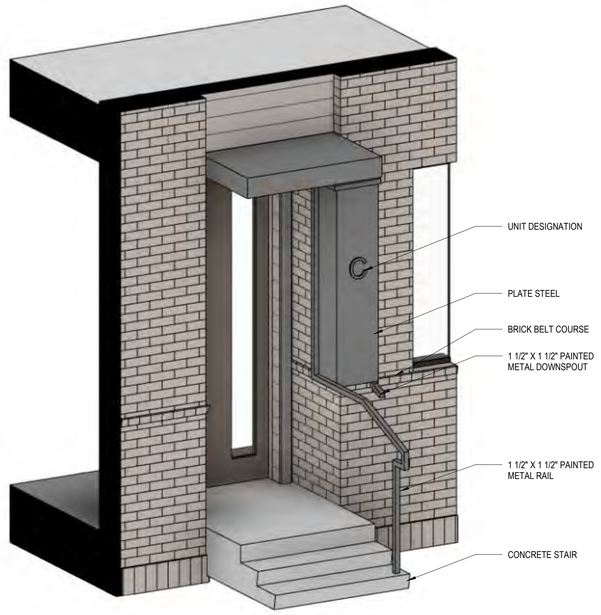
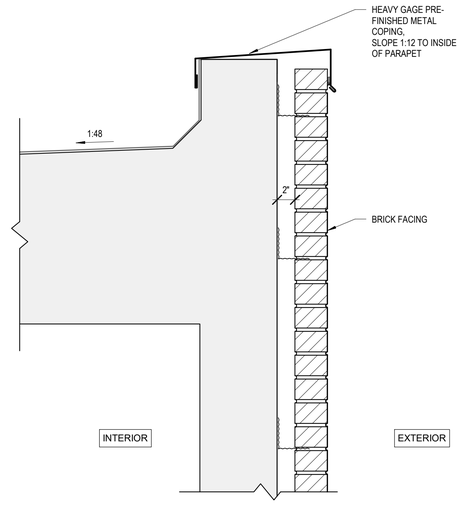
SITE REVIEW
07.24.2024

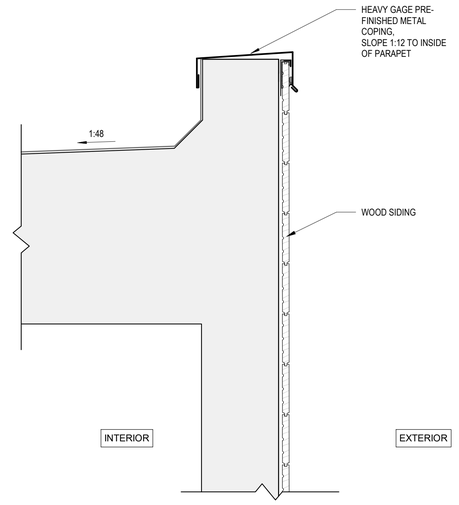
SHEET No.
SR-20.2
MATERIAL DETAILS



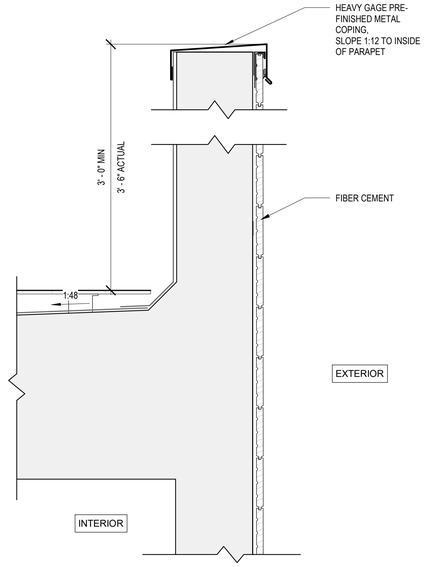
6 UNIT ENTRY AXONOMETRIC



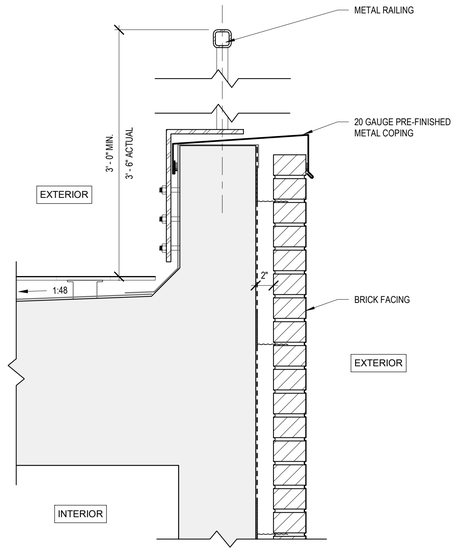
4 ROOF PARAPET @ BRICK
1 1/2" = 1'-0"



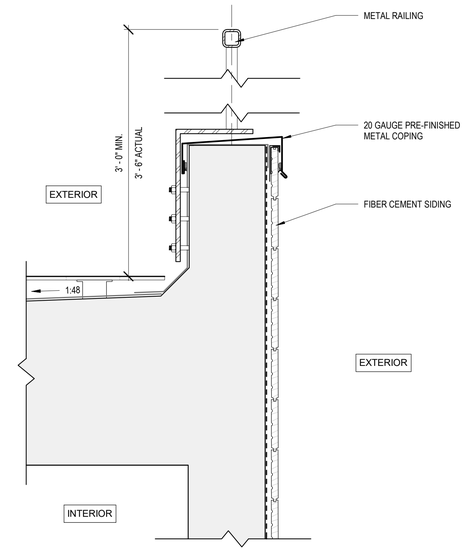
2 ROOF PARAPET @ FIBER CEMENT
1 1/2" = 1'-0"



5 ROOF PARAPET RAILING @ FC
1 1/2" = 1'-0"



3 ROOF PARAPET @ BRICK & RAILING
1 1/2" = 1'-0"



1 ROOF PARAPET @ FC & RAILING
1 1/2" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COBURN ARCHITECTURE
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2504 SPRUCE

2504 SPRUCE STREET,
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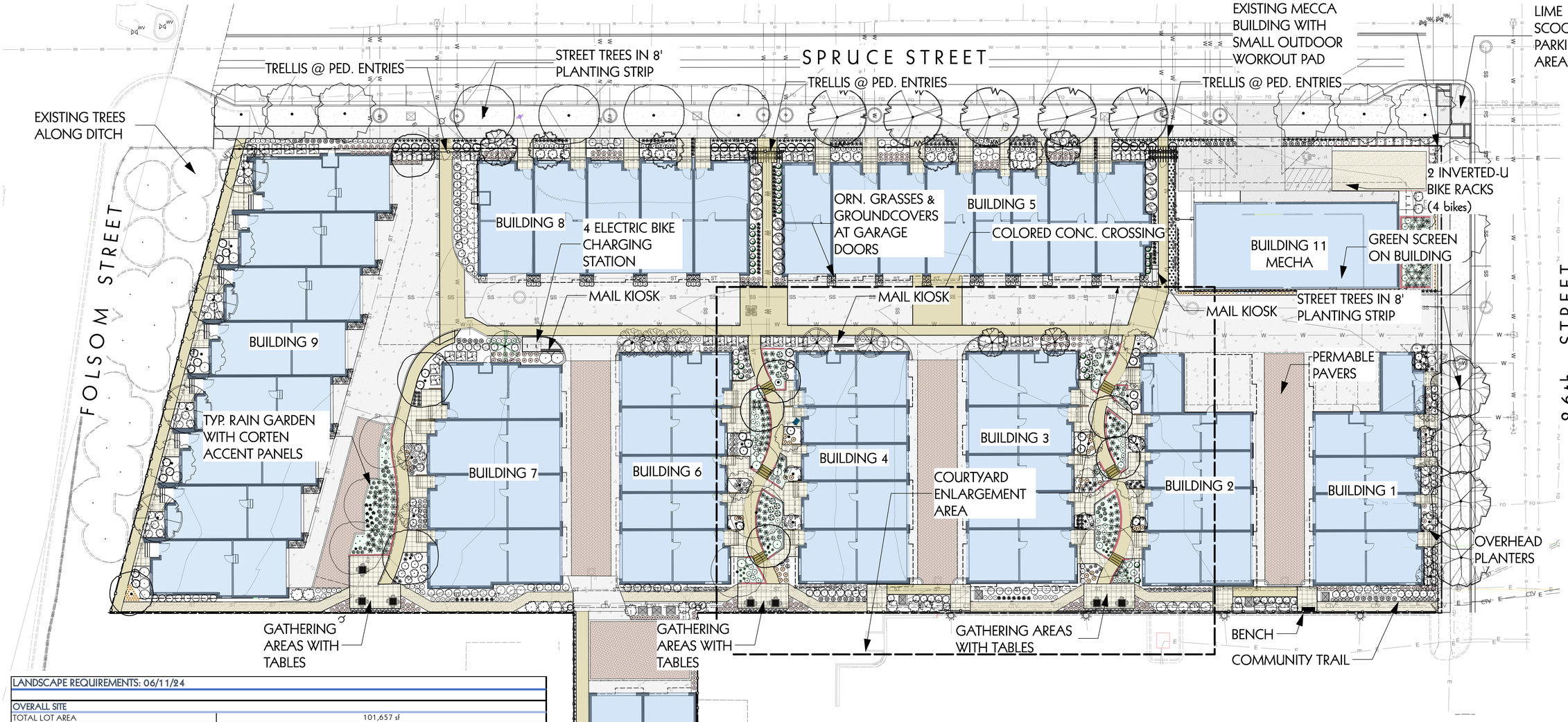
SITE REVIEW
07.24.2024

SHEET No.
SR-20.3
BUILDING DETAILS

DATE PRINTED: 6/14/2024 11:08:34 AM



LANDSCAPE REQUIREMENTS: 06/11/24		
OVERALL SITE		
TOTAL LOT AREA	101,657 sf	
BUILDING AREA:	48,995	
TOTAL DRIVE & PARKING LOT:	22,624	
LANDSCAPE AREA* / USABLE OPEN SPACE	**41,928**	**41%**
Landscape - Shrub Beds	13,502	
Decorative Walks (Colored), Pavers & Trails	14,348	
Rain Gardens	2,188	
Private Decks (only 25% of total)	11,890	
*Amount of Bluegrass Turf = 0% of Landscape Area		

	REQUIRED	PROVIDED/COMMENTS
TOTAL NUMBER OF PARKING STALLS	141.5	97
TOTAL NUMBER BIKE RACKS	1 long term + 3 short term @ Mecha	2 Long Term + 4 short term @ Mecca + 4 electric racks @ Bldg. 7
INTERIOR PARKING LOT LANDSCAPED AREA @ 5%:	N/A	no surface parking lot
PARKING LOT SCREENING:		
FROM ADJACENT STREET	N/A	no surface parking lot
FROM ADJACENT PROPERTIES		
Height & Opacity	Landscape Material 42" ht.	no surface parking lot
Width		no surface parking lot
Trees	perimeter: 1 tree/25 lf	no surface parking lot

STREETSCAPE:	REQUIRED	PROVIDED/COMMENTS
Spruce Street	1 tree/40' @ 469 LF = 12 trees	15 new provided
26th Street	1 tree/40' @ 188 LF = 5 trees	6 new provided
Pearl Street	1 tree/40' @ 50 LF = 1 trees	1 new provided

MIMINUM PLANT SIZES:	1 tree & 5 shrubs/1500 sf = 40,351 sf = 27 trees + 135 shrubs	
Deciduous Trees	2" cal.	42
Evergreen Trees	6' ht.	0
Ornamental Trees	1.5" cal.	43
Shrubs	#5 container	484 5-gal shrubs + 833 1-gal. orn grsses

LEGEND:

EXISTING TREES IN DRAINAGE CHANNEL ALONG FOLSOM ST.

SHADE TREES

ORNAMENTAL TREES

SHRUB BEDS (w/ Orn. Grasses & Perennials)

RAIN GARDEN W/ CORTEN DECORATIVE WALLS AND DECORATIVE ROCK

CONC. PAVING

COLORED CONC. PAVING

PATIOS - PAVERS

CRUSHER FINE TRAIL & PATIO (Mecca)

DROUGHT TOLERANT BLUEGRASS (Tree Lawn)

BUFF SANDSTONE BRIDGE OVER RAIN GARDENS

PERFORATED ROLL TOP STEEL EDGER

FENCING (See Fencing Diagram)

PLANTERS

MASTER LANDSCAPE PLAN

0 20 40 FT

SCALE: 1"=20'-0"

DATE PRINT

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
P: 303-442-3351

901 Front Street, STE 350
Louisville, Colorado
P: 720-346-1656

Boulder, Colorado
Steamboat Springs, Colorado
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2504 SPRUCE

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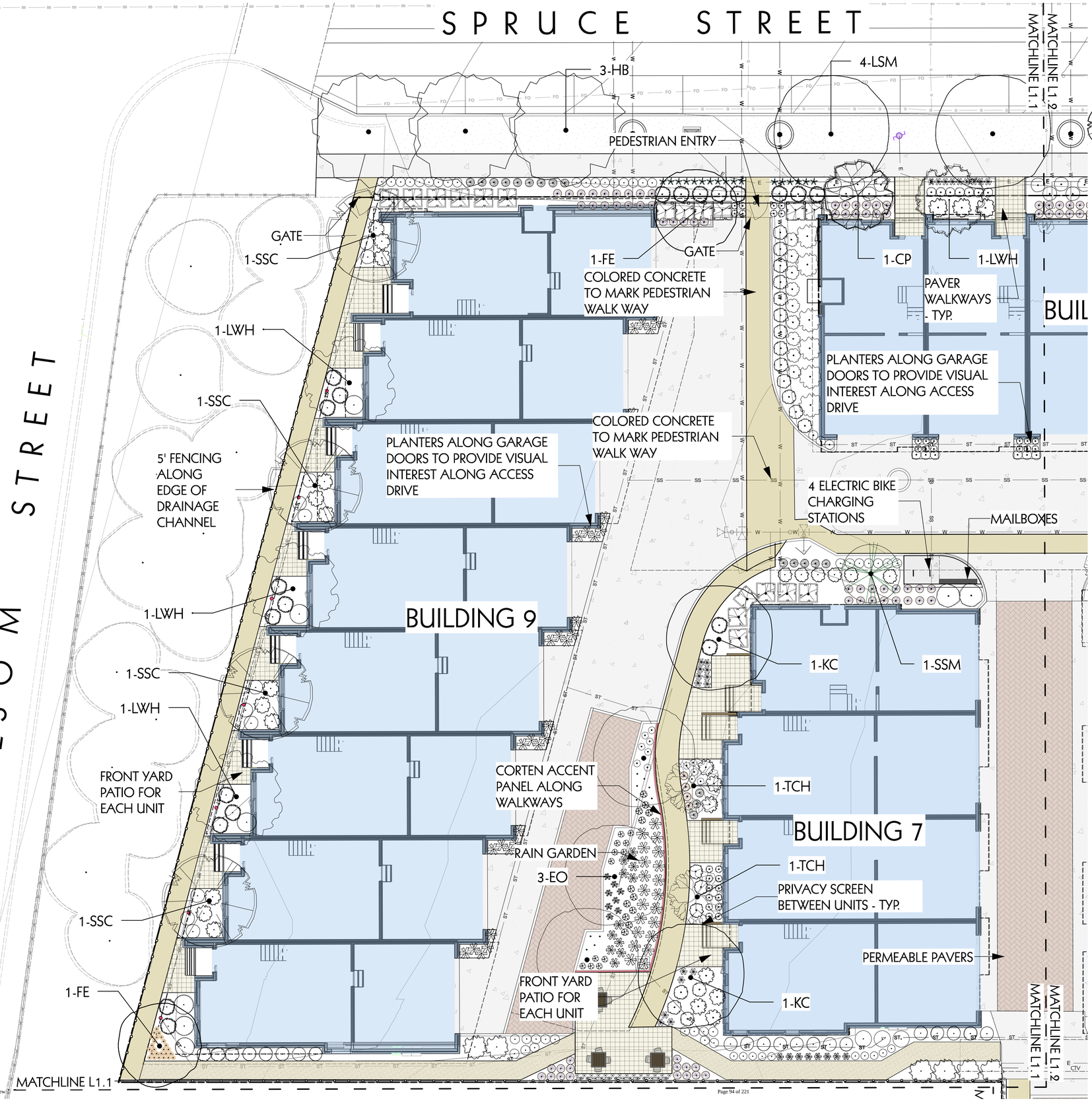
ISSUED/REVISION SCHEDULE

NO.	DESCRIPTION	AUTHOR	CHECKED	DATE

SR SUBMITTAL #3
06.14.2024

SHEET No.
SRL-1.0

MASTER LANDSCAPE PLAN



LEGEND:

- EXISTING TREES IN DRAINAGE CHANNEL ALONG FOLSOM ST.
- SHADE TREES
- ORNAMENTAL TREES
- SHRUB BEDS (w/ Orn. Grasses & Perennials)
- RAIN GARDEN W/ CORTEN DECORATIVE WALLS AND DECORATIVE ROCK
- CONC. PAVING
- COLORED CONC. PAVING
- PATIOS - PAVERS
- CRUSHER FINE TRAIL & PATIO (Mecca)
- DROUGHT TOLERANT BLUEGRASS (Tree Lawn)
- BUFF SANDSTONE BRIDGE OVER RAIN GARDENS
- PERFORATED ROLL TOP STEEL EDGER
- FENCING (See Fencing Diagram)
- PLANTERS

0 10 20 FT

SCALE: 1"=10'-0"

COBURN ARCHITECTURE

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Lousiville, Colorado
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Steamboat Springs, Colorado
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2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

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NO.	DESCRIPTION	AUTHOR	CHECKED	DATE

SR SUBMITTAL #3
06.14.2024

SHEET No.
SRL-1.1

DETAILED LANDSCAPE PLAN

DATE PRINTED:

SPRUCE STREET

MATCHLINE L1.2
MATCHLINE L1.1

MATCHLINE L1.3
MATCHLINE L1.2

5-BPBO

STREET TREES IN PLANTING STRIP

8'-0"
5'-0"
walk

PEDESTRIAN ENTRY TRELLIS

1-LWH

BUILDING 8

GATE

COLORED CONCRETE TO BREAK UP STREET PAVING + PED. CROSSING

1-LWH

1-LWH

BUILDING 5

1-CP PAVER WALKWAYS - TYP.

COLORED CONCRETE TO BREAK UP STREET PAVING

PLANTERS ALONG GARAGE DOORS TO PROVIDE VISUAL INTEREST ALONG ACCESS DRIVE

MAILBOXES

LBOXES

MAILBOXES

2-FAM

2-CP

COLORED CONCRETE TO MARK PEDESTRIAN WALK WAY

1-AB

3-TCH

1-EO

1-AB

2-FE

2-FE

1-ABS

1-JP

1-PRC

1-PRC

1-PRC

1-ABS

1-PRC

BUILDING 6

BUILDING 4

BUILDING 3

BUI

1-JP

1-JP

3-EO

1-JP

1-JP

1-JP

1-FE

FOCAL PTS & SEATING AREA AT END OF COURTYARDS

PERMEABLE PAVERS

FOCAL PTS & SEATING AREA AT END OF COURTYARDS

CONC
DRIVE

MATCHLINE L1.2
MATCHLINE L1.1

LEGEND:

- EXISTING TREES IN DRAINAGE CHANNEL ALONG FOLSOM ST.
- SHADE TREES
- ORNAMENTAL TREES
- SHRUB BEDS (w/ Orn. Grasses & Perennials)
- RAIN GARDEN W/ CORTEN DECORATIVE WALLS AND DECORATIVE ROCK
- CONC. PAVING
- COLORED CONC. PAVING
- PATIOS - PAVERS
- CRUSHER FINE TRAIL & PATIO (Mecca)
- DROUGHT TOLERANT BLUEGRASS (Tree Lawn)
- BUFF SANDSTONE BRIDGE OVER RAIN GARDENS
- PERFORATED ROLL TOP STEEL EDGER
- FENCING (See Fencing Diagram)
- PLANTERS

0 10 20 FT

SCALE: 1"=10'-0"

COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
P: 303-442-3351

901 Front Street, STE 350
Lousiville, Colorado
P: 720-346-1656

Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

2504 SPRUCE

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BOULDER, CO

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SRL-1.2

DETAILED LANDSCAPE PLAN

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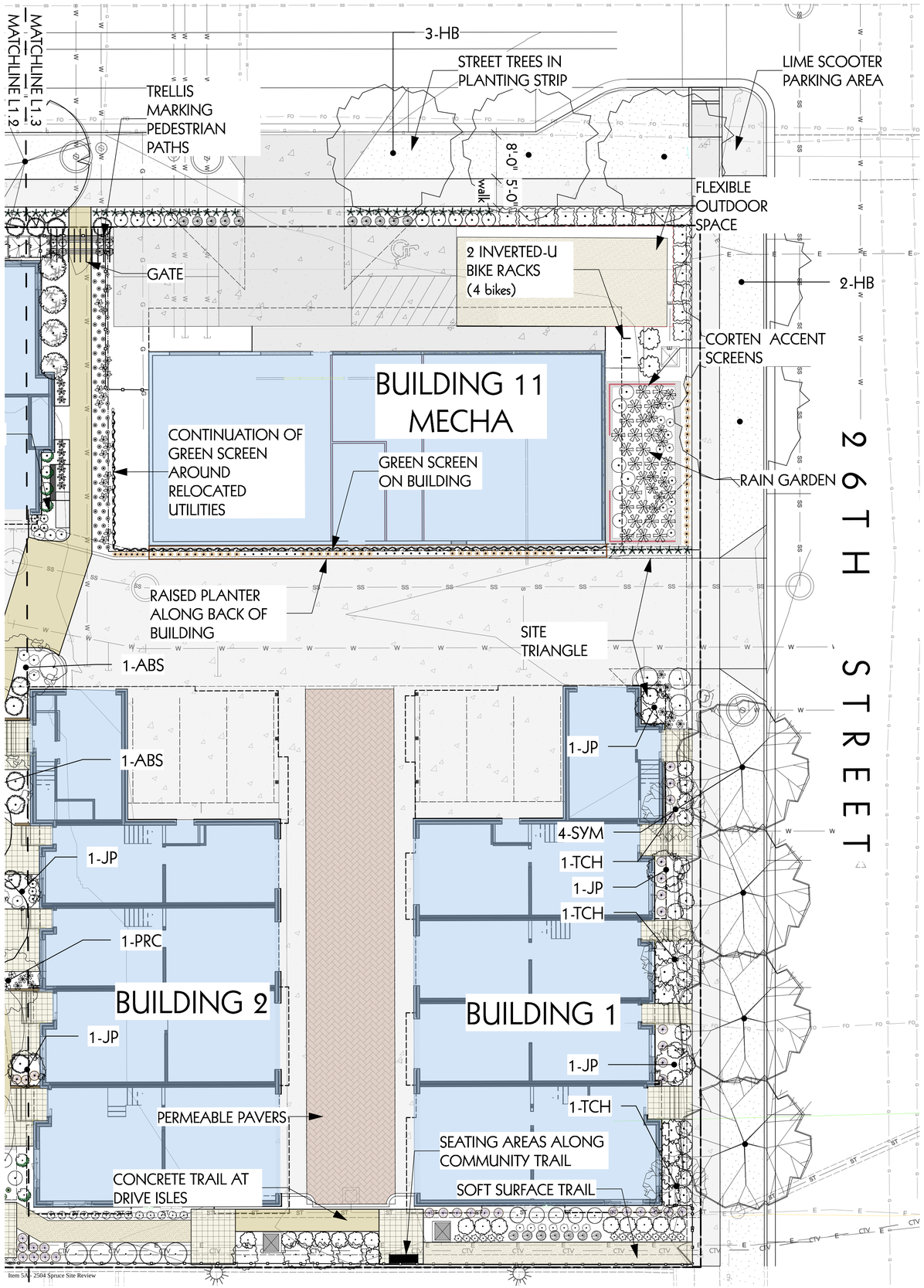


LEGEND:

EXISTING TREES IN DRAINAGE CHANNEL ALONG FOLSOM ST.

SHADE TREES

ORNAMENTAL TREES

SHRUB BEDS (w/ Orn. Grasses & Perennials)

RAIN GARDEN W/ CORTEN DECORATIVE WALLS AND DECORATIVE ROCK

CONC. PAVING

COLORED CONC. PAVING

PATIOS - PAVERS

CRUSHER FINE TRAIL & PATIO (Mecca)

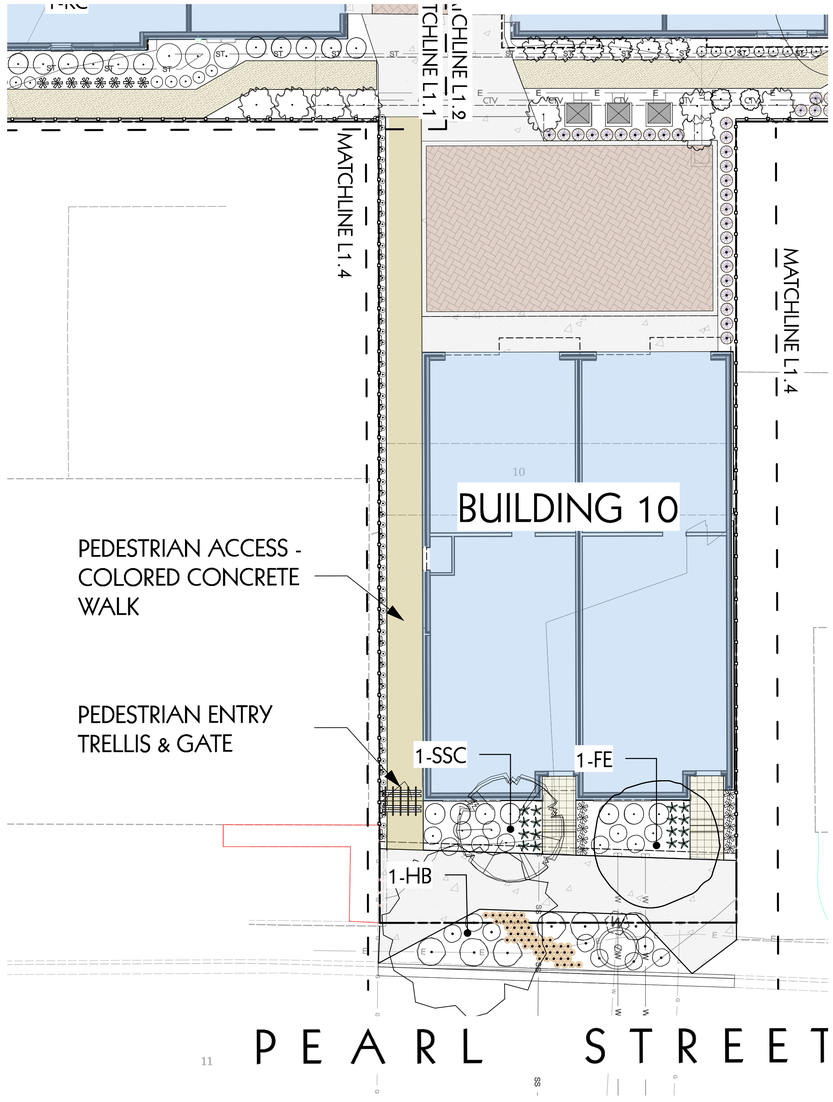
DROUGHT TOLERANT BLUEGRASS (Tree Lawn)

BUFF SANDSTONE BRIDGE OVER RAIN GARDENS

PERFORATED ROLL TOP STEEL EDGER

FENCING (See Fencing Diagram)

PLANTERS



0 10 20 FT

SCALE: 1"=10'-0"

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SHEET No.
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DETAILED LANDSCAPE PLAN

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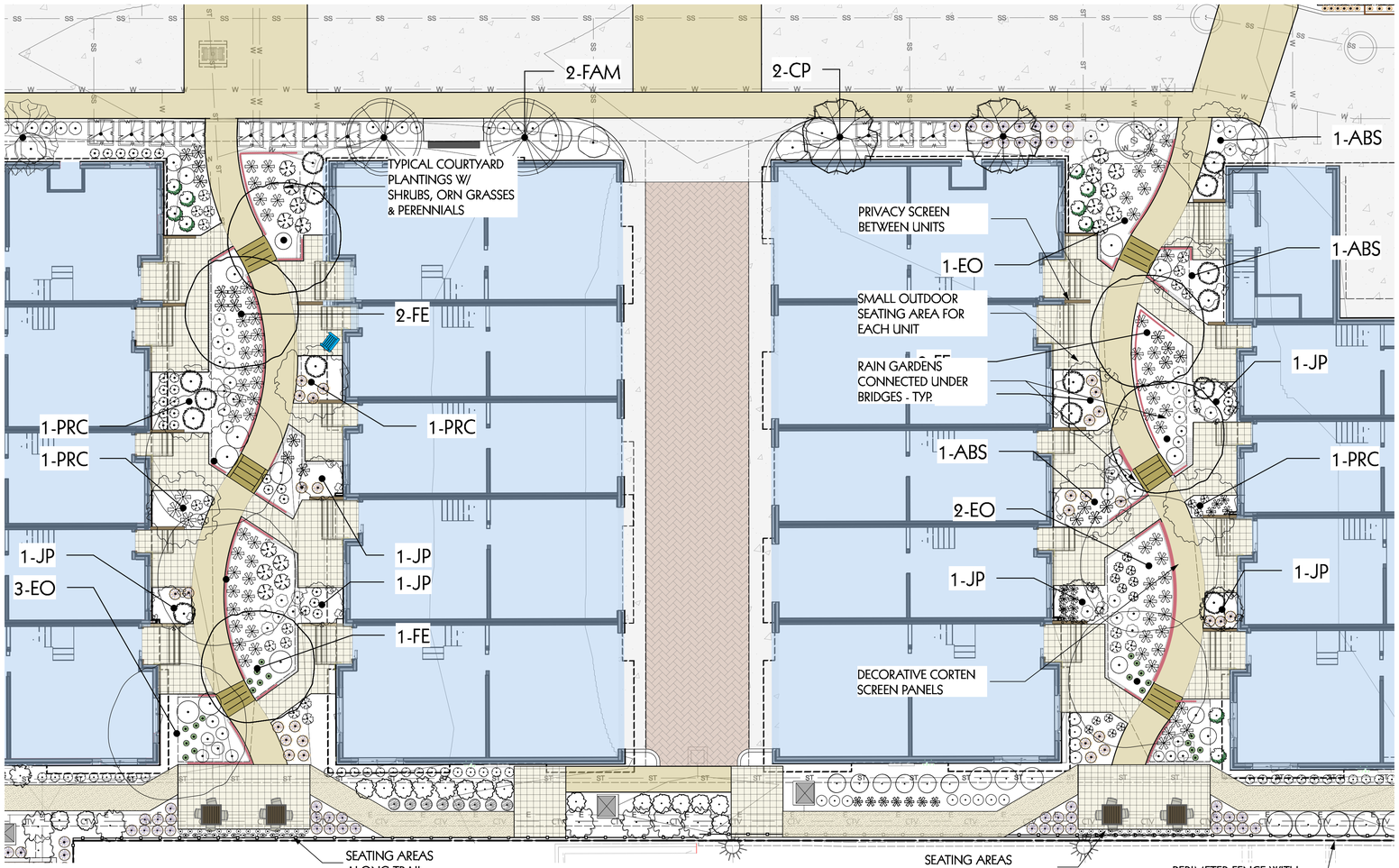

LEGEND:

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- SHADE TREES
- ORNAMENTAL TREES
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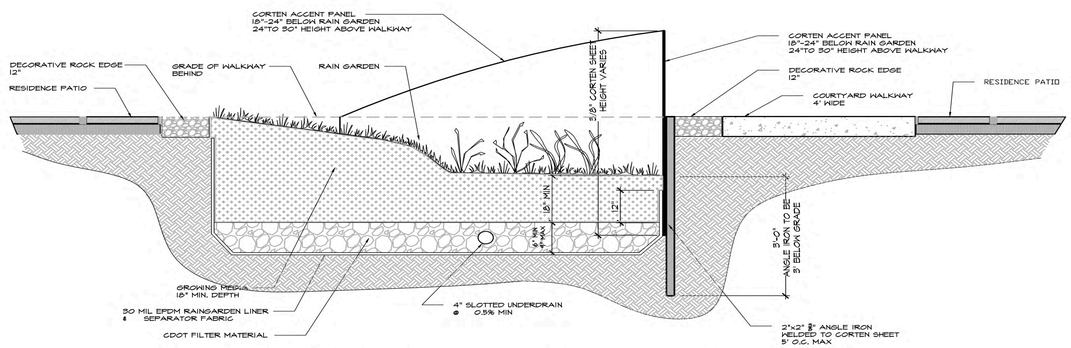
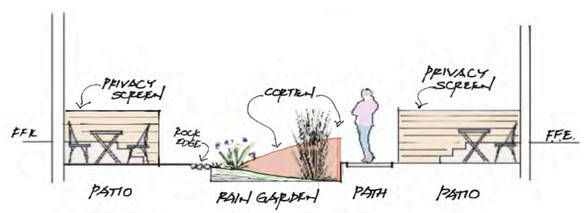
- PERFORATED ROLL TOP STEEL EDGER
- FENCING (See Fencing Diagram)
- PLANTERS

0 10 20 FT

SCALE: 1"=10'-0"



SECTION DETAIL: RAIN GARDEN CORTEN STEEL PANEL



SECTION DETAIL: THRU COURTYARDS

RAINGARDEN CONCEPT IMAGE

COBURN ARCHITECTURE

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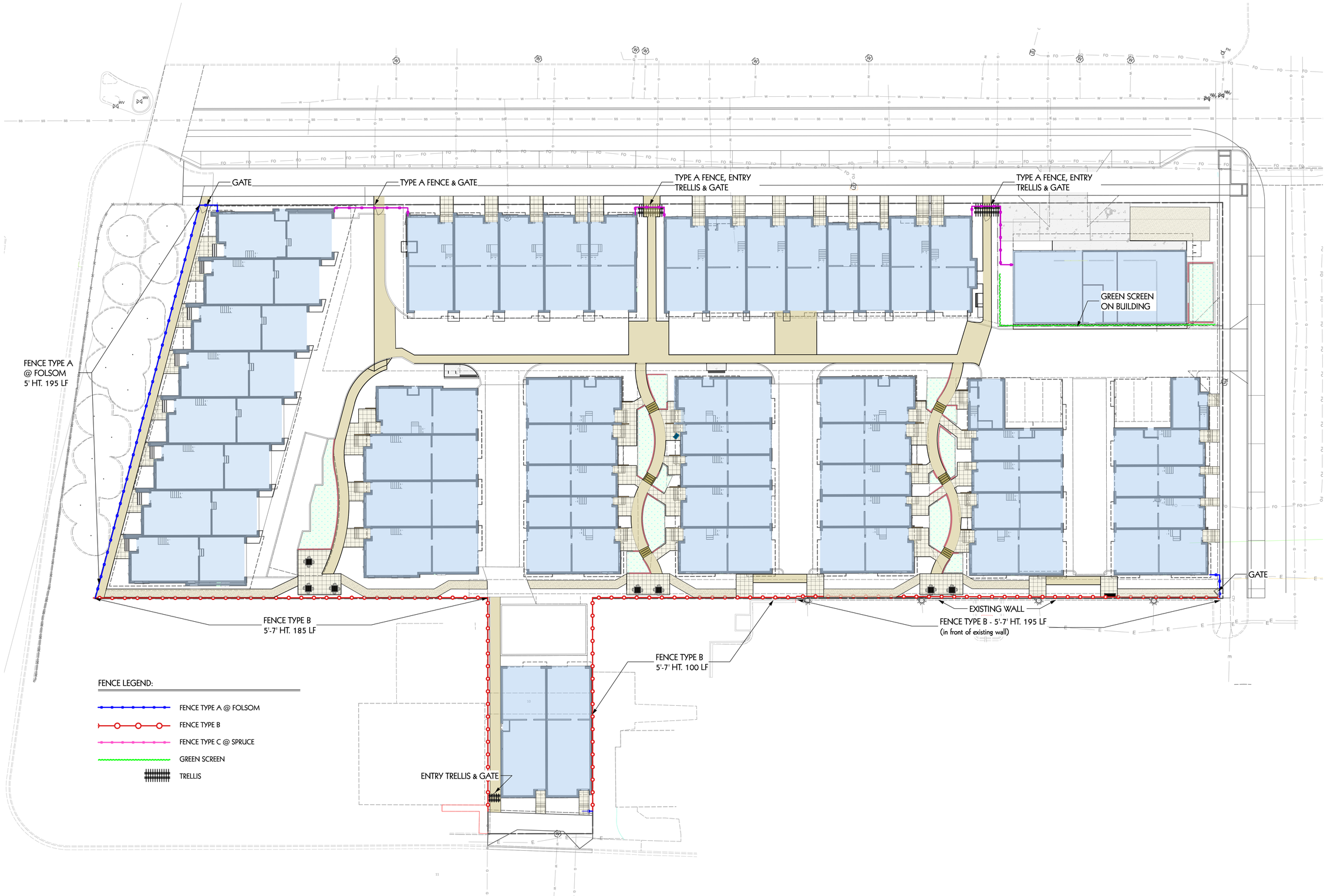
SR SUBMITTAL #3
06.14.2024

SHEET No.
SRL-2.1

DETAILED COURTYARD PLAN

DATE PRINTED:



MASTER FENCING PLAN

0 20 40 FT

SCALE: 1"=20'-0"

DATE PRINTED:

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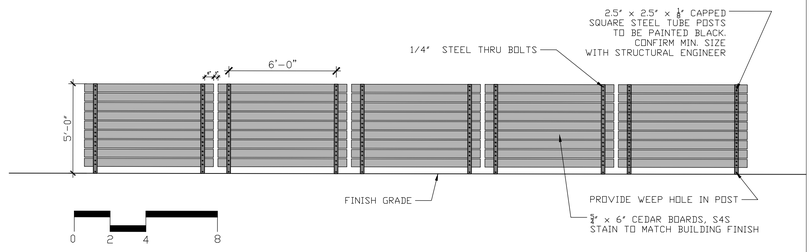
SHEET No.
SRL-1.0

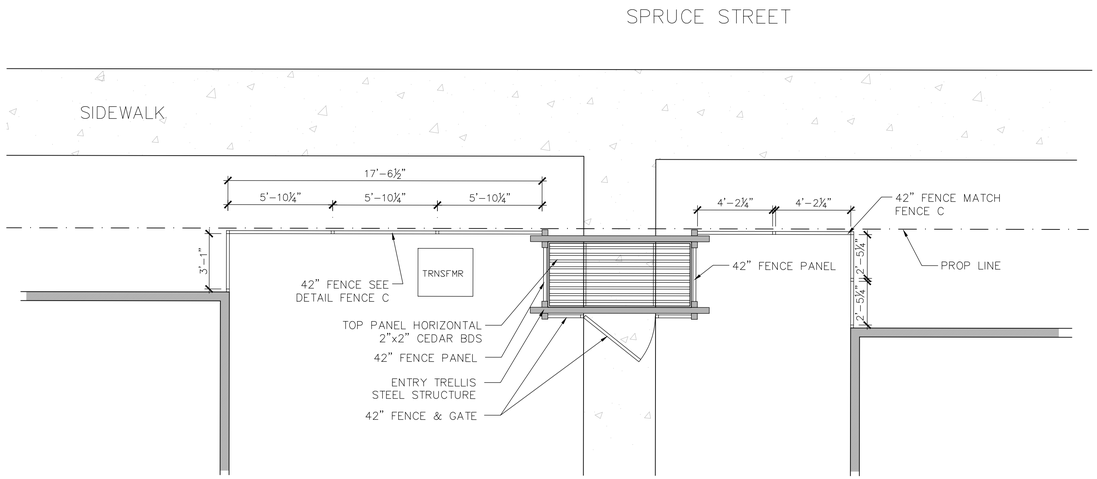
MASTER LANDSCAPE PLAN

FENCE - TYPE A ELEVATION @ FOLSOM

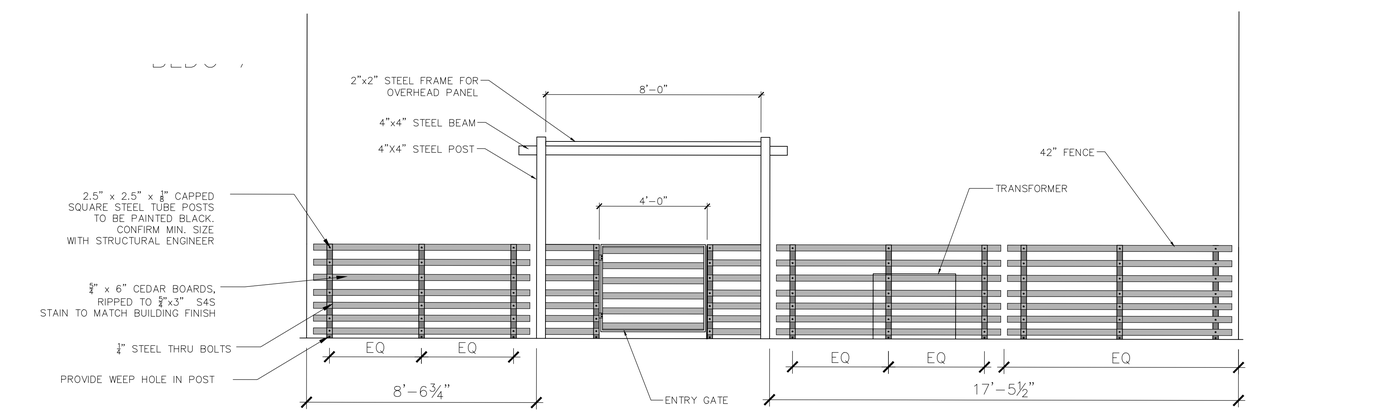
0 5 10 20 30



FENCE - TYPE A DETAIL



FENCE - TYPE C @ SPRUCE STREET ENTRIES - PLAN VIEW



FENCE - TYPE C @ SPRUCE STREET ENTRIES - PLAN VIEW

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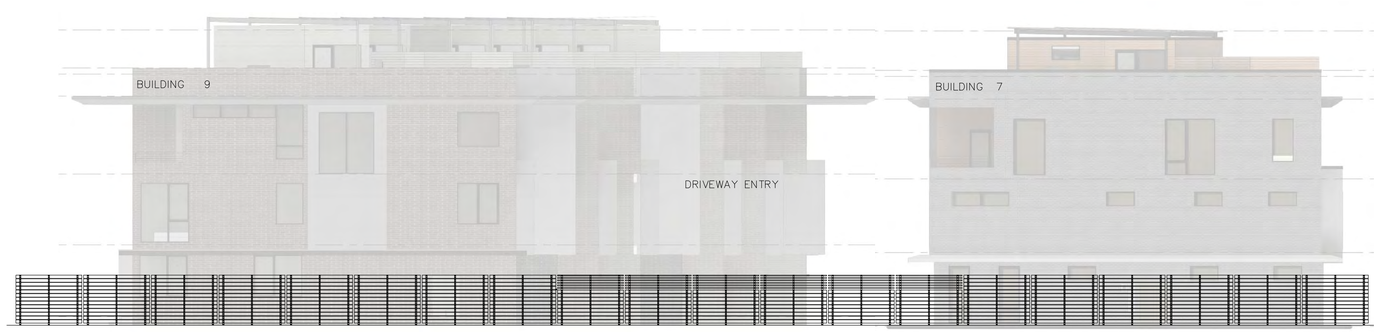
SR SUBMITTAL #3
06.14.2024

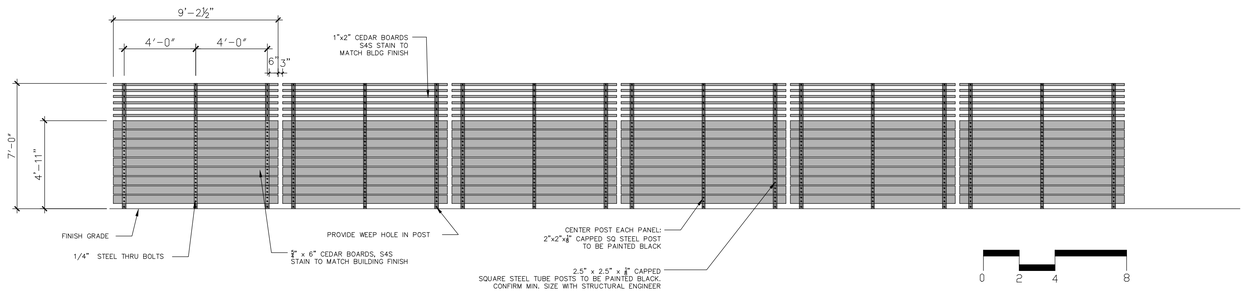
SHEET No.
SRL- 3.1
FENCING TYPE A & TYPE C W/ ENTRY TRELLIS

DATE PRINTED:

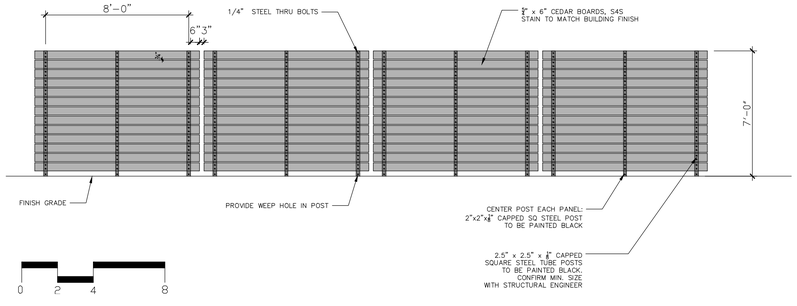


FENCE - TYPE B - ELEVATION BLDG 9 - DRIVEWAY - BLDG. 7

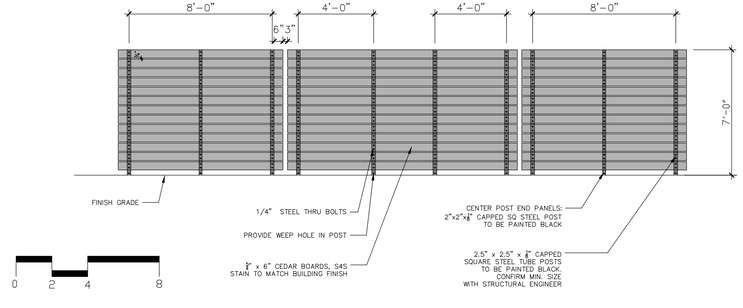
FENCE - TYPE B - ELEVATION BLDG 6 TO BLDG 1



FENCE - TYPE B DETAIL - 7' SECTION @ DRIVEWAY, ALLEY & COURTYARD



FENCE - TYPE B DETAIL - SOLID 7' SECTION @ DRIVEWAY



FENCE - TYPE B DETAIL - SOLID 7' SECTION @ BLDG 6 TO BLDG 1

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SHEET No.
SRL3.2

FENCE TYPE B DETAILS

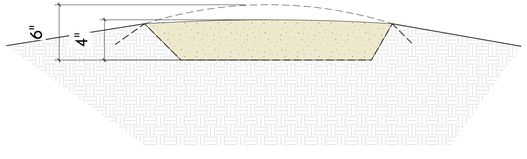
DATE PRINTED:

PLANT LIST: 06/11/24

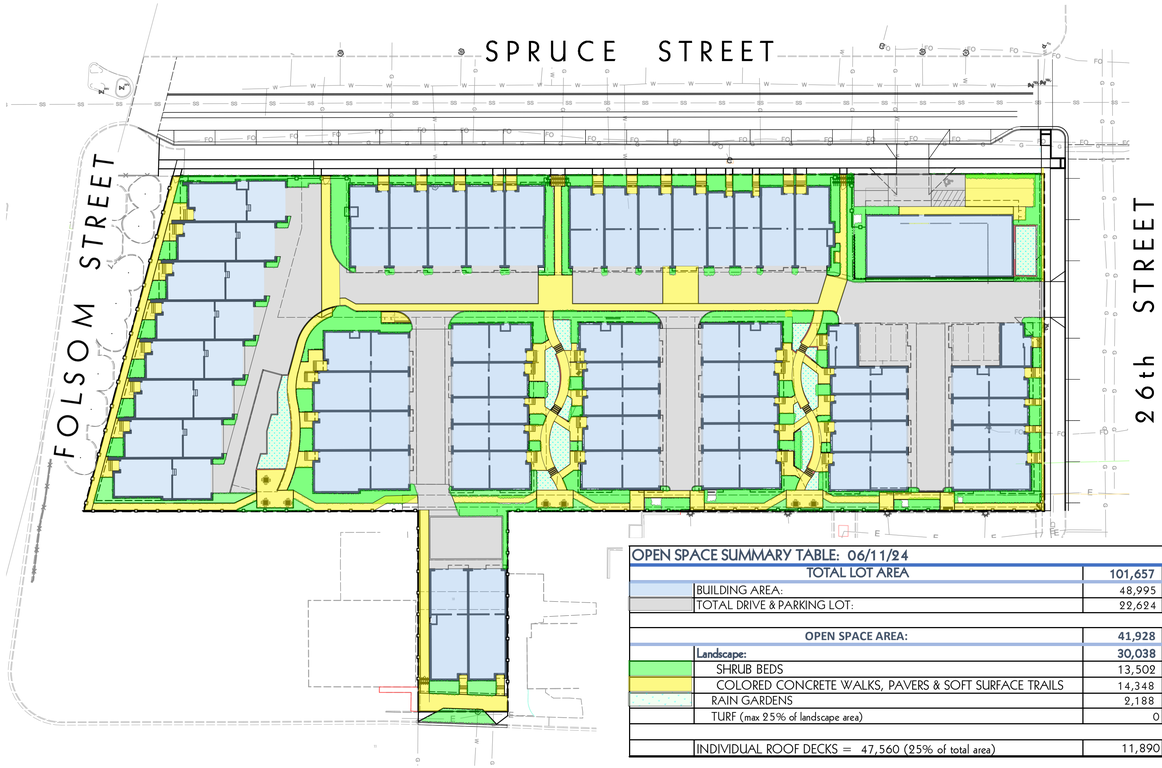
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	o.c. SPACING	WATER USAGE	% OF SPECIES
SHADE TREES:							
BPBO	5	Quercus macrocarpa BULLET PROOF	Bullet Proof Bur Oak	2" clp.	as shown	MED	5.9%
EO	9	Quercus robur	English Oak	2" clp.	as shown	LOW	10.6%
FE	8	Ulmus 'Frontier'	Frontier Elm	2" clp.	as shown	LOW	9.4%
HB	9	Celtis occidentalis	Hackberry	2" clp.	as shown	MED	10.6%
KC	2	Gymnocladus dioicus	Kentucky Coffeetree	2" clp.	as shown	LOW	2.4%
LSM	4	Acer saccharum 'Legacy'	Sugar Maple 'Legacy'	2" clp.	as shown	MED	4.7%
SSM	1	Acer pseudoplatanus	Sycamore Maple	2" clp.	as shown	MED	1.2%
SYM	4	Acer miyabe 'State Street'	State Street Maple	2" clp.	as shown	MED	4.7%
TOTAL:	**42**						
ORNAMENTAL TREES:							
ABS	4	Amelanchier x grandiflora'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" clp.	as shown	LOW	4.7%
CP	4	Pyrus calleryana 'Glen's Form'	Lustre Washington Hawthorn	1.5" clp.	as shown	MED	4.7%
FAM	2	Acer ginnala 'FLAME'	Flame Amur Maple	1.5" clp.	as shown	LOW	2.4%
JP	9	Pyrus calleryana 'Jaczam'	Jack Flowering Pear	1.5" clp.	as shown	MED	10.6%
LWH	7	Crataegus phaenopyrum 'Lustre'	Lustre Washington Hawthorn	1.5" clp.	as shown	LOW	8.2%
PRC	4	Malus x 'Prairie Rose	Prairie Rose Crabapple	1.5" clp.	as shown	MED	4.7%
SSC	5	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" clp.	as shown	MED	5.9%
TCH	8	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	1.5" clp.	as shown	LOW	9.4%
TOTAL:	**43**						
SHRUBS:							
DKL	40	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 gallon	4' o.c.	LOW	
DN	11	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 gallon	3' o.c.	LOW	
FS	36	Spiraea x bumalda 'Froebelii'	Froebel Spirea	5 gallon	4' o.c.	LOW	
GLS	20	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gallon	5' o.c.	LOW	
IHD	24	Cornus alba 'Bailhalo'	Ivory Halo® Dogwood	5 gallon	4' o.c.	LOW	
JWS	34	Spiraea japonica 'Albiflora'	Japanese White Spirea	5 gallon	5' o.c.	LOW	
LDP	16	Ligustrum vulgare 'Lodense'	Lodense Privet	5 gallon	3' o.c.	MED	
MSB	28	Symphoricarpos x doorenbosii 'Marlene'	Marlene Snowberry	5 gallon	3' o.c.	LOW	
MWP	63	Potentilla fruticosa 'McKay's White'	Mckay's White Potentilla	5 gallon	3.5' o.c.	LOW	
MWW	39	Weigela florida 'Elvera'	Weigela	5 gallon	4' o.c.	LOW	
PBB	25	Buddleja davidii nanhoensis `Petite Plum`	Compact Purple Butterfly Bush	5 gallon	5' o.c.	LOW	
PCR	36	Rosa x 'Meipotal'	Carefree Delight™ Shrub Rose	5 gallon	3' o.c.	LOW	
PFCR	51	Rosa x 'Noatraum'	Flower Carpet® Pink Groundcover Rose	5 gallon	5' o.c.	LOW	
RGB	15	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	5 gallon	4' o.c.	LOW	
RS	12	Perovskia atriplicifolia	Russian Sage	5 gallon	4' o.c.	LOW	
SC	12	Cotoneaster divaricatus	Spreading Cotoneaster	5 gallon	4' o.c.	LOW	
WSR	22	Rosa Meidiland White	White Meidiland Rose	5 gallon	7' o.c.	LOW	
TOTAL:	**484**						
ORNAMENTAL GRASSES:							
BAGG	159	Bouteloua gracilis 'Blonde Ambition' P.P.A.F.	Blonde Ambition Grama Grass	1 gallon	2' o.c.	LOW	
DFG	111	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gallon	1.5' o.c.	LOW	
FEli	132	Festuca glauca 'Elijah Blue' (F. ovina var. glauca)	Elijah Blue Fescue	1 gallon	24" o.c.	LOW	
FRG	156	Calamagrostis x acutiflora `Karl Foerster`	Foerster`S Feather Reed Grass	1 gallon	2' o.c.	MED	
HMSG	29	Panicum virgatum 'Heavy Metal'	Heavey Metal Switch Grass	1 gallon	1.5' o.c.	MED	
LBS	33	Schizachyrium scoparium(Andropogon scoparius)	Little Bluestem	1 gallon	2' o.c.	LOW	
MLMG	213	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	1 gallon	3' o.c.	LOW	
TOTAL:	**833**						
PERENNIALS:							
BES	67	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	1 gallon	18" o.c.	LOW	
BLP	149	Vinca major	Big Leaf Periwinkle	1 gallon	24" o.c.	LOW	
CM	66	Nepeta 'Psfike'	Little Trudy Catmint	4" pots	18" o.c.	LOW	
CSD	111	Leucanthemum x superbum 'Silver Princess'	Compact Shasta Daisy	1 gallon	24" o.c.	LOW	
Cste	121	Clematis 'Stefan Franczak'	Brother Stefan™ Clematis	1 gallon	12" o.c.	LOW	
EL	46	Lavendula aungustifolia 'Munstead'	English Lavender	1 gallon	12" o.c.	LOW	
H	18	Hosta x 'Patriot'	Patriot Plantain Lily	1 gallon	24" o.c.	LOW	
MC	42	Geranium 'Patricia'	Magenta Cranesbill	1 gallon	12" o.c.	LOW	
MSY	40	Achillea x 'Moonshine'	Moonshine Yarrow	1 gallon	18" o.c.	LOW	
PCF	40	Echinacea purpurea	Purple Coneflower	1 gallon	18" o.c.	LOW	
PDS	24	Sorobolus heterolepis	Prairie Dropseed	1 gallon	12" o.c.	LOW	
PM	96	Callirhoe involucrata	Poppy Mallow	1 gallon	24" o.c.	LOW	
RV	36	Centranthus ruber	Red Valerian	1 gallon	18" o.c.	LOW	
SW	63	Galium odoratum	Sweet Woodruff	1 gallon	12" o.c.	LOW	
WFS	45	Saponaria ocymoides 'Alba'	White Flowering Soapwort	1 gallon	12" o.c.	LOW	
TOTAL:	**964**						

CITY OF BOULDER STANDARD LANDSCAPE NOTES

1. LANDSCAPING SCHEDULE: (A) NOTHING SHALL BE PLANTED BETWEEN OCTOBER 15 AND MARCH 1 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. STOCK, OTHER THAN CONTAINER-GROWN STOCK, SHALL NOT BE PLANTED BETWEEN JUNE 1 AND SEPTEMBER 1 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. BARE ROOT STOCK SHALL NOT BE PLANTED AFTER APRIL 30 OR IF PLANTS HAVE BEGUN TO LEAF OUT. (B) NOTHING SHALL BE PLANTED DURING FREEZING OR EXCESSIVELY WINDY, HOT, OR WET WEATHER OR WHEN THE GROUND CONDITIONS CANNOT BE PROPERLY WORKED FOR DIGGING, MIXING, RAKING, OR GRADING. (C) NOTHING SHALL BE PLANTED UNTIL THE ADJACENT SITE IMPROVEMENTS, PAVEMENTS, IRRIGATION INSTALLATION AND FINISH GRADING IS COMPLETED. THE CONTRACTOR SHALL TEST THE IRRIGATION SYSTEM IN THE PRESENCE OF THE DIRECTOR. THE IRRIGATION SYSTEM SHALL BE IN APPROVED, OPERATING CONDITION PRIOR TO ANY PLANTING.
2. SITE PREPARATION AND ALL PLANTING SHALL BE COMPLETED, AT A MINIMUM, IN ACCORDANCE WITH THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS. SITE PREPARATION SHALL INCLUDE TILLING THE SOIL TO A MINIMUM DEPTH OF SIX INCHES BELOW THE FINISHED GRADE, TOGETHER WITH SOIL AMENDMENTS THAT ARE APPROPRIATE TO ENSURE THE HEALTH AND SUSTAINABILITY OF THE LANDSCAPING TO BE PLANTED.
3. TURF GRASS SHALL BE LIMITED TO A MAXIMUM OF 25 PERCENT OF ALL LANDSCAPE AREAS ON THE SITE.
4. ALL PLANTING BEDS AND A 3-FOOT DIAMETER RING AT THE BASE OF EACH TREE WITHIN SOD OR SEEDED AREAS SHALL BE MULCHED WITH ORGANIC MULCH AT LEAST 4" DEEP.
5. GRAVEL, ROCK MULCH, OR CRUSHER FINES SHALL NOT BE USED UNDER TREES OR ANY PLANTING AREAS. ROCK OR GRAVEL MAY ONLY BE USED AS A SPECIFIC ORNAMENTAL FEATURE IN LIMITED AREAS (SUCH AS AT THE BOTTOM OF A DRAINAGE SWALE OR DRY RIVER BED) OR AS A PEDESTRIAN PATH OR PATIO.
6. WEED BARRIER FABRIC SHALL NOT TO BE USED IN ANY PLANTING AREAS.
7. ALL PLANTS SHALL BE GROUPED BY WATER NEEDS. A MINIMUM OF 75 PERCENT OF ALL LANDSCAPED AREAS (INCLUDING ANY TURF GRASS) MUST USE LOW TO MODERATE WATER DEMAND PLANTS. THE LANDSCAPE SHALL BE DESIGNED SO THAT, AT MATURITY, NOT MORE THAN 10 PERCENT OF THE LANDSCAPED AREA IS EXPOSED MULCH.
8. ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM MUST BE ZONED TO DELIVER DIFFERENT APPROPRIATE AMOUNTS OF WATER TO DIFFERENT PLANT ZONES. THE SITE SHOULD BE IRRIGATED WITH DRIP IRRIGATION, BUBBLER, OR MICRO-SPRAY SYSTEMS. ALL TREES WILL BE ZONED SEPARATELY FROM TURF GRASS. ALL IRRIGATION ZONES SHALL USE A SMART SYSTEM THAT ADJUSTS FOR RAINFALL, SOIL MOISTURE, AND OTHER WEATHER FACTORS.
9. PROTECTIVE MAINTENANCE: AN APPLICANT FOR CONSTRUCTION APPROVAL SHALL PROVIDE MAINTENANCE AND CARE FOR ALL EXISTING TREES REQUIRED TO BE PROTECTED IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO ANY PROJECT OR CONSTRUCTION SITE DURING CONSTRUCTION ACTIVITIES AND THE PUBLIC IMPROVEMENT WARRANTY PERIOD TO ENSURE THAT EXISTING TREES SURVIVE AND ARE NOT DAMAGED. REFER TO CHAPTER 3 OF THE DESIGN AND CONSTRUCTION STANDARDS FOR ALL TREE PROTECTION REQUIREMENTS. (ONLY APPLICABLE TO EXISTING PUBLIC STREET TREES OR EXISTING PRIVATE TREES THAT WILL MEET THE STREET TREE REQUIREMENTS OF SECTION 9-9-13 BRC 1981)
10. ALL NEW TREES SHALL BE LOCATED A MINIMUM OF 10' FROM ANY EXISTING WATER OR SEWER UTILITY LINES OR FROM LIGHT POLES OR OVERHEAD UTILITY POLES. ALL NEW UTILITY LINES SHALL BE LOCATED A MINIMUM OF 10' FROM ANY EXISTING PUBLIC STREET TREE.



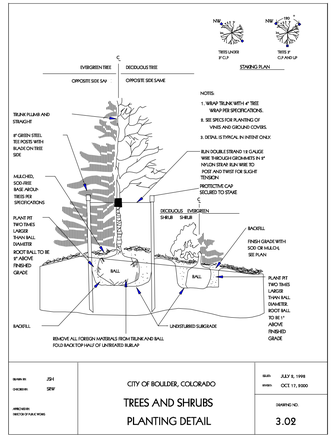
SOFT SURFACE TRAIL - CRUSHER FINES



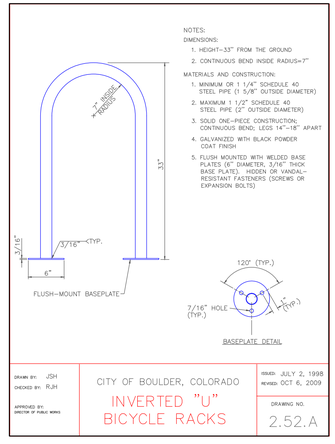
OPEN SPACE SUMMARY TABLE: 06/11/24

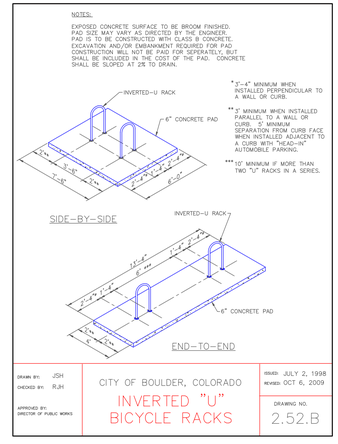
	TOTAL LOT AREA	101,657	PERCENTAGE
	BUILDING AREA:	48,995	48%
	TOTAL DRIVE & PARKING LOT:	22,624	22%
	OPEN SPACE AREA:	**41,928**	**41%**
	Landscape:	**30,038**	**30%**
	SHRUB BEDS	13,502	
	COLORED CONCRETE WALKS, PAVERS & SOFT SURFACE TRAILS	14,348	
	RAIN GARDENS	2,188	
	TURF (max 25% of landscape area)	0	
	INDIVIDUAL ROOF DECKS = 47,560 (25% of total area)	11,890	12%

SITE PLANTERS



SITE BENCH





COBURN ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
P: 303-442-3351

901 Front Street, STE 350
Louisville, Colorado
P: 720-346-1656

Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

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ISSUED/REVISION SCHEDULE

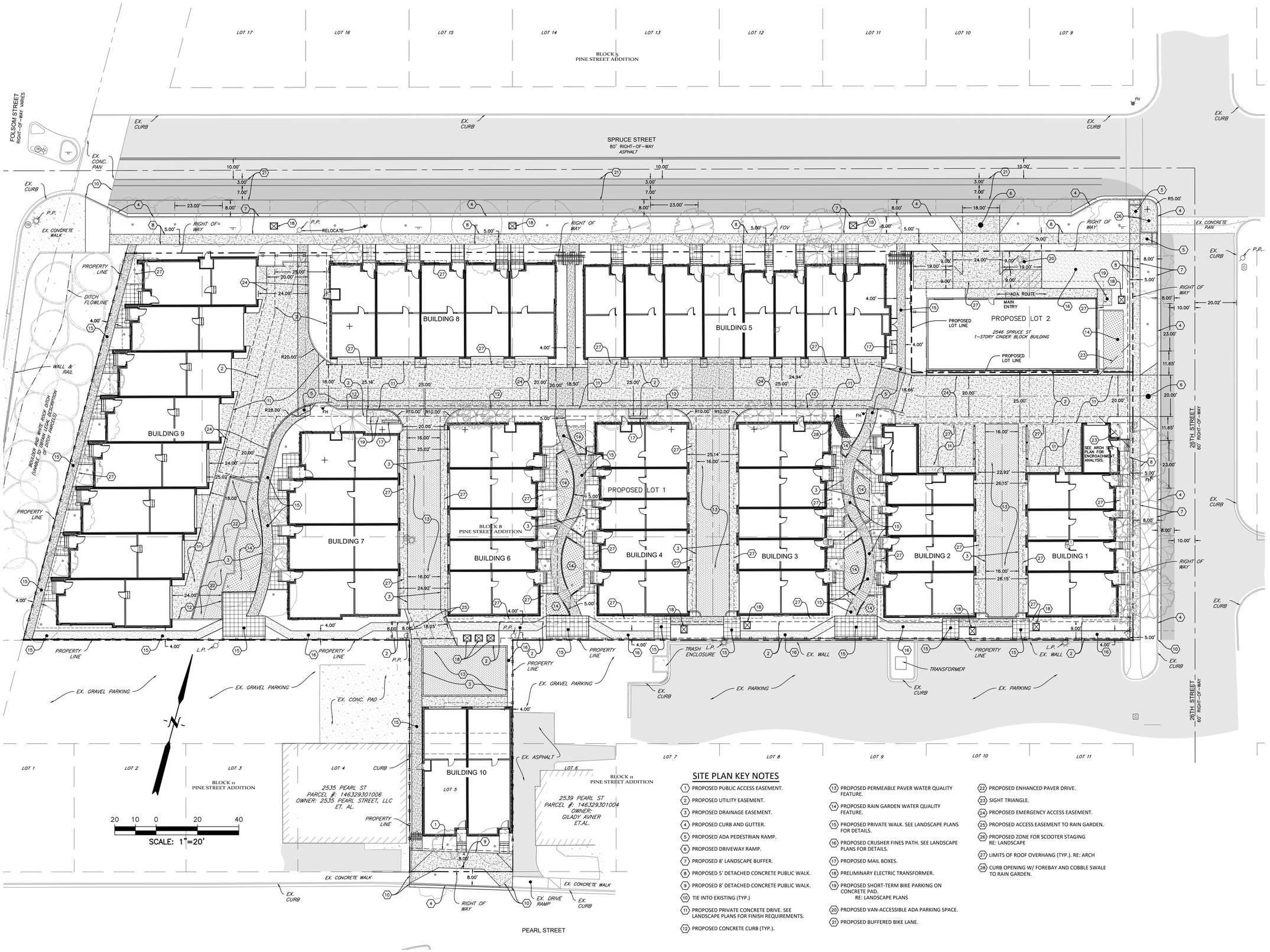
NO.	DESCRIPTION	AUTHOR	CHECKED	DATE

SR SUBMITTAL #3
06.14.2024

SHEET No.
SRL3.2

LANDSCAPE NOTES & DETAILS

DATE PRINTED:



SITE PLAN KEY NOTES

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2. PROPOSED UTILITY EASEMENT.
3. PROPOSED DRAINAGE EASEMENT.
4. PROPOSED CURB AND GUTTER.
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6. PROPOSED DRIVEWAY RAMP.
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8. PROPOSED 5' DETACHED CONCRETE PUBLIC WALK.
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10. TIE INTO EXISTING (TYP.)
11. PROPOSED PRIVATE CONCRETE DRIVE. SEE LANDSCAPE PLANS FOR FINISH REQUIREMENTS.
12. PROPOSED CONCRETE CURB (TYP.).
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14. PROPOSED RAIN GARDEN WATER QUALITY FEATURE.
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16. PROPOSED CRUSHER FINES PATH. SEE LANDSCAPE PLANS FOR DETAILS.
17. PROPOSED MAIL BOXES.
18. PRELIMINARY ELECTRIC TRANSFORMER.
19. PROPOSED SHORT-TERM BIKE PARKING ON CONCRETE PAD.
    RE: LANDSCAPE PLANS
20. PROPOSED VAN-ACCESSIBLE ADA PARKING SPACE.
21. PROPOSED BUFFERED BIKE LANE.
22. PROPOSED ENHANCED PAVER DRIVE.
23. SIGHT TRIANGLE.
24. PROPOSED EMERGENCY ACCESS EASEMENT.
25. PROPOSED ACCESS EASEMENT TO RAIN GARDEN.
26. PROPOSED ZONE FOR SCOOTER STAGING
    RE: LANDSCAPE
27. LIMITS OF ROOF OVERHANG (TYP.). RE: ARCH
28. CURB OPENING W/ FOREBAY AND COBBLE SWALE TO RAIN GARDEN.

COBURN
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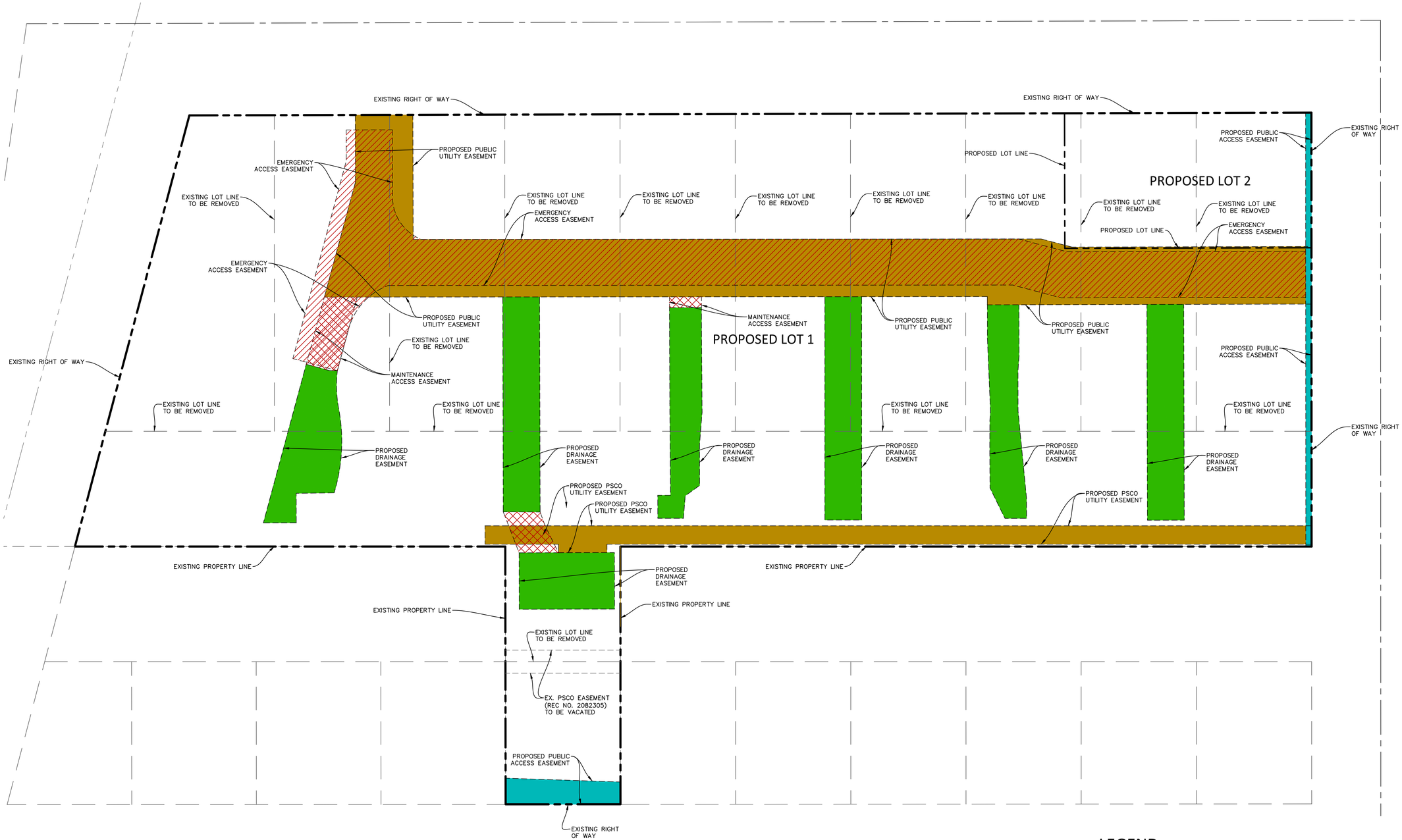
SITE REVIEW
07.24.2024

SHEET No.
C1.00
CIVIL SITE PLAN



LEGEND

- PROPOSED PUBLIC ACCESS EASEMENT DEDICATION
- PROPOSED UTILITY EASEMENT DEDICATION
- PROPOSED DRAINAGE EASEMENT DEDICATION
- PROPOSED EMERGENCY ACCESS EASEMENT DEDICATION
- PROPOSED MAINTENANCE ACCESS EASEMENT DEDICATION

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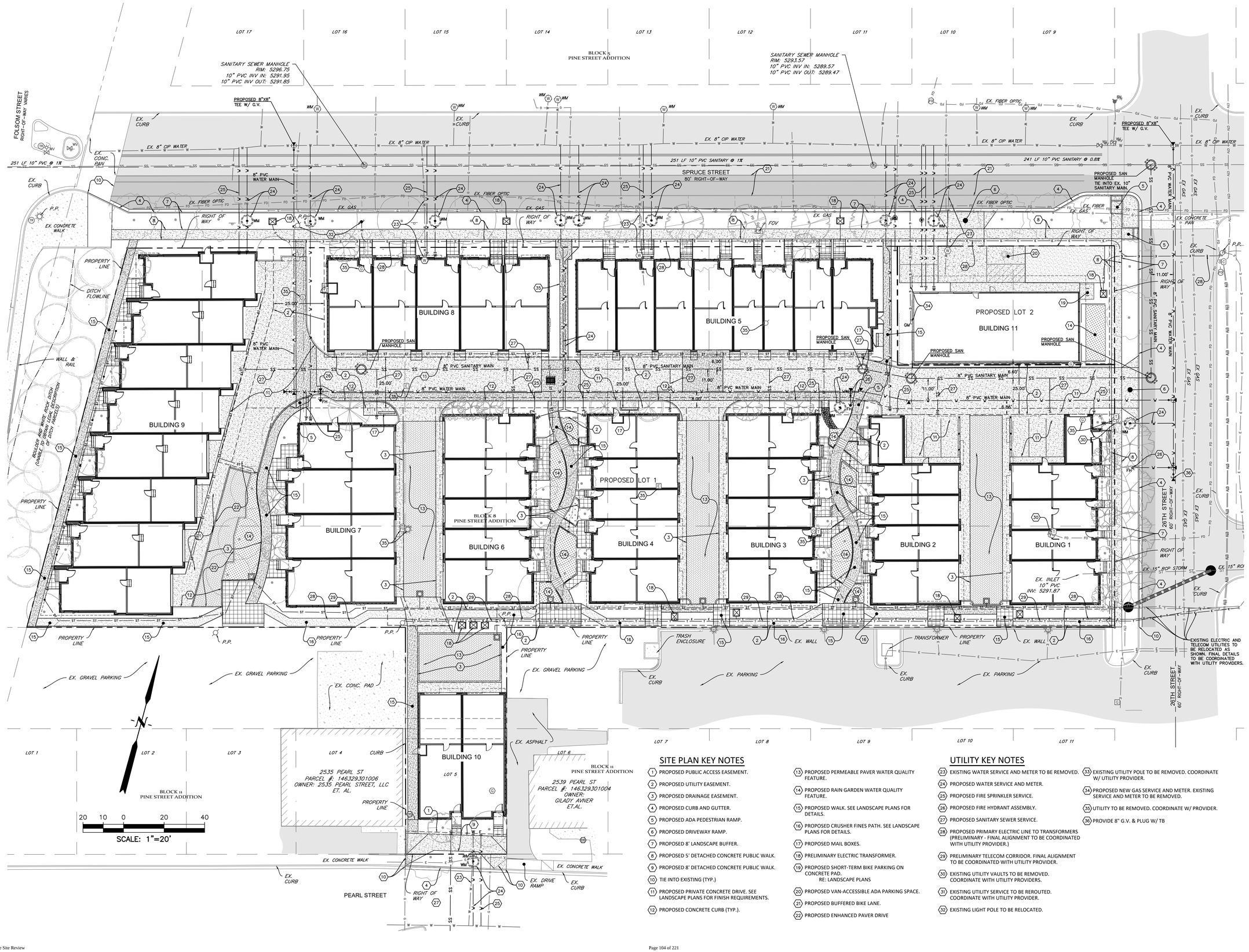
SITE REVIEW
07.24.2024

SHEET No.
C1.01
LOT & EASEMENT EXHIBIT



SITE PLAN KEY NOTES

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20. PROPOSED VAN-ACCESSIBLE ADA PARKING SPACE.
21. PROPOSED BUFFERED BIKE LANE.
22. PROPOSED ENHANCED PAVER DRIVE

UTILITY KEY NOTES

23. EXISTING WATER SERVICE AND METER TO BE REMOVED.
24. PROPOSED WATER SERVICE AND METER.
25. PROPOSED FIRE SPRINKLER SERVICE.
26. PROPOSED FIRE HYDRANT ASSEMBLY.
27. PROPOSED SANITARY SEWER SERVICE.
28. PROPOSED PRIMARY ELECTRIC LINE TO TRANSFORMERS (PRELIMINARY - FINAL ALIGNMENT TO BE COORDINATED WITH UTILITY PROVIDER.)
29. PRELIMINARY TELECOM CORRIDOR. FINAL ALIGNMENT TO BE COORDINATED WITH UTILITY PROVIDER.
30. EXISTING UTILITY VAULTS TO BE REMOVED. COORDINATE WITH UTILITY PROVIDERS.
31. EXISTING UTILITY SERVICE TO BE REROUTED. COORDINATE WITH UTILITY PROVIDER.
32. EXISTING LIGHT POLE TO BE RELOCATED.
33. EXISTING UTILITY POLE TO BE REMOVED. COORDINATE W/ UTILITY PROVIDER.
34. PROPOSED NEW GAS SERVICE AND METER. EXISTING SERVICE AND METER TO BE REMOVED.
35. UTILITY TO BE REMOVED. COORDINATE W/ PROVIDER.
36. PROVIDE 8" G.V. & PLUG W/ TB

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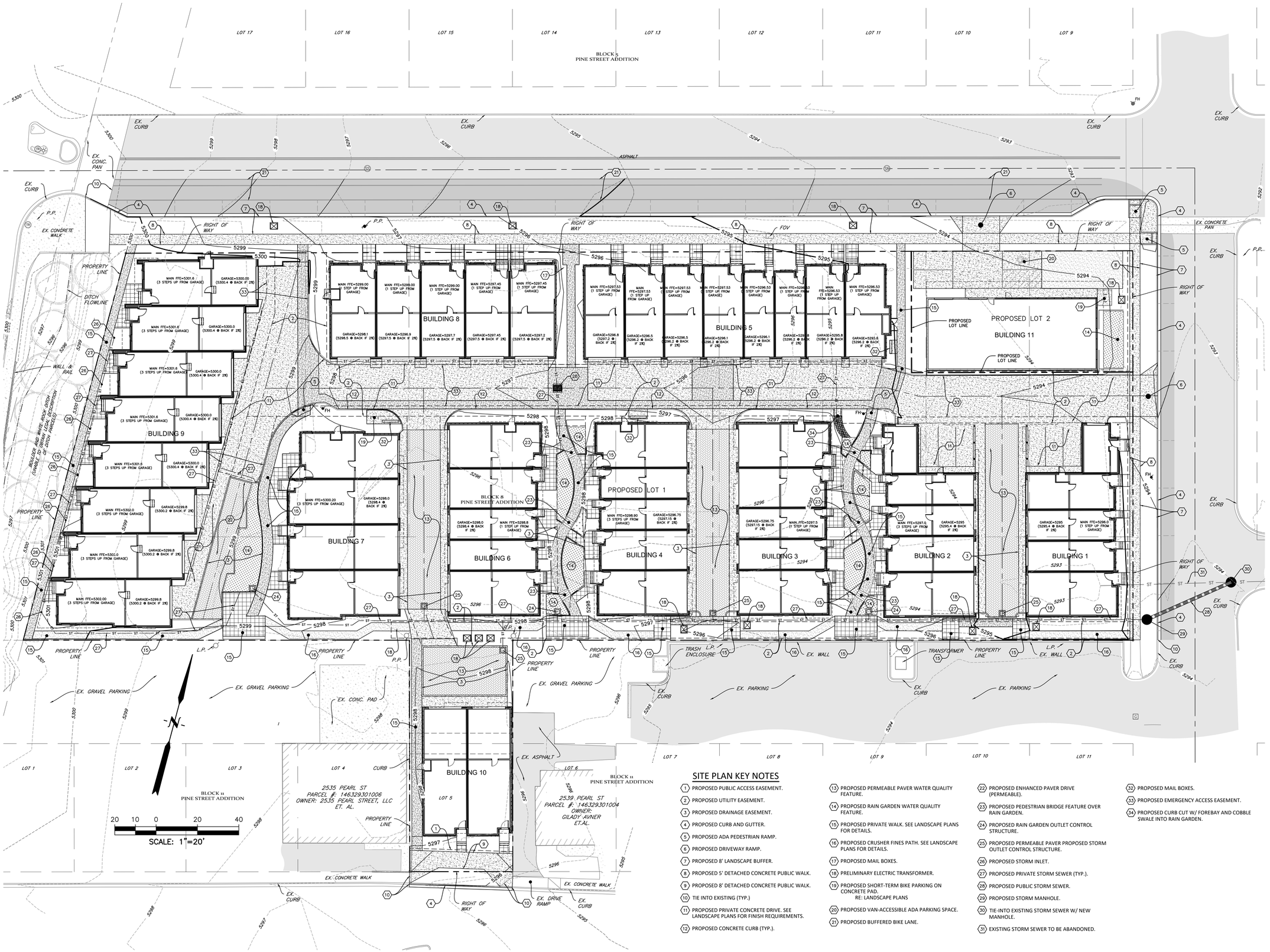
SITE REVIEW
07.24.2024

SHEET No.
C2.00
MASTER UTILITY PLAN



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    RE: LANDSCAPE PLANS
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21. PROPOSED BUFFERED BIKE LANE.
22. PROPOSED ENHANCED PAVER DRIVE (PERMEABLE).
23. PROPOSED PEDESTRIAN BRIDGE FEATURE OVER RAIN GARDEN.
24. PROPOSED RAIN GARDEN OUTLET CONTROL STRUCTURE.
25. PROPOSED PERMEABLE PAVER PROPOSED STORM OUTLET CONTROL STRUCTURE.
26. PROPOSED STORM INLET.
27. PROPOSED PRIVATE STORM SEWER (TYP.).
28. PROPOSED PUBLIC STORM SEWER.
29. PROPOSED STORM MANHOLE.
30. TIE-INTO EXISTING STORM SEWER W/ NEW MANHOLE.
31. EXISTING STORM SEWER TO BE ABANDONED.
32. PROPOSED MAIL BOXES.
33. PROPOSED EMERGENCY ACCESS EASEMENT.
34. PROPOSED CURB CUT W/ FOREBAY AND COBBLE SWALE INTO RAIN GARDEN.

COBURN ARCHITECTURE
2718 Pine Street #100
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OUTSIDE LA
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Steamboat Springs, Colorado
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2504 SPRUCE

2504 SPRUCE STREET,
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SITE REVIEW
07.24.2024

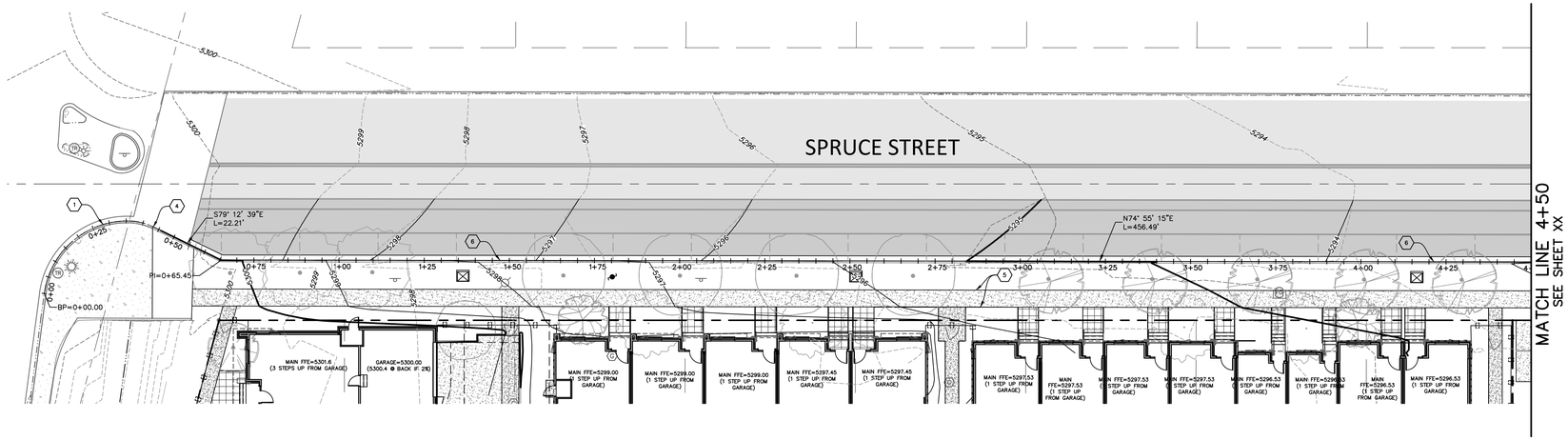
SHEET No.
C3.00
MASTER GRADING PLAN

KEY NOTES

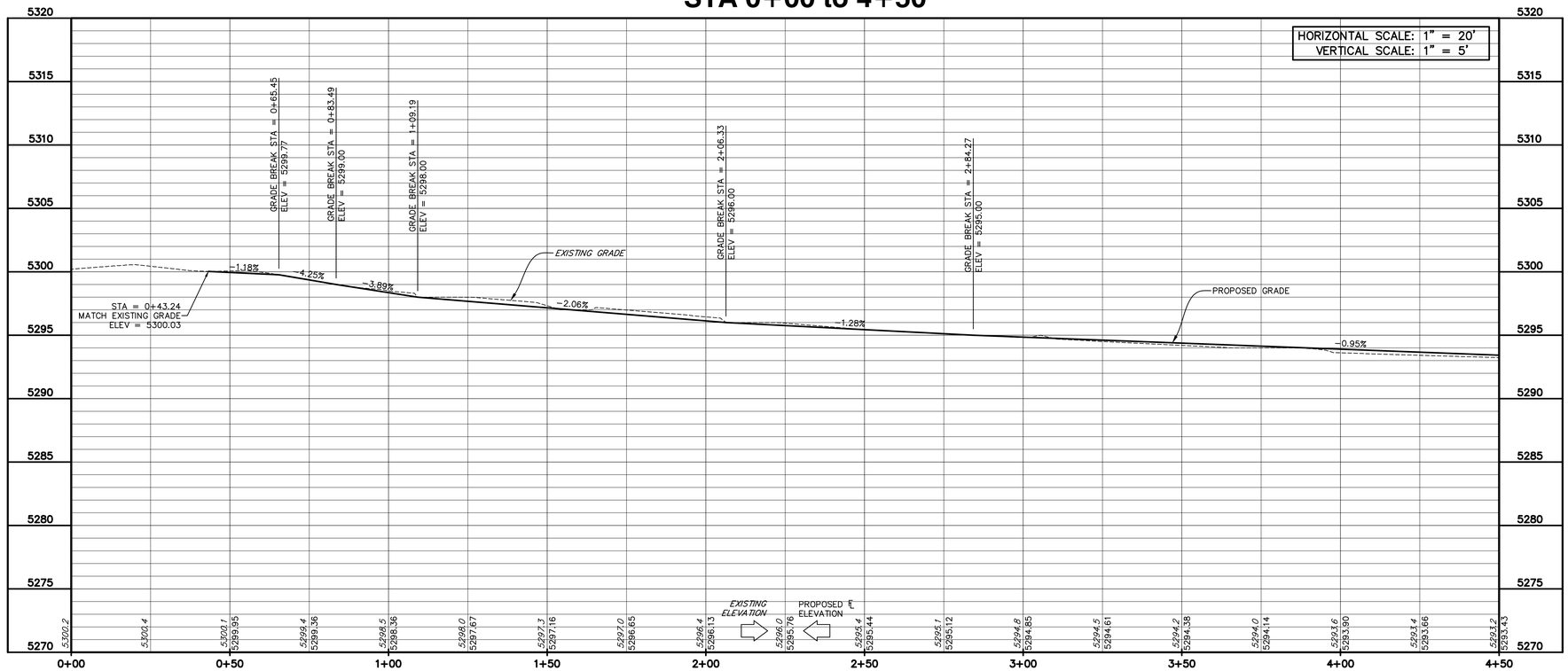
1. EX. CURB AND GUTTER TO REMAIN.
2. PROPOSED 18' CONCRETE DRIVE RAMP. SEE GRADING PLAN.
3. PROPOSED 20' CONCRETE DRIVE RAMP. SEE GRADING PLAN.
4. TIE INTO EXISTING CURB & GUTTER.
5. 5-FT DETACHED CONCRETE WALK.
6. PROPOSED STANDARD 6" VERTICAL CURB AND GUTTER.

20 10 0 20 40

SCALE: 1"=20'



CURB RECONSTRUCTION: FLOWLINE
STA 0+00 to 4+50



COBURN ARCHITECTURE

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AS 04 IFC / XCEL ITEMS 02/24/21

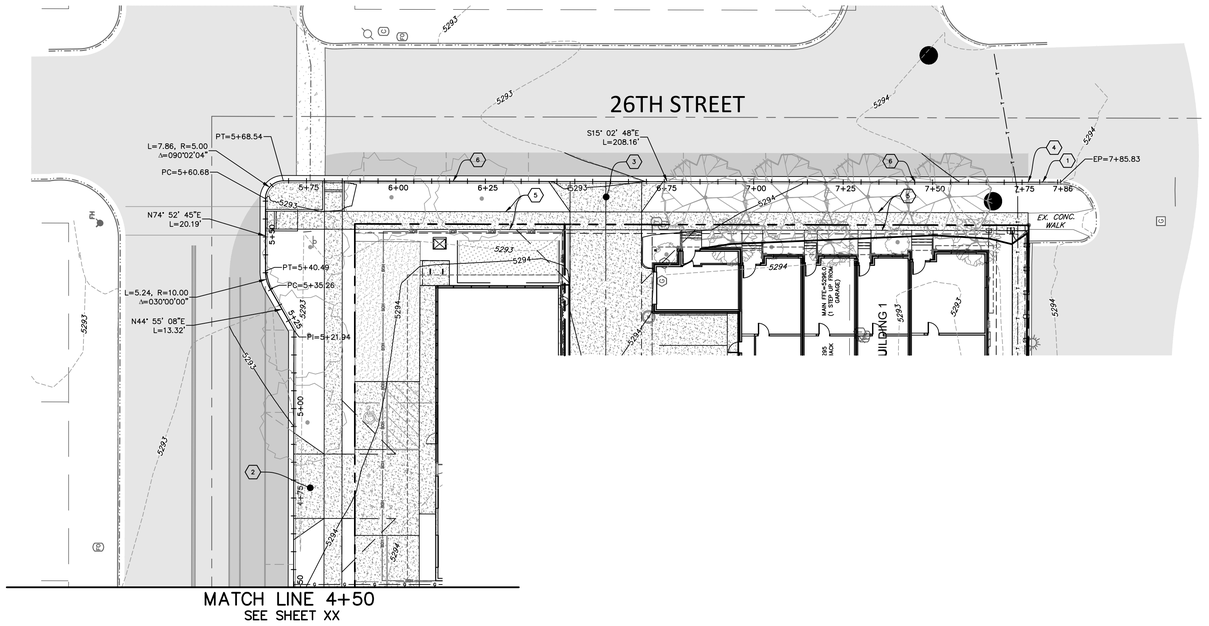
811 Know what's below. Call before you dig.

SITE REVIEW
07.24.2024

SHEET No.

C3.01

FLOWLINE PLAN & PROFILE (0+00 TO 4+50)



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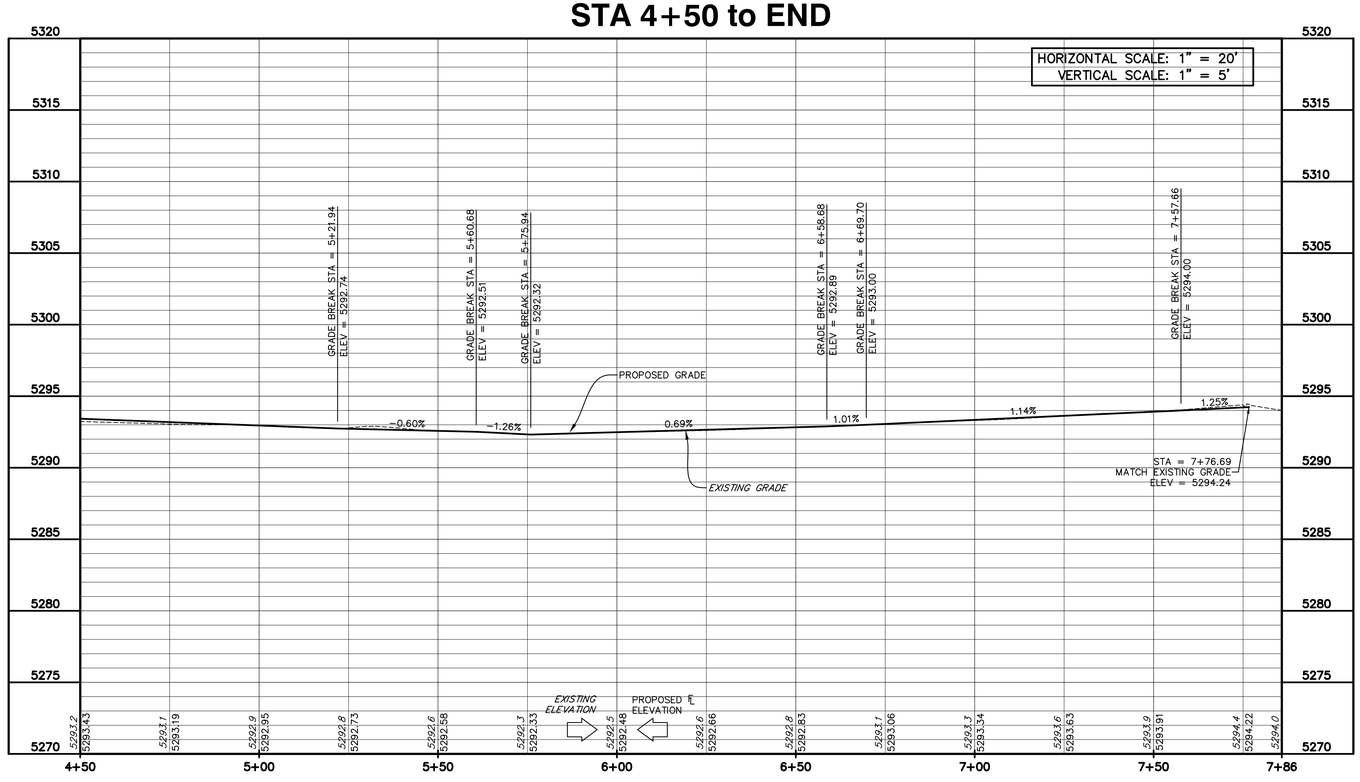
CURB RECONSTRUCTION: FLOWLINE
STA 4+50 to END



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AS 04 IFC / XCEL ITEMS 02/24/21

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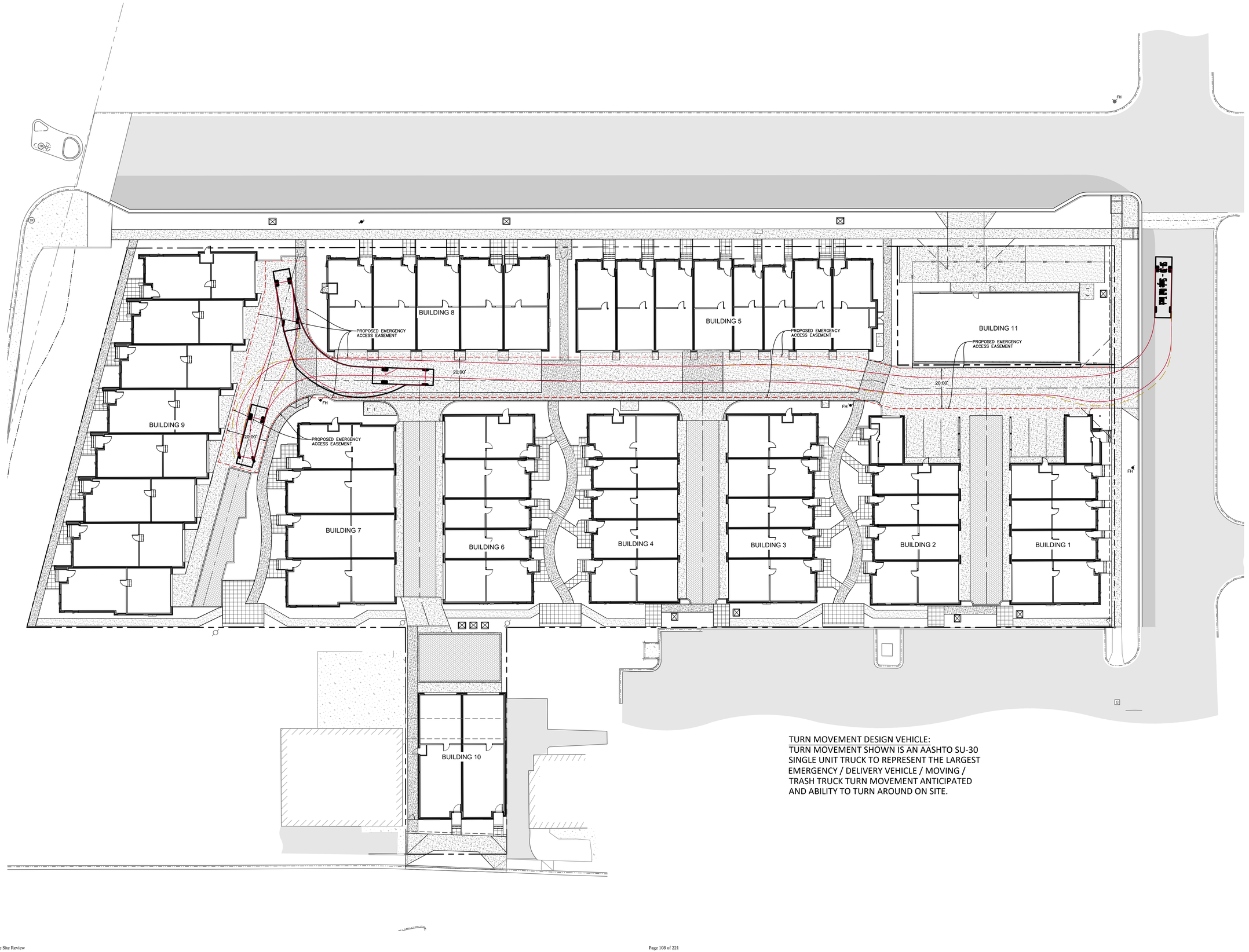
SITE REVIEW
07.24.2024

SHEET No.
C3.02
FLOWLINE PLAN & PROFILE (4+50 TO END)



TURN MOVEMENT DESIGN VEHICLE:
TURN MOVEMENT SHOWN IS AN AASHTO SU-30 SINGLE UNIT TRUCK TO REPRESENT THE LARGEST EMERGENCY / DELIVERY VEHICLE / MOVING / TRASH TRUCK TURN MOVEMENT ANTICIPATED AND ABILITY TO TURN AROUND ON SITE.

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SITE REVIEW
07.24.2024

SHEET No.
C4.00
TURN MOVEMENT EXHIBIT

2500 Block Spruce
SITE REVIEW
WRITTEN STATEMENT

March 22, 2024 rev Sept 11, 2024

TABLE OF CONTENTS

INTRODUCTION

01

PROJECT TEAM

Development Partners

TRAILBREAK PARTNERS

PaceDevelopment™

Architect

COBURN

Strategy

TRESTLE STRATEGY GROUP

Introduction

The proposed project at 2504 Spruce is a thoughtful **infill redevelopment** on 2.33 acres in central Boulder that will provide meaningful and purpose-built **housing at the heart of the community,** bridging the traditional areas of East Pearl with the new development near 30th and Pearl. Our project will provide a range of housing in a beautiful, compact design that is well served by transit.

The proposal includes **52 townhomes for sale in a range of sizes**. **Four of these will be affordable for sale housing for middle income** (up to 120% AMI) families, which is 50% of the inclusionary housing (IH) requirement . The developer will pay fee in lieu for the remaining IH requirement.

This proposal introduces an **innovative redevelopment** of an under-utilized property consisting of aged commercial buildings, parking lots, and limited pedestrian connection.

Project Timeline

PRE-APP

CONCEPT PLAN

SITE & USE REVIEW

Jan 11, 2021 — **Property placed under contract**

Feb 12, 2021 — **Pre-Application Submittal**

May 7, 2021 — **1st Concept Submittal: 47 apartments and 16 townhomes**

- Aug 2, 2021 — **Planning Board Concept Hearing**
- November 30, 2021 — **City Council Call Up Concept Hearing**
- Oct 11, 2021 — **TAB Hearing**

Jul 8, 2022 — **2nd Concept Submittal: Rezoning & 101 apartments**

- Nov 1, 2022 — **Planning Board Concept Hearing**
- Jan 5, 2023 — **City Council Call Up Concept Hearing**

Mar 22, 2024 — **Site & Use Review Submittal: 52 townhomes for sale (incl. 4 affordable)**

Aug 12, 2024 — **TAB Review Public Hearing**

Sept 6, 2024 — **BURA Review Public Hearing**

Oct 1, 2024 — **Planning Board Public Hearing**

Project Background

As illustrated on the project timeline, the project has been through two concept reviews.

The first was brought to Planning Board in August of 2021. City Council chose to call up the original Concept Review and encouraged the applicant to redesign the project in such a way that would consider a rezone and increased density.

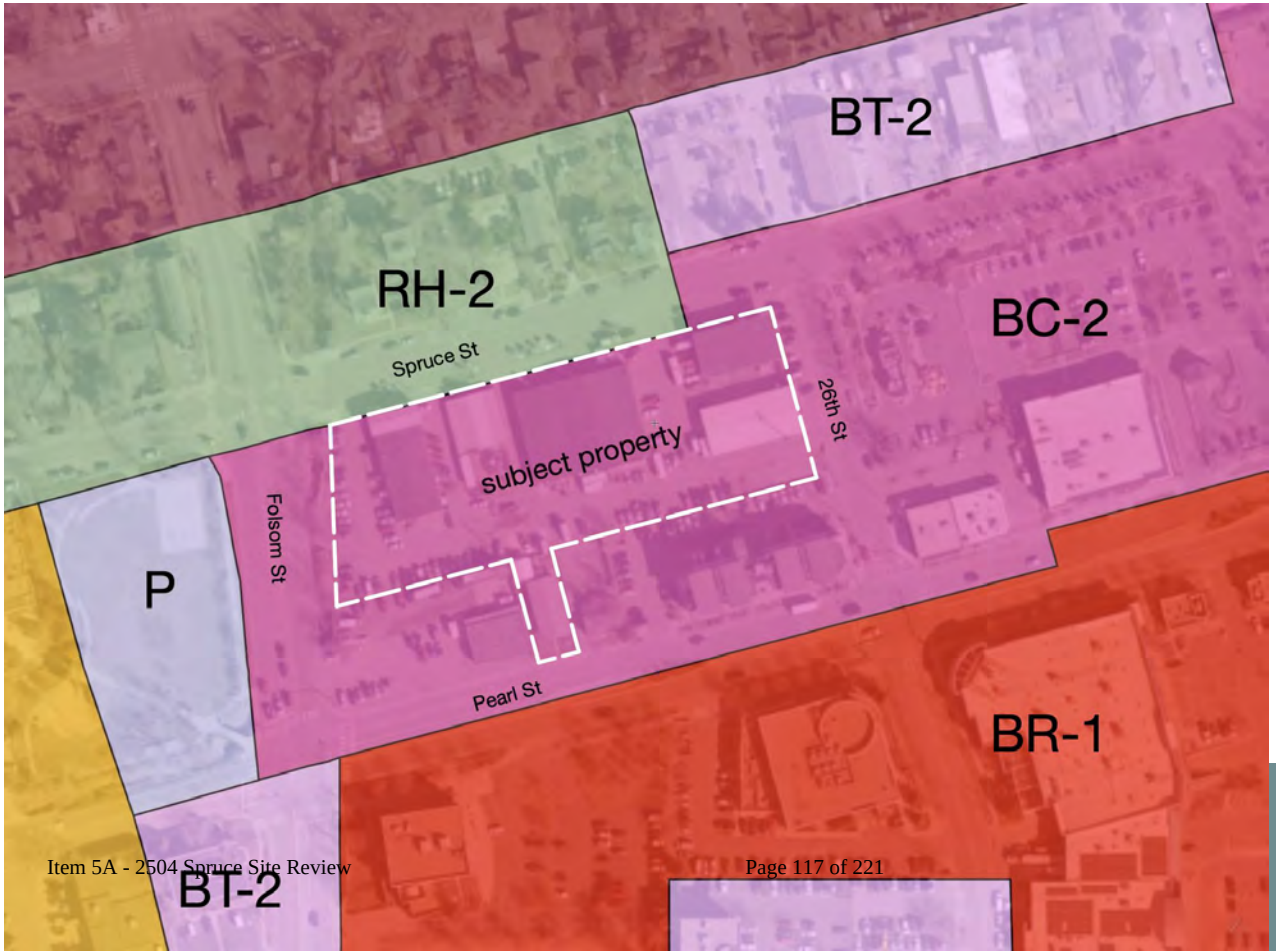
The applicant agreed and spent a year redesigning the project toward a single large apartment complex with rezoning to MU-3 and increased density. Planning Board saw a revised Concept Plan in November of 2022 with a Council call-up in January of 2023. Both bodies supported the increased density. Given the evolution of the product type and timeline, Trailbreak was brought in to join the ownership team. As design progressed, it was discovered that the FAR shown and described in the Concept Plan was not allowable, even through the MU-3 rezone. Having to reduce the project size by over 70,000 square feet, the apartment concept was no longer financially viable.

Starting from scratch in fall of 2023, the current team developed a thoughtful site plan that we feel is appropriate density considering the surrounding context and provides varying sizes of townhomes across ten distinct, but related buildings. We are excited to have the scale to create a new micro-neighborhood that is able to weave together the fabric of traditional East Pearl with the more recent vibrancy at 30th and Pearl.

EXISTING CONDITIONS

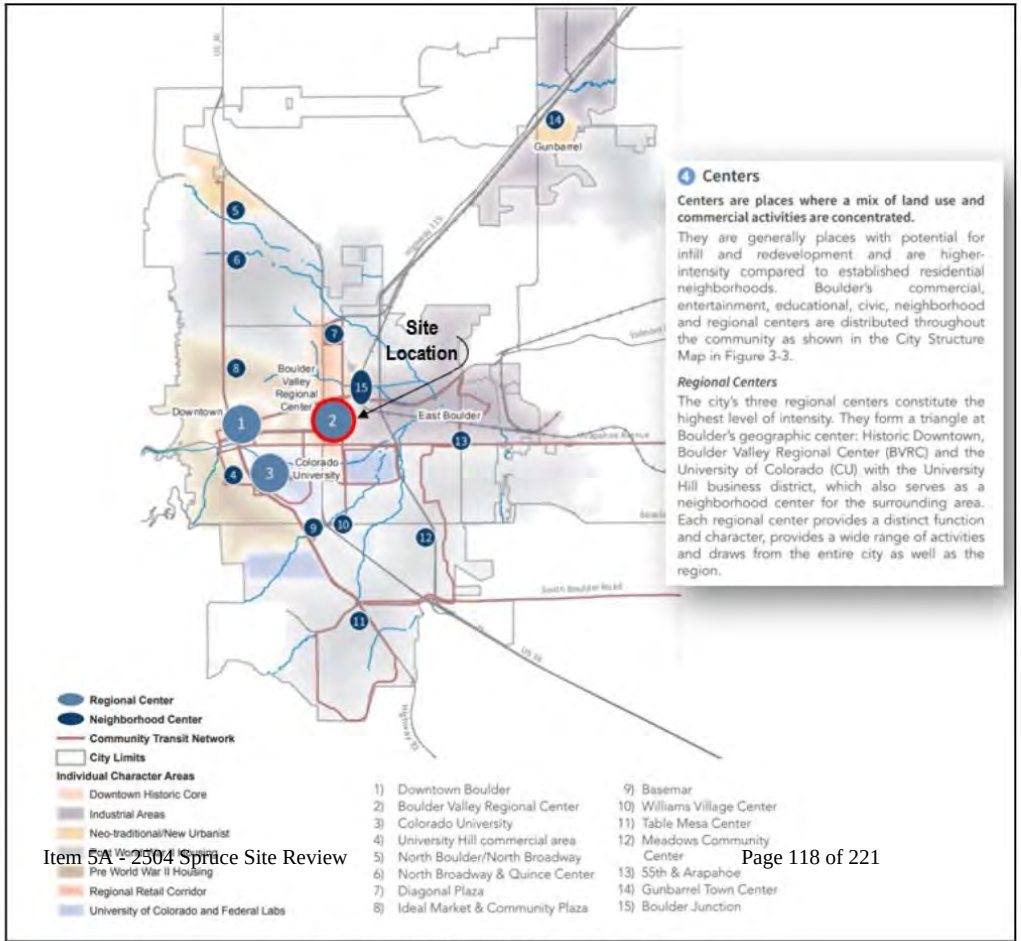
02

Zoning Map



Business Community 2 (BC-2)
Business areas containing retail centers serving a number of neighborhoods, where retail-type stores predominate

Boulder Valley Regional Center



Under the Comprehensive Plan, the site is located within the BVRC, one of three defined regional centers within the city. On page 36 of the BVCP, the city structure diagram identifies "Centers" as "generally places with potential for infill and redevelopment and are higher intensity compared to established residential neighborhoods." The City's Framework Plan identifies the centers within the Comprehensive Plan, as shown on the left.

Land Use Map


MUR:
MIXED USE
RESIDENTIAL
26TH ST
SITE
OUNDARY
MUB:
MIXED USE
BUSINESS

Land Use Category	Boulder Valley Comprehensive Plan (link) descriptions
Mixed Use Residential (MUR)	**Characteristics and Locations**: MUR developments will be encouraged in those areas identified as appropriate for a mix of uses and where residential character will predominate. Specific zoning and other standards and regulations will be adopted which define the desired form, intensity, mix, location and design characteristics of these uses. **Uses**: Consists predominantly of residential uses. Neighborhood-scale retail and personal service uses will be allowed.
Mixed Use Business (MUB)	**Characteristics and Locations**: MUB development may be appropriate and will be encouraged in some business areas. (Generally, the use applies to areas around 29th Street as well as North Boulder Village Center, the commercial areas near Williams Village and other parcels around Pearl, 28th and 30th Streets.) Specific zoning and other standards and regulations will be adopted which define the desired form, intensity, mix, location and design characteristics of these uses. **Uses**: Consists of business or residential uses. Housing and public uses supporting housing will be encouraged and may be required.

Floodplain Map

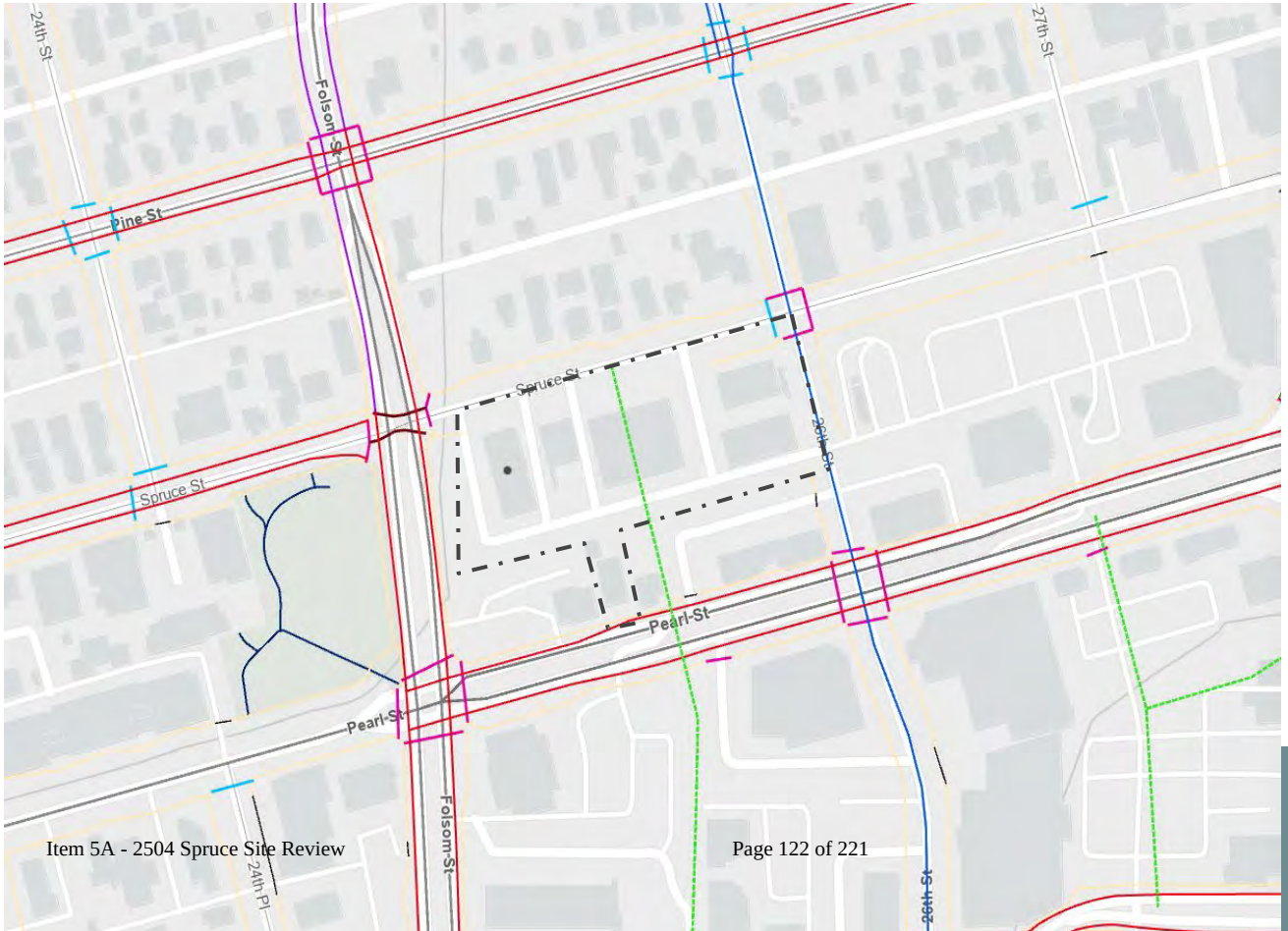
500-Year Floodplain

100-Year Floodplain

High Hazard Zone (HHZ)

Conveyance Zone

Transportation Improvement Map

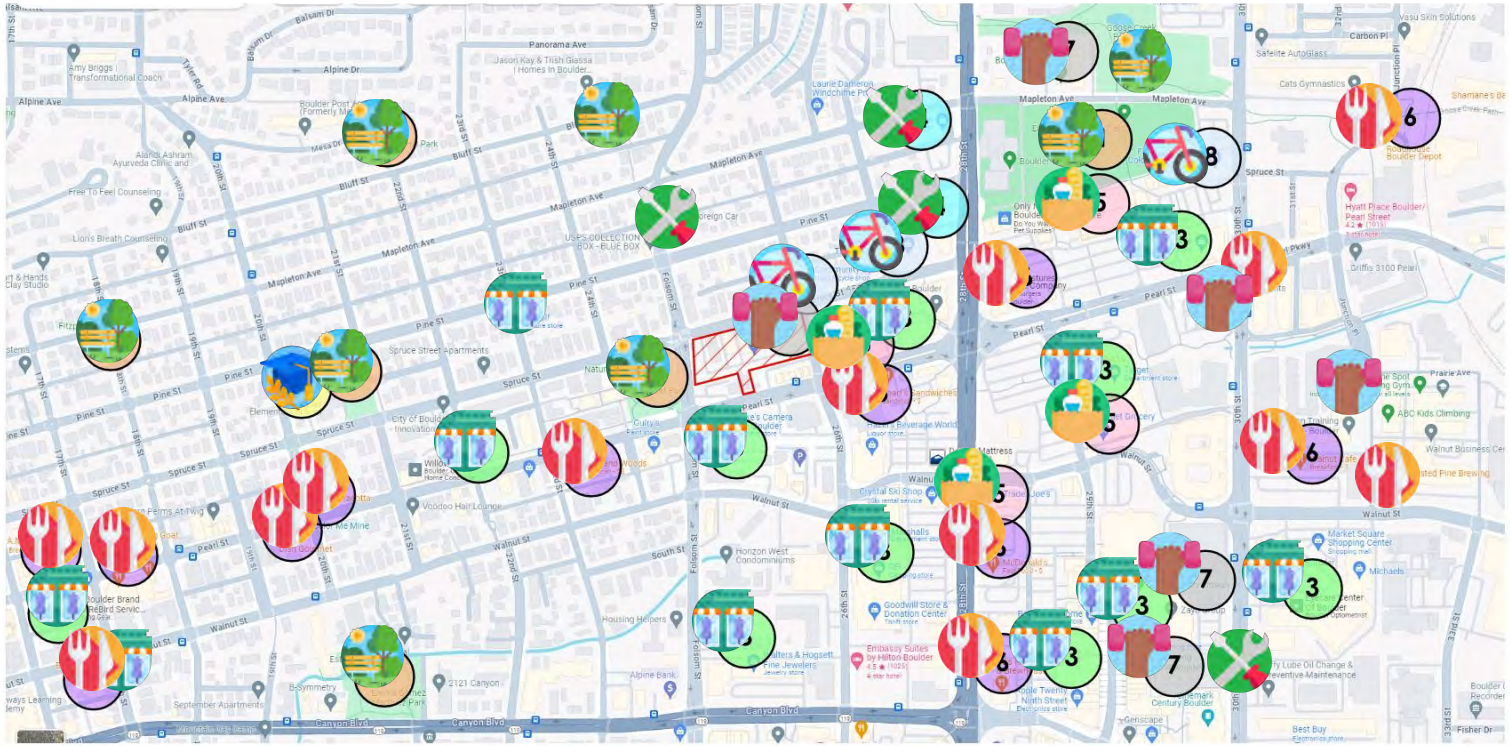


On-Street Bike Lane

Designated Bike Route

Proposed Pedestrian Path

Site Context



Existing Site

The **2.33 acre (101,657 sf) site currently** contains five (5) one and two story light industrial, commercial, and retail buildings, at 2504 Spruce, 2506 Spruce, 2536 Spruce, 2546 Spruce, and 2055 26th St. It also contains a single story single family residence with a detached garage located at 2537 Pearl Street.

The site has an industrial feel, being covered entirely by buildings of light steel construction. Concrete drives cover the balance of the site, so the site is nearly entirely impervious. The site is accessible to vehicles via seven curb cuts. The Mecha and Boulder Furniture Arts buildings at the corner of Spruce and 26th streets, have continuous curb cuts on both streets, allowing for head in parking for the length of both buildings. There are no trees on the property, save for a single tree at 2537 Pearl Street.

Boulder and White Rock Ditch borders the property on the west, along Folsom Street. Elm trees occupy both sides of the ditch. The ditch continues 15 feet south past the northern property line of the adjoining property at 2535 Pearl Street, before turning east and crossing under Folsom. The ditch company owns the land between the ditch and our property to the east.

Previously Hoshi Motors

Sportique Scooters

Spruce Street Auto

Mecha (Above & Below)

Corner of Folsom St. & Spruce St. (Ditch)

Boulder Furniture Arts

Corner of Folsom St. & Pearl St.

Single Family Residence (Front)

Single Family Residence (Back)

SITE PLAN & DESIGN

04

Site Plan


SPRUCE STREET
FOLSOM STREET
26TH STREET
PEARL STREET
BUILDING 8
BUILDING 5
MECHA
BUILDING 9
BUILDING 7
BUILDING 6
BUILDING 4
BUILDING 3
BUILDING 2
BUILDING 1
BUILDING 10
LEGEND
SHADE TREES
ORNAMENTAL TREES
CONC. PAVING
COLORED CONC. PAVING
PLANTERS
0
20
40 FT

Site Layout

The proposed project is oriented to have two buildings facing Spruce Street, one building facing 26th Street, one building along Pearl Street, and one building facing Folsom Street. The additional five buildings are internal to the site, with dedicated woonerf inspired drive aisles that access private garages. The building located at 2537 Pearl Street will have frontage along Pearl Street, but will be accessed through the Spruce Street side of the site. The access point into the site is located next to Mecha, on 26th Street. The main drive aisle runs east to west and provides direct access to additional drive aisle between the internal buildings and 2537 Pearl St. Parking is primarily provided to each unit through a private enclosed attached garage.

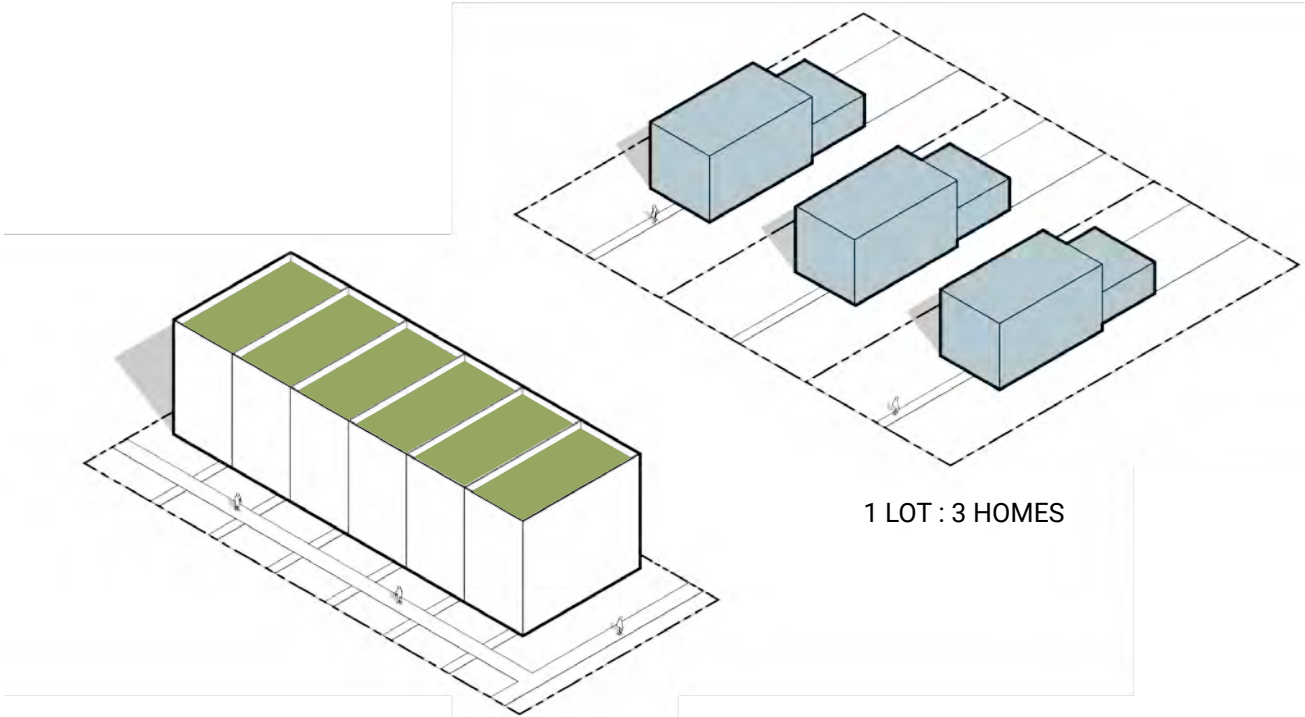
The site plan provides usable open space between and around the buildings, and private open space is provided to each unit via a roof deck. The roof decks are proposed to have interior stair access and a shade structure appurtenance that is topped with semi-transparent photovoltaic solar panels. This site organization helps create a safe, pleasant, and engaging pedestrian experience. Buildings are placed to follow the Boulder Valley Regional Center Design Guidelines, by providing filtered views between adjacent sites and access through the site, while respecting the scale of the adjacent structures along Spruce Street. Spruce Street right-of way improvements include a buffered bicycle lane, parallel parking, a tree lawn and pedestrian sidewalk, all of which do not exist in the current condition. 26th Street improvements include a pedestrian sidewalk and tree lawn, which will enhance and complete the pedestrian experience along the west side of 26th Street.

Diversified Continuum of Open Space

Three types of open space:

- individual rooftop yards
- community gathering space for the project
- greater downtown area park space

Townhome Style Units with Rooftop Yards



1 LOT : 3 HOMES

Townhome style units with rooftop yards provide more sustainable dwellings than traditional, auto-based single family homes on larger lots

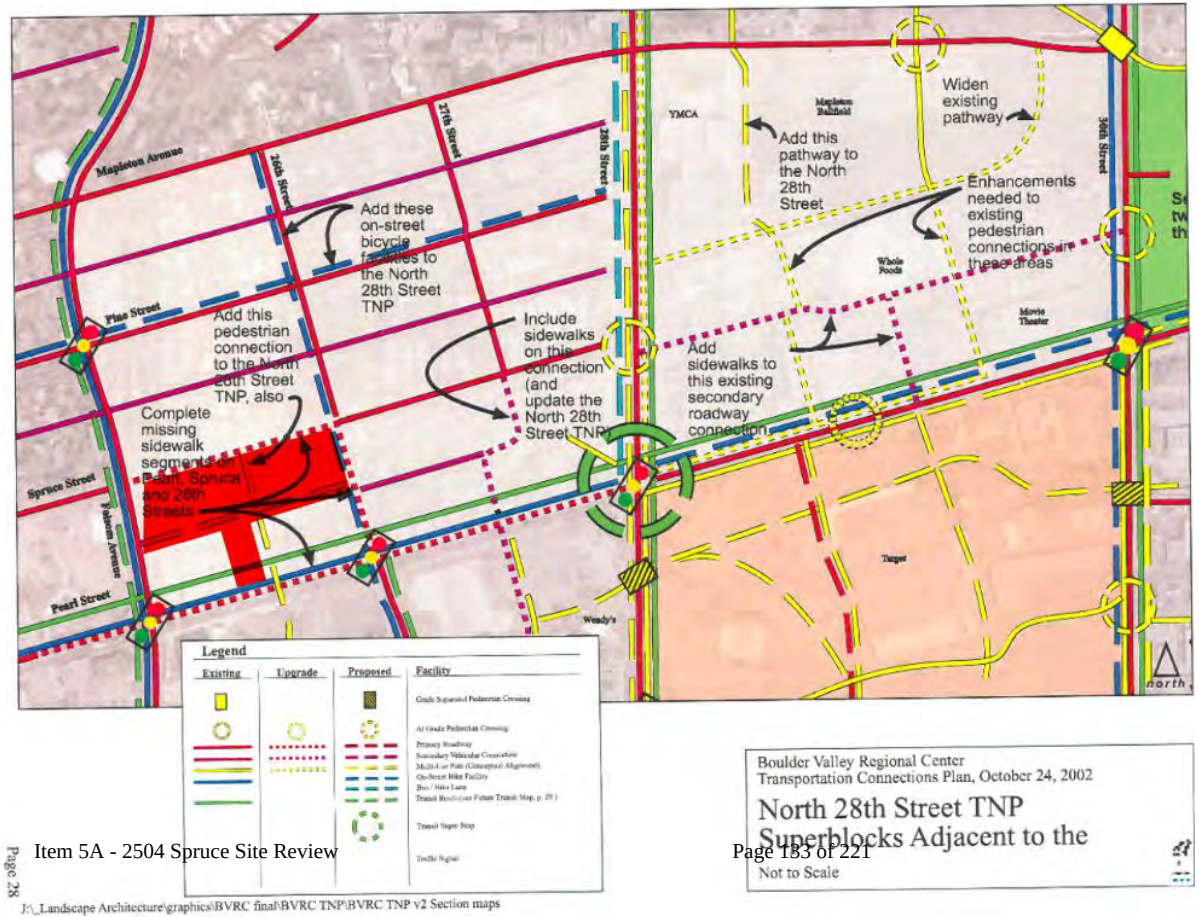
- more efficient use of land area for housing
- less resource use per dwelling
- more ecologically responsible landscaping
- shared party walls require less energy use for heating and cooling
- more efficient land use promotes walking and cycling
- increases neighbor interaction and sense of community

Design

The project proposes a variety of building design utilizing a modern use of familiar materials. Primary materials will be brick, with painted cementitious siding and metal trim accents and painted windows. Massing along Spruce Street has been designed to have a 2 story façade that steps back roughly 6 feet on the third story. Appurtenances on the roof deck have been held back further away from the façade edge to help diminish a perception of height. Windows will be painted fiberglass, doors will have a wood appearance. Fenestration has been designed to offer larger spans of glass to allow expansive views out, ample daylighting to the interior, and a more contemporary aesthetic. Roof decks are provided above each unit, and shaded with semi-transparent photovoltaic solar panels, which also provide valuable renewable energy. The roof decks replace traditional "backyards" that would typically be seen in detached single family homes, which in turn provides a more efficient land use.

Design

Transportation Demand Management, Connectivity



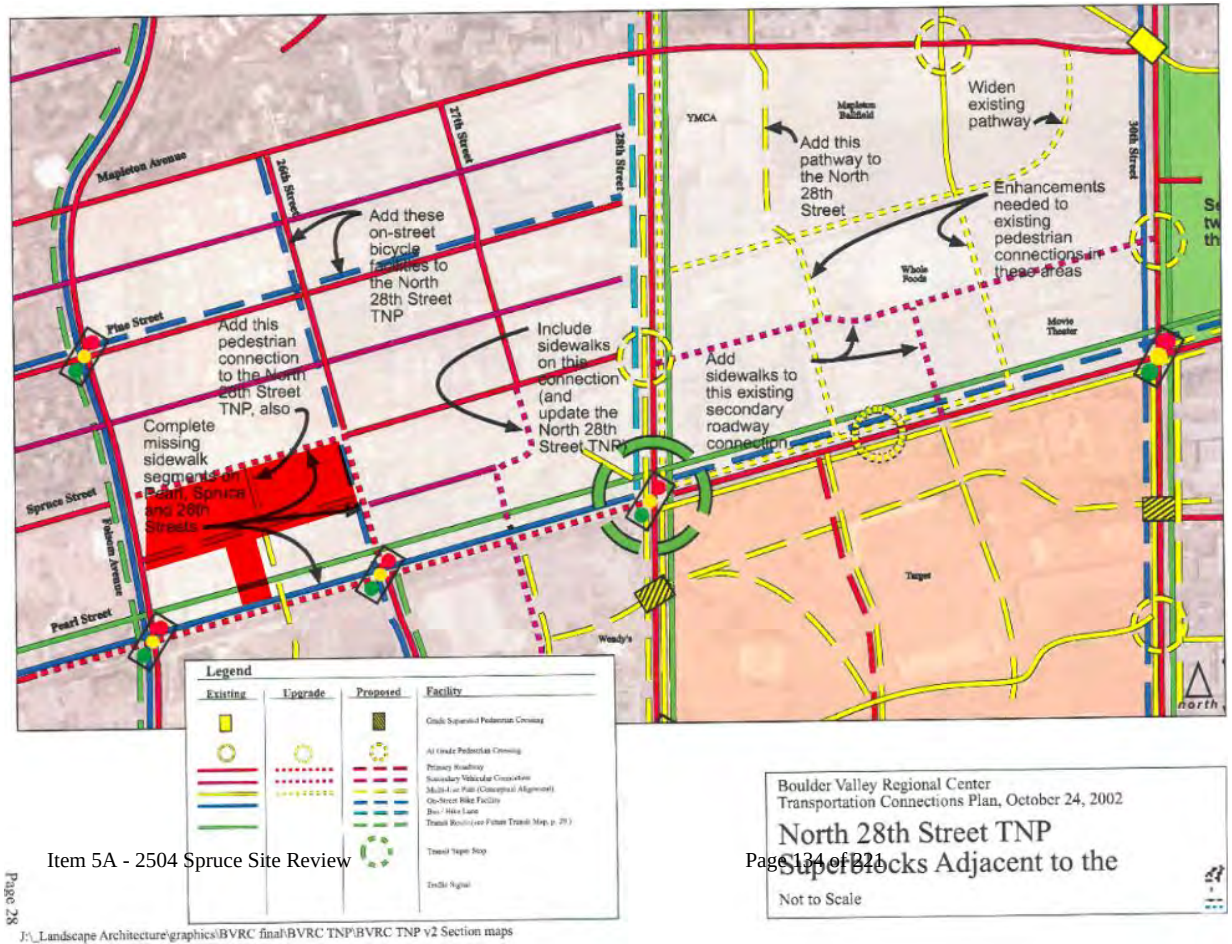
See our Traffic Demand Management report and traffic study for additional information.

RTD Routes: 204,206,208 BOLT, BOUND, FF, HOP, JUMP

Our proposed project will reconfigure parking along Spruce Street, and complete bicycle and pedestrian connections that currently do not exist along Spruce Street and 26th Street. The site that fronts Pearl Street will be improved to have an 8' tree lawn and sidewalk.

The project proposes to participate in the NECO Bus Pass program.

BVRC Transportation Connections Plan Modifications



REMOVE THE EAST-WEST SECONDARY STREET AND NORTH-SOUTH MULTI-USE PATH

- The East-West Secondary Street
  - TAB recommended removal on 10/21/2021.
  - BURA agreed with TAB recommendations
- The North-South connection
  - Cannot continue
- A multi-use path would not shorten travel distances.
  - TAB Recommended replacement of multi-use path with a 5 foot wide pedestrian oriented public access easement.
  - BURA agreed with TAB recommendations

Requested Modifications

Height modification request:

Modify from 35' to the noted building heights below.

Building 1: 47'-6"
Building 2: 48'-5"
Building 3: 48'-3"
Building 4: 49'-3"
Building 5: 48'-8"
Building 6: 48'-2"
Building 7: 47'-3"
Building 8: 48'-7"
Building 9: 49'-7"
Building 10: 44'-7"

Parking reduction request:

Required: 129 spaces Proposed: 97 = 25% reduction

Setback reduction request:

See Setback Plan for additional detail.

West Side: 5' North Front: 2' East Front: 5' South Rear: 5' to 10' South Front at Building 10: 10'

BVRC Transportation Connection Plan Modifications:

Eliminate East-West Secondary Street shown in BVRC TCP
Remove North-South Multi-use Path shown in BVRC TCP

Tentative Development Schedule

Site Review Completion Target:	11/01/2024
Tech Doc Review Completion Target:	02/2025
Building Permit Target Issuance:	06/2025
Construction Begins:	07/2025
Construction Complete Target:	07/2028

COMMUNITY BENEFITS

03

Existing Business Retention

Family Friendly Housing

Efficient & Sustainable Design

On-Site Affordable Housing

Backyard Living on Rooftop

Bike & Pedestrian Connections

Existing Business Retention

Mecha Fitness is a busy and successful, woman-owned fitness studio which will remain on site. providing services to the surrounding community as was as a mix of uses on the site. It will also help bring activity and pedestrian interest to the northeast corner of the site.

On-Site Affordable Housing

Four affordable units will be provided on site: three 3-bedroom units will be dispersed across 3 buildings constructed over multiple phases; one 4-bedroom unit will also be provided within the unit mix.

The inclusion of these units provides opportunities for a wider range of incomes to live, work, and recreate within the central area of Boulder. This will have a greater economic effect on local businesses; families who spend less on housing have a greater opportunity to shop at local businesses.

Additionally, over $3 million of Cash-In-Lieu is expected to be paid to the City of Boulder to satisfy the remainder of our Inclusionary Housing requirements.

Community Benefits

Family Friendly Housing

The 3- or 4-bedroom townhome style units with private garages will feel like a single family dwelling, with a more efficient land use, which in turn provides more residential opportunity within central Boulder. Private rooftop decks provide “backyard” outdoor living without occupying additional land area.

The central location with close proximity to parks, open space, schools and services make this a great location for families.

Community Benefits

Backyard Living on Rooftop

Rooftop yards provide shaded outdoor living. Spaces will be prepped for optional outdoor kitchens, shaded with PV panels and separated from neighbors. Screening is provided to create a sense of privacy, while maintaining views toward the mountains. The concept of the rooftop yard reinforces a goal of efficient land use by creating a private backyard outdoor living area without using additional land area. Community gathering spaces are then provided at grade, with regional park area available across the street.

Efficient & Sustainable Design

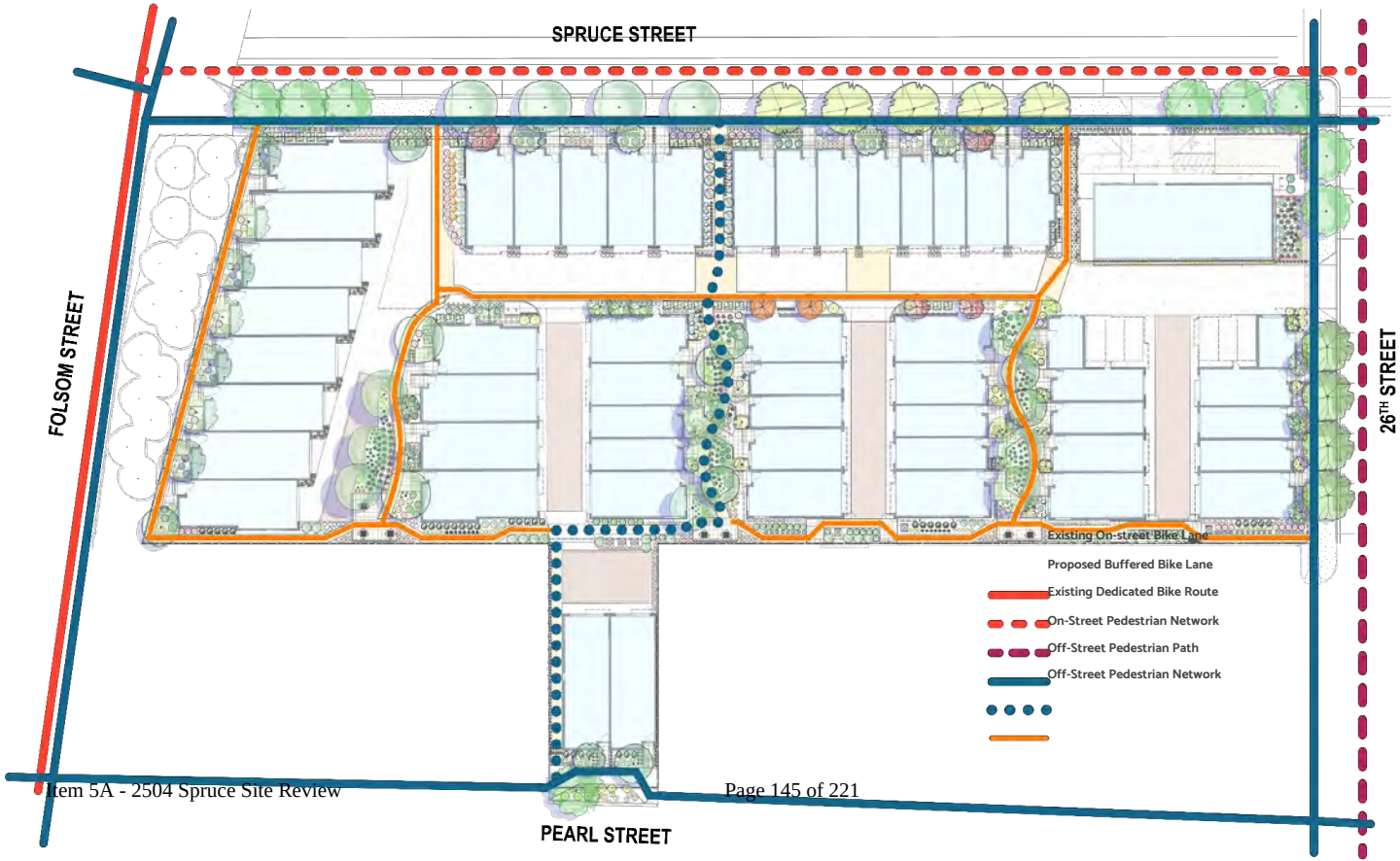
- Site Design features family-sized units with compact footprints for efficient land use.
- (220/240) circuits for EV charging provided in all garages for owner-provided charging devices.
- Substantial rooftop PV array covers virtually the entire project.
- High efficiency fiberglass windows, and a higher performing building envelope.
- High efficiency HVAC systems with Energy Recovery Ventilation systems.
- LED Lighting, dimming, and astronomical controls for common area lighting.
- Downtown location and site design allow for plentiful alt-mode transit opportunities.

Community Benefits

Bike & Pedestrian Connections

- Mid-block pedestrian connection is provided connecting Pearl Street to Spruce Street - breaking up the larger super-block.
- A buffered bike lane is provided from Folsom Street to 26th Street completing a missing section of a bike network that will now extend from downtown to Boulder Junction.
- Note: The Transportation Master Plan shows a multi-use path, however it was determined through conversations with City staff, TAB and BURA that a multi-use path would not be practical due to the configuration of Pearl Street where a signaled crossing would not be possible, and the dead-end at Spruce Street. A 5 foot wide public access easement was recommended by TAB, and BURA agreed with the recommendation. That path has been provided.

Existing and Proposed Bike & Pedestrian Connections



- N/S Bikes accommodated on 26th and Folsom
- N/S Pedestrians accommodated at 26th and Folsom crosswalks
- Strong internal pedestrian network
- 5' N/S pedestrian path provided through the site

SITE REVIEW CRITERIA & BVRC COMPLIANCE

05

1. Boulder Valley Comprehensive Plan Criteria

(A) BVCP Land Use Map and Policies: *Specific examples of consistency with the purposes and policies of the Boulder Valley Comprehensive Plan have been added below:*

1.10 Jobs: Housing Balance: This project creates housing where there are services to support them and converts a light industrial use into into market rate and workforce and affordable housing.

1.21 Channeling Development to Areas with Adequate Infrastructure: This development is located in an previously developed area of town that already has excellent infrastructure of all types.

2.03 Compact Development Pattern: This is an urban site and the proposal reflects this with a compact, walkable development pattern that maximizes density as the zoning allows.

2.14 Mix of Complementary Land Uses: The proposal would convert light industrial commercial use adjacent to a residential zone to a much needed residential use.

2.16 Mixed Use & Higher-Density Development: This project will provide highest potential density housing for its zone, in an appropriate area next to strong multimodal transportation connections. Maintain the existing Mecha structure provides appropriate personal service use within walking distance to neighboring retail, restaurant, and personal use sites.

2.27 Preservation of Historic & Cultural Resources: This project proposes the existing building at 2546 Spruce Street known as Mecha. The structure will undergo a light renovation to improve exterior appearance, as well as an HVAC system renovation. New landscaping and parking are also proposed.

2.33 Sensitive Infill & Redevelopment: This project is an enhancement to the existing neighborhood by replacing light-industrial use with contemporary residential townhomes that fit the existing scale and aesthetic of the existing adjacent structures.

1. Boulder Valley Comprehensive Plan Criteria

2.36 Physical Design For People: The project improves the pedestrian and bicycle experience along Spruce and 26th Streets. And designs the site and buildings in a way which will support the human experience through scale and texture.

2.38 Importance of Urban Canopy, Street Trees, and Streetscapes: The project proposes a reconfiguration of Spruce Street to allow a buffered bicycle lane, parallel parking, and street trees. Landscaping on property will enhance and complete the pedestrian experience.

4.07 Energy Efficient Land Use: This site is currently a light industrial site and is entirely paved with no trees. The proposed project provides a zoned appropriate density, landscaping, and renewable energy. Landscape, hardscape designs will offset urban heat island effect by using high-albedo materials such as concrete, porcelain pavers, glass solar panels, which providing additional soft shading.

6.03 Reduction of Single Occupancy Auto Trips: This project's location is central and proximate to a host of alt transportation options, including pedestrian access, bicycle lanes, and bus lines. It is within walking distance of several retail and personal service options and grocery stores.

7.01 Local Solutions to Affordable Housing: This project provides four (4) new on site affordable housing units, and will provide funds in lieu of housing for the remaining market rate units.

7.02 Affordable Housing Goals: This project provides four (4) new on site affordable housing units in addition to paying fee in lieu.

7.10 Balancing Housing Supply with Employment Base: This project meets the goal of increased housing for Boulder workers in proximity to transit, employment and services.

7.14 Integration of Permanently Affordable Housing: This project provides new on-site affordable housing units and ties them together with the surrounding existing residential fabric.

1. Boulder Valley Comprehensive Plan Criteria

(B) Subcommunity and Area Plans or Design Guidelines: *If the project is subject to an adopted sub-community or area plan or adopted design guidelines, the project is consistent with the applicable plan and guidelines.*

This project is within a neighborhood that is subject to the requirements of the Boulder Valley Regional Center Design Guidelines, and proposes a design that follows the guidelines where applicable. The design offers a memorable, and people-oriented place and strives to preserve the distinctive character of the BVRC.

(C) Reducing Greenhouse Gas Emissions: *Any new commercial building greater than 30,000 square feet in floor area and any 30,000 square feet or greater addition to a commercial building shall either have a net site energy usage index (EUI) of zero or is designed to achieve a net site EUI that is 10 percent lower than required under the City of Boulder Energy Conservation Code. It shall be a condition of approval that the applicant demonstrate compliance with this criterion at time of building permit. For the purpose of this requirement, "commercial building" shall have the meaning defined by the City of Boulder Energy Conservation Code.*

This proposed design will incorporate City of Boulder Energy Conservation Code compliance to achieve, at minimum, a net site EUI that is 10 percent lower than the COBECC and all 10 new structures have been designed to provide ample architecturally integrated photovoltaic solar arrays that double as shade structures.

(D) Urban Edge Design: *If the project is located within the urbanizing areas along the boundaries between Area I and Area II or III of the BVCP, the building and site design provide for a well-defined urban edge, and, if, in addition, the project is located on a major street shown in Appendix A of this title, the buildings and site design establish a sense of entry and arrival to the city by creating a defined urban edge through site building design elements visible upon entry to the city.*

This proposed project is not located along the boundaries between Area I & Area II.

1. Boulder Valley Comprehensive Plan Criteria

(E) Historic or Cultural Resources: *If present, the project protects significant historic and cultural resources. The approving authority may require application and good faith pursuit of local landmark designation.*

Existing buildings were reviewed by City Staff under case number LUR2022-00033 and found to not be historically significant. However, the Mecha building at 2546 Spruce Street was noted to be landmark eligible. The Mecha Building and its use are being preserved in this project.

(F) Housing Diversity and Bedroom Unit Types: *Except in the RR, RE and RL-1 zoning districts, projects that are more than 50 percent residential by measure of floor area, not counting enclosed parking areas, meet the following housing and bedroom unit type requirements in Subsections (i) through (vi). For the purposes of this subparagraph, qualifying housing type shall mean duplexes, attached dwelling units, townhouses, live-work units, or efficiency living units, and bedroom type shall mean studios, one-bedroom units, two-bedrooms, or three-bedroom units.*

(i) Projects five acres or less shall include at least one qualifying house type. In projects with efficiency living units, at least one additional qualifying housing type shall be provided consistent with the requirements of this paragraph.

This proposed project is a townhouse style multi-family residential development providing forty-eight (48) market rate dwelling units and four (4) affordable dwelling units. The proposed mix consists of the following:

- 13 Type A units: Four Bedroom Units (~2,800 – 3,200 sf) Market Rate
- 14 Type B units: Four Bedroom Units (~2,500 sf) Market Rate
- 8 Type C units: Three Bedroom Units (~2,000 – 2,300 sf) Market Rate
- 3 Type D units: Three Bedroom Units (~2,100 sf) Market Rate
- 8 Type E units: Three Bedroom Units (~1,500 – 1,600 sf) Market Rate
- 1 Type E units: Four Bedroom Units (~1,500 – 1,600 sf) Incl. Housing
- 3 Type E units: Three Bedroom Units (~1,500 – 1,600 sf) Incl. Housing
- 2 Type H units: Three Bedroom Units (~2,250 sf) Market Rate

Total Number of Units: 52. Total Approximate Square Footage: 126,054 sf

1. Boulder Valley Comprehensive Plan Criteria

(G) Environmental Preservation:
(i) The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas, and species on the federal Endangered Species List and "Species of Special Concern in Boulder County" designated by Boulder County and their habitat.

The site is currently a light industrial and retail site with no trees. It is entirely paved with asphalt. An existing ditch lies directly to the west of the site on land owned by the ditch company. No changes are being proposed to the ditch.

(ii) Where excavation occurs, the location and design of buildings conforms to the natural contours of the land with tiered floor plates, and the site design avoids over-engineered tabling of land. Slopes greater than 50 percent should be avoided and, to the extent practicable, any such areas shall be stabilized with vegetation.

Due to being previously developed, the site is relatively flat. The buildings are designed to follow the natural slight slope of the site.

2. Site Design Criteria

The project creates safe, convenient, and efficient connections for all modes of travel, promotes safe pedestrian, bicycle, and other modes of alternative travel with the goal of lowering motor vehicle miles traveled. Usable open space is arranged to be accessible; designed to be functional, encourage use, and enhance the attractiveness of the project; and meets the needs of the anticipated residents, occupants, tenants, and visitors to the project. Landscaping aesthetically enhances the project, minimizes use of water, is sustainable, and improves the quality of the environment. Operational elements are screened to mitigate negative visual impacts. In determining whether this is met, the approving agency will consider the following factors:

(A) Access, Transportation, and Mobility:

(i) The project enables or provides vehicular and pedestrian connectivity between sites consistent with adopted connections plans relative to the transportation needs and impacts of the project, including but not limited to construction of new streets, bike lanes, on-street parking, sidewalks, multi-use paths, transit stops, streetscape planting strips, and dedication of public right-of-way or public access easements, as applicable considering the scope of the project. Where no adopted connections plan applies, the applicant shall, in good faith, and in coordination with the city manager, attempt to coordinate with adjacent property owners to establish, where practicable, reasonable and useful pedestrian connections or vehicular circulation connections, such as between parking lots on abutting properties, considering existing connections, infrastructure, and topography.

The proposed project is located near Pearl Street, west of Highway 36 and has several transportation options within walking distance, including bus, bike share, scooter share, bicycle lanes, and proposes improved pedestrian walkways around and through the site. Bus routes include RTD stops 1 block east on 28th Street & Spruce Street, and HOP on Pearl Street, with a stop at 26th St and Pearl.

(ii) Alternatives to the automobile are promoted by incorporating site design techniques, land use patterns, and infrastructure that support and encourage walking, biking, and other alternatives to the single-occupant vehicle.

A TDM plan has been provided by the applicant to provide options that can help reduce vehicle trips such as bus passes, a buffered bike lane, and enhanced pedestrian experience. The proposed townhome style units will have private parking garages for long-term vehicle and bicycle storage.

2. Site Design Criteria

(iii) A transportation demand management (TDM) plan will be complied with including methods that result in a significant shift away from single-occupant vehicle use to alternate modes.

A TDM plan has been included in this application to demonstrate the methods proposed to encourage residents to use alternative modes of transportation. **Parking calculation has been revised to reflect a provision of 97 total parking spaces.**

The amount of parking has been optimized on site to provide the appropriate amount of parking to accommodate the demand for the project. For Mecha, the existing building has parking within the front-yard setback inside the property line, with a curb cut. The tenant of Mecha has requested this parking remain. As you will see in the Site drawings, we could fit 3 parking spaces, of which one is compliant with accessibility standards. A parking reduction of **25%** is proposed for this site. Current parking requirements require a 3 car parking spaces for residential units with four bedrooms and 2 cars for 3 bedroom units. This is pushing the total requirement to **129** parking spaces. 3 cars per unit strikes us as high for townhomes on a site that's close to the downtown core and local retail and services. A total of **97** parking spaces are provided.

The site borders multi-modal transit corridors with Folsom St and Pearl St. We are providing ECO passes, as well as providing e-bike charging within units, and a rack for e-bike charging near the core of the site. The nature of townhomes with private garages allows opportunities for owners to store other alternate modes of transportation including scooters and skateboards, as well as multiple bicycles. Charging for electric vehicles will also be provided in each unit garage.

Our reduction proposes 2 cars for all four bedroom units, and to 1 car for 16 of the three bedroom units, leaving the remaining 9 three bedroom units to have 2 car garages. The proposed reduction will reduce the number of cars on site, and in turn help reduce vehicle traffic within the downtown core area. Several services are located within ¼ or ½ mile of our site including food markets, personal care services, restaurants, auto maintenance, retail, home improvement, and medical services. See slide 18 for a map of these services and nearby bus stops. Due to being close to multi-modal transportation support and several services and retail opportunities, this site is the ideal place to reduce the use of cars and couldn't be better located in town or better supported by the provided elements of the nearby neighborhood.

2. Site Design Criteria

(iv) Streets, bikeways, pedestrian ways, trails, open space, buildings, and parking areas are designed and located to optimize safety of all modes and provide connectivity and functional permeability through the site.

The site has been designed to provide visual permeability through the site with building breaks, within which pedestrian pathways connect through from Spruce Street to the south side our our site. Along the south side of the site, a meandering informal community trail is provided to connect the site from the easternmost boundary (26th Street) to the westernmost boundary (Boulder and Whiterock Ditch). The trail is proposed to be paved with crusher fines, and edged with plantings. At the end of each courtyard connection between Buildings 2 & 3, 4 & 6, and Building 7, small gathering plazas are provided for small community gatherings. Each plaza is paved with concrete and surrounded with landscape features including planted rain gardens. The community trail also connects to a pathway on the site at 2537 Pearl Street. This pedestrian pathway will be paved from Pearl Street to the community path.

Please refer to the architectural plans SR-0.3, landscape plans SRL-1.0, and Site plans C1.00 for specific locations and detail of site elements.

(v) The design of vehicular circulation and parking areas make efficient use of the land and minimize the amount of pavement necessary to meet the circulation and parking needs of the project.

The main drive aisle has been designed to emulate a woonerf style drive, that shares circulation with vehicles, pedestrians, and bicycles. Permeable pavers are proposed for areas where water quality filtration is required, and landscaping/street trees are proposed along the main driveway. Per 9-9-6 table 9-5 Drive aisles are designed to 24 feet in width to accommodate our 90 degree parking spaces located within private garages. No additional vehicular circulation is proposed beyond that necessary to accommodate each townhome and meet requirements for fire access and utility access.

(vi) Where practicable and needed in the area and subject to coordination with the city manager, the project provides curbside parking or loading or both consistent with city policies on curbside management.

Parallel parking is proposed on the south side of Spruce Street to replace 11 angled parking spaces. 18 parallel spaces are proposed to allow the City to sign/curbside manage. A buffered bicycle path is also provided adjacent to the parallel parking spaces. For loading of rideshare such as Uber and Lyft, we are providing an area within the private drive to allow waiting and loading of passengers.

2. Site Design Criteria

(B) Open Space:

(i) Useable open space is arranged to be accessible and designed to encourage use by incorporating quality landscaping, a mixture of sun and shade, hardscape areas and green spaces for gathering.

The site is approximately 101,65 square feet, **41,928 square feet (41%)** is proposed usable open space. WIthin this open space is a diverse range of design concepts. Between buildings 2 & 3, and 4 & 6 curved paved pathways connecting the units are intermingled with planted rain gardens, and metal accent walls. At the south ends of each of these pathways a community gathering area has been provided, which would allow smaller neighborhood groups an opportunity to meet and socialize or enjoy a meal el-fresco. A larger gathering area has been provided at the south end of Building 7. In addition to ground level open space, each unit will have a private roof deck accessed from a private stair within the unit. Each deck will afford a homeowner the opportunity to enjoy outdoor living with views of the Boulder skyline and Flatiron Mountains.

Trees are provided along the pedestrian pathways and streets to provide a human scale to the property. A mix of large shade and ornamental flowering trees where possible have been woven into the overall plan.

(ii) The open space will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property. In mixed-use projects, the open space provides for a balance of private and common areas for the residential uses and includes common open space that is available for use by residents of the residential uses and their visitors and by tenants, occupants, customers, and visitors of the non-residential uses.

As townhomes, the needs of the anticipated residents are seen to be similar to those of a single family home, but at a higher level of density. Instead of back yards, we have introduced private roof decks. Pathways that provide pedestrian access to the front doors of each unit have been embellished with curved designs, planted rain gardens, and metal accent walls. Low level path lighting will provide wayfinding opportunities during nighttime hours. In addition to the roof decks and landscape walkways, we are providing gathering areas along the south side of the site, at the ends of each walkway. This not only provides a point of intersection with our foot trail along the south property boundary, but it also provides common community space where neighbors can gather.

(iii) If the project includes more than 50 dwelling units, including the addition of units that causes a project to exceed this threshold, and is more than one mile walking distance to a public park with any of the amenities described herein, at least 30 percent of the required outdoor open space is designed for active recreational purposes.

This project includes more than 50 dwelling units, however there are several public parks within 1 mile of the site, including Greenleaf Park, East Mapleton Ballfields, and Goose Creek Pond and Greenway.

(iv) On-site open space is linked to adjacent public spaces, multi-use paths, city parks, or public open space if consistent with Department of Open Space and Mountain Parks or Department of Parks and Recreation plans and planning for the area, as applicable.

The open space has been designed to connect to Spruce Street, 26th Street, and Pearl Street, which in turn provides direct access to adjacencies including Greenleaf Park across Folsom Street.

2. Site Design Criteria

(C) Landscaping and Screening:

(i) The project exceeds the minimum landscaping requirements of Section 9-9-12, "Landscaping and Screening Standards," B.R.C. 1981, by at least fifteen percent in terms of planting quantities, includes a commensurate area to accommodate the additional plantings, and, where practical, preserves healthy long-lived trees.

By reviewing the Landscape Requirement chart on Sheet L1.0, and the plant list, you will notice that we have far exceeded the requirements for trees and shrubs. (27 trees required and 83 provided = 3 times the minimum required and 135 shrubs required w/ 459 provided (over 3 times the minimum required) + 689 ornamental grasses and almost 1,000 perennials filling out the plantings.

(ii) The landscaping design includes a variety of plants providing a variety of colors and contrasts in terms of texture and seasonality and high-quality hard surface materials, such as stone, flagstone, porous pavers, and decorative concrete.

We have provided a very diverse plant list with a full range of spring and fall plants to keep the landscape interesting while providing colorful and seasonal plantings. A total of 15 different species of trees, 17 species of shrubs, 6 species of ornamental grasses, and 15 species of perennials are specified.

(iii) The landscaping design conserves water through use of native and adaptive plants, reduction of exotic plant materials, and landscaping within stormwater detention facilities to create bioswales or rain gardens, or other similar design strategies.

The proposed planting plan conserves water and utilizes natural species throughout the project. Examples include: English Oak, Kentucky Coffeetree, Autumn Brilliance Serviceberry, Thornless Cockspur Hawthorn, Dwarf Korean Lilac, Weigela, Marlene Snowberry. Refer to the landscape plan set for plant lists and arrangements across the entire site. Rain gardens with planted with pollinator species that attract butterflies and birds provide seasonal interest along internal pedestrian pathways.

(iv) Operational elements, such as electrical transformers, trash storage and recycling areas, parking, and vehicular circulation, are screened from the public realm through design elements, such as landscaping, fencing, or placement of structures, to mitigate negative visual impacts.

Utility elements are generally located toward the south side of the site and away from public view. Large shrubs are utilized to help screen transformers along the south community trail. The community trail along the southern boundary incorporates decorative fencing to help screen our project from the neighboring parking lots. Trash and recycling will be with cans stored within private garages; moved out for collection.

3. Building Sitting & Design Criteria

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

(A) Building Siting and Public Realm Interface:

(i) New buildings and, to the extent practicable, additions to existing buildings are positioned towards the street, respecting the existing conditions or the context anticipated by adopted plans or guidelines. In urban contexts, buildings are positioned close to the property line and sidewalk along a street; whereas, in lower intensity contexts, a greater landscaped setback may be provided to match the surrounding context.

The proposed project site is a paved light industrial lot, the lot to the east is a parking lot and fast-food restaurant. Across Spruce Street to the north there is a mix of residential structures include a 3+ story apartment building. Setbacks vary along the north side. Our proposed project sites the Spruce Street Buildings within between 5 to 6 feet from the property line, and between 8 to 9 feet from the sidewalk.

(ii) Wherever practical considering the scope of the project, parking areas are located behind buildings or set back further from the streetscape than the building façade.

All Parking is located within private garages except for the requested parking at the front of Mecha. All angled parking along Spruce between Folsom Street and 26th Street is being modified to parallel parking per current city standards.

3. Building Sitting & Design Criteria

(iii) Along the public realm, building entries are emphasized by windows and architectural features that include one or more of the following: increased level of detail, protruding or recessed elements, columns, pilasters, protruding bays, reveals, fins, ribs, balconies, cornices, eaves, increased window glazing, or changes in building materials or color.

The proposed designs unit entries are emphasized with recessed entry stoops, bay windows, and protected entry canopies. Additional detailing such as upper level bays, balconies and material changes are provided to help promote interaction with the street level and greater community. Activity on these ground level pathways and mid-level outdoor spaces will activate the neighborhood while provide visual interest and a welcoming appearance to the greater community.

Our primary material in all of the building designs is brick, with painted composite ship-lap siding as a secondary material. At the entries, we are proposing custom railing and signage to create a moment of unit identity that serves both a practical and decorative function. For windows within bricks, we are providing either a brick rowlock sill or a projecting metal fin shadow box that connects multiple windows together. Brick belt courses are provided near ground floor window sills, and soldier courses are provided where the brick meets grade. In the large expanses of composite siding, reveals are provided to create patterns within the siding, and at corners and material transitions.

3. Building Sitting & Design Criteria

(iv) Defined entries connect the building to the public realm. Unless inconsistent with the context and building's use, along the public realm, one defined entry is provided every 50 feet. Buildings designed for residential or industrial uses may have fewer defined entries.

As a townhouse style design, all units have a defined entry, and have direct connections to the public way. Landscaped entries are meant to enhance the entry experience and connect to pathways landscaped pathways that connect to the neighborhood pedestrian network. Entries are designed to be at a human scale to feel more welcoming and appropriately sized for the residential function to also allow a sense of privacy and security while still appearing open and engaged with the public realm.

(v) If the project is adjacent to a zoning district of lower intensity in terms of allowable use, density, massing, or scale, the project is designed with an appropriate transition to the adjacent properties considering adopted subcommunity and area plans or design guidelines applicable to the site, and, if none apply, the existing development pattern. Appropriate transitions may be created through design elements such as building siting and design or open space siting and design.

The proposed project is adjacent to commercial uses to the east and south, and residential uses to the north. Building design and siting consider scale of residential uses to the north. Three story structures step back at level 3 to allow the main façade to appear as 2 stories. The designs also follow BVRC Design Guidelines. Where a building exceeds 120 feet, that building is broken or disrupted with a recess or contrasting finish material to create a perception of shorter buildings. Buildings have been spaced 15 feet apart where they are end adjacent to allow ample landscaping.

(vi) The building's siting and relationship to the public realm is consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, is compatible with the character of the area or improves upon that character, consistent with the intent of Paragraph (3), Building Design Criteria.

The building's siting and relationship to the public realm is consistent with the character intent of Paragraph (3), Building Design Criteria.

3. Building Sitting & Design Criteria

(B) Building Design:

(i) Larger floor plate buildings and projects with multiple buildings have a variety of forms and heights.

Each building in this project is unique with different forms and heights. Buildings 1, 2, 3, 4 & 6 have similar appearance, but vary in materiality. Parapets are designed to act as guard rails where roof decks extend to the edge. However, the parapets are occasionally stepped down and replaced with metal railings to provide a varied parapet height and textural change along the top edge of the buildings. Buildings 5 & 9 have each been design to appear as 2 distinct buildings by varying material color, and massing. Building 5 groups units in a way that allows 2 smaller units to recess and appear as a break in the building massing. Building 9 has been redesigned by treating the finishes, parapet and railing details of the southern 3 units differently that the remaining 5 units. The asymmetrical finishes and detailing gives the appearance of 2 buildings adjacent to one another.

(ii) To the extent practical considering their function, mechanical appurtenances are located within or concealed by the building. If they cannot be located within or concealed by the building, their visibility from the public realm and adjacent properties is minimized.

The mechanical appurtenances have been minimized to the smallest footprint possible and located to allow screening, resulting in minimized visual impact from the ground level at the street.

3. Building Sitting & Design Criteria

(iii) On each floor of the building, windows create visual interest, transparency, and a sense of connection to the public realm. In urban, pedestrian main street-built environments, it is a best practice to design at least 60 percent of each ground floor façade facing the street as window area. Otherwise, it is a best practice to design at least 20 percent of the wall on each floor of a building as window area. Blank walls along the most visible portions of the building are avoided.

Windows have been provided on all sides of each building in the project to allow ample light into the units, as well as provide visual interest on the exterior. All buildings except Mecha are residential and not facing main streets. Where practical and allowed by code, windows are large, and provide additional transparency and detailing that fits the contemporary aesthetic of the design. Fenestration is designed to capitalize on views toward the west, southwest and northwest.

(iv) Simple detailing is incorporated into the façades to create visual interest, without making the façade overly complicated. This detailing may include cornices, belt courses, reveals, alternating brick or stone patterns, expression line offsets, window lintels and sills, and offsets in window glass from surrounding materials.

The buildings are designed to have a modern appearance while maintaining a human scale. Grand gestures have been intentionally avoided to produce units that feel warm and welcoming. Entries are designed to provide protection from weather and detailed to clearly mark ENTRY in an elegant and understated solution. Windows in brick have been designed with rowlock sills or shadow box details, buildings have a variety of belt course detailing, and brick coursing has been varied to provide a variety of textural experiences. For example, in Building 5, the brick above the entry stoop has been recessed and coursing changed to enhance the entry experience. Metal handrails are peppered in throughout the project to provide a variety of rooftop heights, and finished texture and transparency. Solar panels are provided to serve two purposes, shade for the roof decks, and renewable energy, making for a more impactful integrated design. Some solar panel structures have been sloped to vary the roof forms and activate the skyline of the site.

3. Building Sitting & Design Criteria

(v) Balconies on buildings with attached dwelling units are integrated into the form of the building in that exterior walls partially enclose the balcony. Balcony platform undersides are finished.

The proposed project integrates balconies into the mass and form of the design. All soffits are detailed to be finished, either with wood, or paintable smooth surface finish such as exterior grade drywall.

(vi) The building's design, including but not limited to use of materials, color, roof forms, and style, is consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, is compatible with the character of the area or improves upon that character, consistent with the intent of paragraph (3), Building Design Criteria.

The building's design is consistent with the character intent of Paragraph (3), Building Design Criteria and the BVRC Design Guidelines.

(D) Building Materials:

(i) Building facades are composed of high-quality, durable, human-scaled materials. High- quality materials include brick, stone, polished concrete masonry units, wood, architectural high pressure laminate panels, cementitious or composite siding, architectural metal panels, or any combination of these materials. Split-faced concrete masonry units, stucco, vinyl siding, EIFS, and unfinished or untreated wood are not considered durable, high-quality materials, but may be used on a limited basis and not on facades facing the public realm. High quality materials are focused on the ground floor facades on all sides of a building and on all floors of facades facing the public realm, and, overall, comprise the vast majority of all building facades.

The building facades are composed of high-quality, durable, human scaled materials. Primary materials include brick, with secondary materials including metal and wood siding, and metal accents. Please see the material board in the architectural plan set for additional specific material information.

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

There are no roof surfaces in the project that are visible from the street level.

3. Building Sitting & Design Criteria

(iii) The number of building material types is limited, and the building materials are applied to complement the building form and function. The organization of the building materials logically expresses primary building features, such as the spatial layout, building entries, private and common spaces, anchor corners, stairwells, and elevators.

Refer to architectural plan set for location of material types on each building. The plans currently show a total of 4 material types on all of the new buildings in the project, Brick, Wood, Metal, and glass (Solar panels).

(iv) Building cladding materials turn convex corners and continue to the inset wall. This criterion does not apply to changes that occur at an interior corner nor to detailing elements, such as cornices, belt courses, reveals, offsets in expression lines, lintels, and window sills. Building cladding materials do not change in-plane unless there is at least a 12-inch wall offset.

For this project, every effort has been made to provide 12 inch offsets in materials. However, where utility and drainage easements or drive aisles restrict overhanging elements, we have reduced the plane change to be a minimum of 6".

(v) Any newly constructed building that includes residential units and is located within 200 feet of a railroad, freeway, or expressway is designed to achieve an interior day-night average noise level of no more than forty-five decibels. Noise shall be measured in a manner that is consistent with the federal Housing and Urban Development's standards in Sections 24 CFR §§ 51.100 to 51.106 for the "measure of external noise environments," or similar standard adopted by the city manager in the event that such rule is repealed. The applicant shall provide written certification prior to the issuance of a certificate of occupancy that the sound abatement and attenuation measures were incorporated in the construction and site design as recommended by a professional engineer.

Acknowledged. Our site is not within 200 feet of a railroad, freeway, or expressway.

4. Additional Criteria For Building Requiring Height Modification Or Exceeding The Maximum Floor Area Ratio

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

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

(i) The building does not exceed 200 feet in length along any public right-of-way.

There are no buildings in this project exceeding 200 feet in length along any public right-of-way.

4. Additional Criteria For Building Requiring Height Modification Or Exceeding The Maximum Floor Area Ratio

(ii) All building facades exceeding 120 feet in length along a public street, excluding alleys, are designed to appear as at least two distinct buildings. To achieve this, façade segments vary in at least two of the following design elements:

- *a. Type of dominant material or color, scale, or orientation of that material;*
- *b. Facade recessions and projections;*
- *c. Location of entrance and window placements;*
- *d. Roof forms; and*
- *e. Building height.*

There are 2 buildings that exceed 120 feet in length; Buildings 5 & 9. Buildings 5 & 9 have each been designed to appear as 2 distinct buildings by varying material color, and massing.

Building 5 has been redesigned, and groups units and massing in a way that allows 2 smaller units to recess and appear as a break in the building massing. Facades for the projecting units have a slight change in brick color so they look and feel a part of a larger cohesive idea, but appear to be smaller distinct buildings.

Building 9 has been redesigned by treating the finishes, parapet and railing details of the southern 3 units differently that the remaining 5 units to the north. The roof line has also been revised to show a continuous low brow that joins the 5 northern units together, while the 3 southern units provide individual shade treatments, which sets them apart aesthetically from their northern cousins. Additionally, the solar shade structures on the 3 southern buildings have been sloped to provide a varied roof line. The asymmetrical finishes and detailing results in the appearance of 2 buildings adjacent to one another. Much like building 5, the buildings are of the same DNA to fit a larger cohesive concept, but different enough to set them apart and appear as 2 buildings.

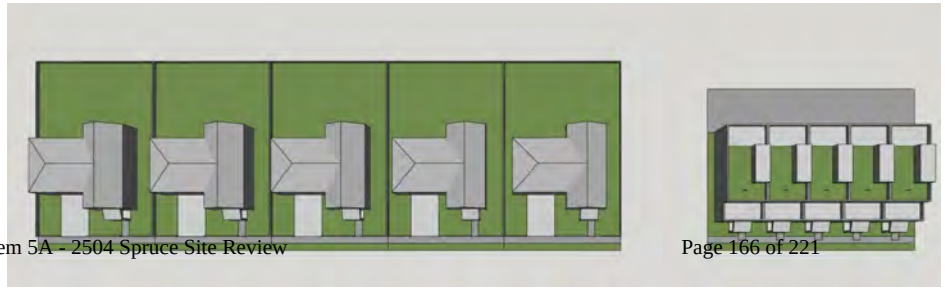
4. Additional Criteria For Building Requiring Height Modification Or Exceeding The Maximum Floor Area Ratio

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

Our goal is to redevelop the site in a way that efficiently utilizes the land to the density allowed by the F.A.R. and usable open space standards. Our approach is a sustainable and energy efficient way to develop a previously developed site that sits adjacent to multi-modal corridors close to the heart of the downtown core. For this reason, we propose designs that include four story structures that exceed the maximum height limit allowed by zoning, and a height modification is being requested.

We seek to offer a mix of for sale market rate and affordable homes that provide a single family lifestyle in a higher density configuration. Our four story designs promote efficient land use by taking a single family concept and stacking it vertically, and then providing a rooftop deck that would replace the traditional backyard often found in single family dwellings. The result is a single family dwelling that utilizes a fraction of the land that a detached single family dwelling would require to function the same way. Much of the fourth story in our design is within the stair penthouses that provide access to the shaded outdoor roof deck. The penthouses are set back from the street facade which diminishes its appearance from the street. Shade structures are designed with photovoltaic solar arrays, and serve dual purpose as the shade for the occupied outdoor areas and renewable energy to the site.

The illustrations below provide examples of five single family homes with backyards compared to 5 townhomes of equal square footage with roof decks.



4. Additional Criteria For Building Requiring Height Modification Or Exceeding The Maximum Floor Area Ratio

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

a. *Height Modification Other than Height Bonus: For buildings no taller than three stories and subject to a height modification pursuant to Subparagraph 9-2- 14(b)(1)(E)(i) through (vii), the building's height, mass, and scale is compatible with the character of the surrounding area.*

b. Height Bonus: For buildings taller than three stories subject to a height modification pursuant to Subparagraph 9-2-14(b)(1)(E)(viii), B.R.C. 1981:

1. Guidelines or Plan: *The building's height is consistent with the building heights anticipated in adopted design guidelines or subcommunity or area plans for the area; or*

2. No Guidelines or Plan: *If no such guidelines or plans are adopted for the area or if they do not specify anticipated heights for buildings, the building height is compatible with the height of buildings in the surrounding area or the building is located (1) near a multi-modal corridor with transit service or (2) near an area of redevelopment where a higher intensity of use and similar building height is anticipated; and*

Our buildings is located adjacent to multi-modal corridors, Pearl Street, and Folsom Street. Both streets provide alternate modes of transportation, including bus, bike, and pedestrian networks and is roughly a 17 minute walk to the RTD station in Boulder Junction.

Additionally, our site is near areas of redevelopment, where higher intensity of use and similar building heights are anticipated. Examples include Flatiron Vista on Folsom St north of Spruce St, Walnut Crossing on Folsom St north of Walnut St, and 2575 Pearl.

4. Additional Criteria For Building Requiring Height Modification Or Exceeding The Maximum Floor Area Ratio

3. *Additional Requirements for a Height Bonus - Views: The project preserves and takes advantage of prominent mountain views from public spaces and from common areas within the project. In determining whether this is met, the approving authority will consider the following factors:*

   i. *If there are prominent mountain views from the site, usable open spaces on the site or elevated common areas on the building are located and designed to allow users of the site access to such views;*

      The townhomes will be privately owned, and we are providing private roof decks for each unit. Roof decks are organized to take advantage of the views toward the west and southwest.

   ii. *If the proposed building is located adjacent to a city managed public park, plaza, or open space, buildings are sited or designed in a manner that avoids or minimizes blocking of prominent public views of the mountains from these spaces;*

      Greenleaf Park is on the west side of Folsom Street across from Building 9, however there is a farm ditch between Folsom and Building 9 that forces the building to be set back roughly 37 feet from Folsom Street. Since the building is east of the park, it would not affect public views of the mountains.

4. Additional Requirements for a Height Bonus - Open Space:

   ii. *If the project site is greater than one acre in size, an inviting grade- level outdoor garden or landscaped courtyard is provided, designed as a gathering space for the building users. The following are considered elements of successful design for such a space, as practicable considering site conditions and location;*

      Courtyard pathways between units are designed for multi-purpose use, including both arrival and gathering. The design intent is to gather units to promote friendly neighbor interaction. The courtyards are connected through the site and to the surround pathways, providing good neighborhood connection. On the southern end of each courtyard pathway is an area for groups to gather. The landscape plans provide designs for these areas, tables and seating are provided for a paved area (see SRL-1.0 thru SRL-1.2 and SRL-2.1). We have provided three (3) such gathering areas on site. 2 of the gathering areas are focused on more intimate gatherings while the third is for larger groups. Very large gatherings can be accommodated at Greenleaf Park across Folsom Street.

4. Additional Criteria For Building Requiring Height Modification Or Exceeding The Maximum Floor Area Ratio

ii. *The width of the space is no less than the height of building walls enclosing the space;*

The open spaces in between the buildings are highly designed and elegant, providing an appropriate mix of entry sequence, permeability opportunities and gathering locations. Heavily landscaped and with a fine detail of decoration, the space are appropriately sized for the modest front facades on the buildings on either side. The highly designed landscaping and the highly detailed first level of the buildings will provide a rich well proportioned outdoor room for the residents and their guests.

iii. *Seating and other design elements are integrated with the circulation pattern of the project;*

Seating is provided in the gathering areas. Tables with chairs are provided for small gatherings among neighbors.

iv. *The space has southern exposure and sunlight;*

The gathering areas are located on the south edge of the site, and open to the south where sunlight is available. The are designed for smaller intimate gatherings of smaller neighborhood groups who will find these areas warm and welcoming throughout the year.

viii. *At least one tree is planted per 500 square feet of space. The trees are planted in the ground or, if over parking garages, in tree vaults.*

1 tree is being provided for the two smaller 205 squarefoot gathering areas and 2 trees are being provided for the larger 385 squarefoot gathering area near building 7.

5. Additional Criteria For Poles Or Emergency Operations Antennas Above The Permitted Height

viii. *At least one tree is planted per 500 square feet of space. The trees are planted in the ground or, if over parking garages, in tree vaults.*

Not Applicable

6. Land Use Intensity and Height Modification

Modifications to minimum open space on lots, floor area ratio (FAR), maximum height, and number of dwelling units per acre requirements will be approved pursuant to the standards of this subparagraph:

(A) Land Use Intensity Modifications with Open Space Reduction:

We are not seeking an intensity modification or Open Space reduction for this project, located within a BC-2 zone. .

(B) Land Use Intensity and Density Modifications with Height Bonus:

Paragraph (6)B does not apply to this project as the Zoning is RH-4.

(C) Additional Criteria for a Height Bonus and Land Use Intensity Modifications: *A building proposed with a fourth or fifth story or addition thereto that exceeds the permitted height requirements of Section 9-7-5, "Building Height," or 9-7-6, "Building Height, Conditional," B.R.C. 1981, together with any additional floor area or residential density approved under Subparagraph (h)(6)(B), may be approved if it meets the requirements of this Subparagraph (h)(6)(C). For purposes of this Subparagraph(h)(6)(C), bonus floor area shall mean floor area that is on a fourth or fifth story and is partially or fully above the permitted height and any floor area that is the result of an increase in density or floor area described in Subparagraph (h)(6)(B). The approving authority may approve a height up to fifty-five feet if one of the following criteria is met:*

(i) Residential Developments: If the development is residential, it will exceed the requirements of Subparagraph 9-13-3(a)(1)(A), B.R.C. 1981, as follows:

a. For bonus units, the inclusionary housing requirement shall be increased as follows: Instead of twenty-five percent, at least thirty-six percent of the total number of bonus units shall be permanently affordable units. If the building is a for-sale development, at least fifty percent of all the permanently affordable units required for the building shall be built in the building; this fifty percent on- site requirement may not be satisfied through an alternative means of compliance. A minimum of one bonus unit shall be assumed to be provided in the building if any bonus floor area is in the building.

6. Land Use Intensity and Height Modification

b. For purposes of this Subparagraph (i), bonus units shall mean a number of units that is determined as follows: A percentage of all the units in the building that equals in number the percentage of bonus floor area in the building. For example, if twenty percent of the building's floor area is bonus floor area and the building has one hundred units, twenty percent of those one hundred units are bonus units, resulting in twenty bonus units.

c. The city manager shall review the development's compliance with this increased inclusionary housing requirement pursuant to the standards and review procedures of Chapter 9-13, "Inclusionary Housing," B.R.C. 1981.

The project is intending to provide a total of 4 on site Inclusionary Housing (I.H.) units and to pay Cash-in-lieu for the remainder of the required I.H. units necessary to qualify for the height modification.

(ii) Mixed Use: If the development is a residential mixed-use development, the requirements of Subsections (i) and (ii) above shall apply to the bonus floor area according to the percentage of the total building floor area of each use.

(iii) Alternative Community Benefit: Pursuant to the standard in this Subparagraph (iv), the approving authority may approve an alternative method of compliance to provide additional benefits to the community and qualify for a height bonus together with any additional floor area or density that may be approved under Subparagraph (h)(6)(B). The approving authority will approve the alternative method of compliance if the applicant proposes the alternative method of compliance and demonstrates that the proposed method:

a. Will improve the facilities or services delivered by the city, including without limitation any police, fire, library, human services, parks and recreation, or other municipal facility, land or service, or will provide an arts, cultural, human services, housing, environmental or other benefit that is a community benefit objective in the BVCP, and

b. Is of a value that is equivalent to or greater than the benefits required by this Subparagraph (h)(6)(C).

7. Additional Criteria for Parking Reduction

The off-street parking requirements of Section 9-9-6, "Parking Standards," B.R.C. 1981, may be modified as follows:

(A) ***Process:*** *The city manager may grant a parking reduction not to exceed fifty percent of the required parking. The planning board or city council may grant a reduction exceeding fifty percent.*

(B) ***Criteria:*** *Upon submission of documentation by the applicant of how the project meets the following criteria, the approving agency may approve proposed modifications to the parking requirements of Section 9-9-6, "Parking Standards," B.R.C. 1981 (see Tables 9-1, 9-2, 9-3 and 9-4), if it finds that:*

(i) For residential uses, the probable number of motor vehicles to be owned by occupants of and visitors to dwellings in the project will be adequately accommodated;

Proposed parking includes a total of ninety-seven **(97)** parking spaces, eighty-eight (88) of which are in private attached garages **129** parking spaces are required Per section 9-9-6. A **25%** reduction of spaces is requested.

Where 1 private parking space is provided for a 2 or 3 bedroom unit, the garages are typically larger than a standard parking space to provide additional storage area. Additionally, these are going to be for-sale units, and the single space will be a condition of the purchase and sale.

(ii) The parking needs of any nonresidential uses will be adequately accommodated through on-street parking or off-street parking;

Current parking for Mecha is located within the front and east side yard setbacks and totals 11 off-street parking spaces. A total of 9 off-street parking spaces are being provided in the proposed design, which keeps three (3) parking spaces in the front yard setback as requested by the current tenant. Six (6) additional off-street spaces are provided behind Mecha under Buildings 1 & 2. These parking spaces will be shared, and utilized during off hours by visitors. Additional on-street parallel parking is also available.

(iii) *A mix of residential with either office or retail uses is proposed, and the parking needs of all uses will be accommodated through shared parking;*

There are no office or retail uses proposed on this project.

7. Additional Criteria for Parking Reduction

(iii) A mix of residential with either office or retail uses is proposed, and the parking needs of all uses will be accommodated through shared parking;

There are no office or retail uses proposed on this project.

(iv) If joint use of common parking areas is proposed, varying time periods of use will accommodate proposed parking needs; and

There is no need to have a joint use of the common parking areas.

(v) If the number of off-street parking spaces is reduced because of the nature of the occupancy, the applicant provides assurances that the nature of the occupancy will not change.

The requested reduction is based on the proposed occupancy. With the occupancy being for-sale townhome style units with private deeded parking, the occupancy will not change.

8. Additional Criteria for Off-Site Parking

Paragraph (8) does not apply to this project.

9. BVRC Checklist

BVRC DESIGN GUIDELINES	
APPENDIX F:	
SUMMARYOF THE MOST IMPORTANT BVRC DESIGN GUIDELINES	
The following summarizes the most important BVRC design guidelines, which are marked through- out this document by a double underline beneath the guideline number. All the other guidelines are also applicable. This summary may be used as a checklist by applicants or staff for developmentreview.	
Overall Site Layout	
■ Context Plan	Provided
■ Buildings close to street, or street corner	Yes
■ Parking behind or beside building	Yes, primarily in private garages
■ Preserve/capitalize on views; photographs of views from site and adjacent sidewalks	Yes
■ No walls, fences or berms separating abutting properties	Fencing is being provided along the south and west property lines to visually screen existing neighbor fencing and walls, and unmanaged plant growth along the ditch.

9. BVRC Checklist

Circulation	
■ Internal access joins together public streets or adjacent private drives	Yes, While not fully possible with the ditch to the west and properties to the south currently fenced, a north/south pedestrian path is provided from Spruce St. to Pearl St. An internal pedestrian network is provided to connect to this pathway.
■ Conceptual vehicular connection shown on BVRC Vehicular Connections Plan considered	No, the east to west secondary street was approved for elimination after a TAB hearing on October 11, 2021 due to the ditch requiring a bridge crossing at Folsom Street.
■ Direct vehicular links to abutting properties	No
■ Minimize/reduce number of curb cuts	Yes, existing curb cuts eliminated along Spruce Street & reduced to one curb cut on 26th Street
■ Complete pedestrian network (between parking, building entrances, sidewalk, transit stop, etc.), including path for key route through or along parking lot	Yes, see Landscape Site Plan
■ Pedestrian facility shown on BVRC Pedestrian Connections Plan	N/A
■ Direct pedestrian links to abutting properties	Yes
■ Bike facility shown on BVRC Bicycle Connections Plan	N/A
■ Direct bicycle links to abutting properties	No, abbutting properties are fenced or walled. Additionally, recent bike lane improvements on Folsom Street and a dedicated bike route on 26th St provide bike connections to surrounding neighborhoods where current crossings are safe.
■ Circulation problems shown on BVRC Trouble Spots Map corrected	N/A

9. BVRC Checklist

Parking	
■ Two bike parking spaces per ten car spaces	Yes, bike parking will be provided in each private parking garage
■ Structured parking considered by applicant	Yes, however individual garages are provided in the townhome style units.
■ Large lot (over about 160 spaces) broken into smaller lots and separated by buildings or major landscape areas	N/A
■ Parking lot screening along street	Yes, however individual garages are provided in the townhome style units., which provides screening to cars.
■ City interior and perimeter landscaping requirements for parking lots	N/A
■ Parking structure wrapped by active uses	N/A
■ Parking structure facade articulation	N/A
■ Ground-level screening of exposed part of parking structure	N/A
Useable Open Space	
■ Useable outdoor open space	Yes, see landscape site plans for calculation
Landscaping	
■ City site landscaping requirements	Yes, see landscape site plans
Streetscape	
■ Min. 8-foot or 10-foot wide landscape strip, depending on street type	Yes, see landscape site plans
■ Min. 6-foot, 8-foot or 10-foot wide sidewalk or 12-foot wide multi-use path, depend-	Yes, see landscape site plans
■ Landscape strip: Large street trees 30 feet on center	Yes, spaced to current spacing standards
■ Landscape setback along parking lot or open space on "C" streets: Large street trees 30	N/A
■ Crossroads Mall "block" perimeter streets and west side of 28th Street: Ash trees in	N/A
■ Internal Through-Street: 6-foot wide sidewalks and pedestrian enhancements	Yes where appropriate. 5 foot wide interior sidewalks are provided.
■ Transit stop: path to building entrance, wheelchair loading area, shelter, bench, trash receptacle	An existing transit stop is located at 26th and Pearl Street.

9. BVRC Checklist

Building Design	
■ Breakdown mass of building	Yes, 2 to 3 primary materials proposed.
■ Pedestrian break where needed	Yes
■ Orient building to street, entrance on streetside	Yes
■ Address street corner	Mecha will remain at corner of 26th Street and Spruce Street. The corner of Folsom Street and Spruce is visually screened by the trees along the Boulder and White Rock Ditch
■ Minimize large blank walls	Fenestration has been designed to avoid large blank walls.
■ Pedestrian interest along ground level	Yes
■ Inconspicuously located and well-screened service areas	Yes
■ Inconspicuously located and well-screened utility and HVAC equipment	Yes
Signs	
■ Sign program if multi-tenant building	N/A
■ One wall sign per storefront	Existing signage for Mecha is not proposed to change
■ Wall sign located in sign band or designated sign area	Yes, located on site east side of Mecha
■ Max. sign area, length, and height and max. symbol height	Property signage will follow current city standards for size and height.
■ Individual letters, no light cabinets	Acknowledged

CRITERIA CHECKLIST AND COMMENT FORM

SITE REVIEW
SECTION 9-2-14(h)
LUR2024-00020
ADDRESS: 2504 Spruce St.
DATE: 9/9/24

CRITERIA APPLICABLE TO ALL SITE REVIEW APPLICATIONS

(1) Boulder Valley Comprehensive Plan (BVCP) criteria*: Meets criteria*

(A) BVCP Land Use Map and Policies: *Yes*

The proposed project is consistent with the BVCP land use map and, on balance, with the goals and policies of the BVCP particularly those that address the built environment. In applying this, the approving authority shall consistently interpret and apply this criterion and consider whether a particular goal or policy is intended to be applied to individual development projects or is to guide city policy decisions, such as regulatory actions. The BVCP does not prioritize goals and policies, and no project must satisfy one particular goal or policy or all of them.

Staff Response: Th e primary BVCP land use designation is Mixed Use Residential (MUR) with a small area of Mixed Use Business and General Business on the south portion of the site. The descriptions of the land use designations are provided below:

Mixed Use Residential (MUR)	**Characteristics and Locations:** MUR developments will be encouraged in those areas identified as appropriate for a mix of uses and where residential character will predominate. Specific zoning and other standards and regulations will be adopted which define the desired form, intensity, mix, location and design characteristics of these uses. **Uses:** Consists predominantly of residential uses. Neighborhood-scale retail and personal service uses will be allowed.
Mixed Use Business (MUB)	**Characteristics and Locations:** MUB development may be appropriate and will be encouraged in some business areas. (Generally, the use applies to areas around 29th Street as well as North Boulder Village Center, the commercial areas near Williams Village and other parcels around Pearl, 28th and 30th Streets.) Specific zoning and other standards and regulations will be adopted which define the desired form, intensity, mix, location and design characteristics of these uses. **Uses:** Consists of business or residential uses. Housing and public uses supporting housing will be encouraged and may be required.
General Business (GB)	**Characteristics and Locations:** The GB areas are located, for the most part, at junctions of major arterials of the city where intensive commercial uses exist (e.g., on Pearl, 28th and 30th Streets). These areas should continue to be used without expanding the strip character already established. **Uses:** Consists of a mix of business uses. Housing compatible with the surrounding business character and as a transition to other residential areas will be encouraged and may be required.

In general, staff finds that the proposal to redevelop the site with attached residential while keeping the existing commercial use within the Mecha Building is consistent with both the MUR and MUB land use designations. The General Business designation applies only to a narrow sliver of land on the southeast corner of the site. Staff finds the proposed housing to be consistent with the GB designation, which encourages housing compatible with the surrounding business character. In addition, the project is

consistent on balance, with the goals and policies of the BVCP particularly those that address the built environment. Specifically, the project is consistent a number of the defining characteristics of sustainable urban form as well as with the following policies:

1.21 Channeling Development to Areas with Adequate Infrastructure: This development is located in a previously developed area of town that already has excellent infrastructure of all types.

2.03 Compact Development Pattern: This is an urban site and the proposal reflects this with a compact, walkable development pattern that maximizes density as the zoning allows.

2.14 Mix of Complementary Land Uses: The proposal would convert light industrial commercial use adjacent to a residential zone to a much needed residential use in close proximity to retail, restaurant, office and service uses.

2.16 Mixed Use & Higher-Density Development: This project will provide highest potential density housing for its zone, in an appropriate area next to strong multimodal transportation connections. Including the existing Mecha building and use, residents are within walking distance to neighboring retail, restaurant, office and personal service uses

2.33 Sensitive Infill & Redevelopment: This project is an enhancement to the existing neighborhood by replacing light-industrial uses with contemporary residential townhomes that fit the existing scale and aesthetic of the existing adjacent structures.

2.36 Physical Design For People: The project improves the pedestrian and bicycle experience along Spruce and 26th Streets and designs the site and buildings in a way which will support the human experience through scale and texture.

2.38 Importance of Urban Canopy, Street Trees, and Streetscapes: The project proposes a reconfiguration of Spruce Street to allow a buffered bicycle lane, parallel parking, and street trees. Landscaping on property will enhance and complete the pedestrian experience.

4.07 Energy Efficient Land Use: This site is currently a light industrial site and is entirely paved with no trees. The proposed project provides a high density residential development with ample landscaping, reduced parking and renewable energy. Landscape, hardscape designs will offset urban heat island effect by using high-albedo materials such as concrete, porcelain pavers, glass solar panels, which providing additional soft shading.

(B) Subcommunity and Area Plans or Design Guidelines: *Yes*

If the project is subject to an adopted subcommunity or area plan or adopted design guidelines, the project is consistent with the applicable plan and guidelines.

Staff Response: *The project has been designed to meet the BVRC Design Guidelines. Below is a list of applicable guidelines with a description of how the project complies. Staff notes that the intent of many of the guidelines is addressed through compliance with the Site Review criteria, and in some cases finds that compliance with the Site Review criteria provides adequate documentation of compliance with the BVRC guidelines.*

3.1.B Locate Buildings close to the street: *The project includes reduced setbacks for all frontages in order to bring the vbuildings as close to the street as possible. The reduced setbacks are West Side: 5'; North Front: 2'; East Front: 5'; South Rear: 5' to 10'; and South Front at Building 10: 10'.*

3.1.D Maximize the street frontage of building: *On all frontages, building length is maximized. Building 9 takes up the entire frontage along Folsom Street, with Buildings 5 and 8 and the Mecha building occupying the majority of the Spruce Street frontage. Building 1 occupies the majority of the 26th Street frontage. Visual openings between buildings are provided by pedestrian pathways and the vehicular site access point.*

3.1.E. Lay out the site to support pedestrian circulation: *As shown on the attached plans, the site provides three north-south pedestrian pathways (the center of which will be public) which connect to an east-west*

pathway at the southern end of the site and eventually connect to Pearl Street. The project also proposes streetscape improvements along Spruce, 26th and Pearl streets to improve pedestrian and bicycle circulation around the site.

3.1.G. Preserve and capitalize on views to the west: *The project preserves views to the west from adjacent public spaces by minimizing the building massing above 35 feet and providing a high degree of transparency between buildings. The project capitalizes on those same views by providing rooftop decks for each unit, giving residents unobstructed views of the mountains.*

Open Space Guidelines (Section 3.1 and 3.6): *These guidelines are very similar to the Site Review criteria for open space and require useable open space to be integral to the plan, with furnishings and landscaping. The site is approximately 101,65 square feet, 41,928 square feet (41%) is proposed usable open space. WIthin this open space is a diverse range of design concepts. Between buildings 2 & 3, and 4 & 6 curved paved pathways connecting the units are intermingled with planted rain gardens, and metal accent walls. At the south ends of each of these pathways a community gathering area has been provided, which would allow smaller neighborhood groups an opportunity to meet and socialize or enjoy a meal el-fresco. A larger gathering area has been provided at the south end of Building 7. In addition to ground level open space, each unit will have a private roof deck accessed from a private stair within the unit. Each deck will afford a homeowner the opportunity to enjoy outdoor living with views of the Boulder skyline and Flatiron Mountains. Trees are provided along the pedestrian pathways and streets to provide a human scale to the property. A mix of large shade and ornamental flowering trees where possible have been woven into the overall plan.*

3.1.K. Provide vehicular and pedestrian links: *See response to 3.1.E above*

3.2.A. Internal drives should connect public streets; *The internal access drive connects to 26th Street.*

3.3.C. Distinguish and enhance pedestrian paths; 3.3.D. Use distinctive paving; 3.3.E. Provide crosswalks; and 3.3.E. Ensure adequate path widths: *The site has been designed to provide visual permeability through the site with building breaks, within which pedestrian pathways connect through from Spruce Street to the south side of the site. Along the south side of the site, a meandering informal community trail is provided to connect the site from the easternmost boundary (26th Street) to the westernmost boundary (Boulder and Whiterock Ditch). The trail is proposed to be paved with crusher fines, and edged with plantings. At the end of each courtyard connection between Buildings 2 & 3, 4 & 6, and Building 7, small gathering plazas are provided for small community gatherings. Each plaza is paved with concrete and surrounded with landscape features including planted rain gardens. The community trail also connects to a pathway on the site at 2537 Pearl Street. This pedestrian pathway will be paved from Pearl Street to the community path. Crosswalks are provided across the access drive.*

3.5.A. Try to minimize parking needs; and 3.5.B. Try to provide structured, rather than surface, parking: *The project includes a request for a 25% parking reduction to allow for 97 spaces where 129 are required. 88 of those spaces are structured. A TDM Plan has been provided which outlines strategies for reducing parking demand.*

3.7.A. Exceed city landscape standards; 3.7.B. Street corners and site entries should have special landscaping; 3.7.C. Pedestrian areas should have special plantings; 3.7.D. Vehicular areas may have larger- scale plantings; and 3.7.E. Utilize xeriscape techniques: *Again , these guidelines are very similar to the Site Review criteria, and staff finds that the project's compliance with the Site Review landscaping criteria demonstrates compliance with the above guidelines. See below for staff's analysis of the Site Review criteria.*

5.1.A Break down the mass of the building; 5.1.B. Provide pedestrian breaks in long buildings; and 5.1.C. Transition to adjacent buildings: *The proposed project is adjacent to commercial uses to the east and south, and residential uses to the north. Building design and siting consider scale of residential uses to the north. Three story structures step back at level 3 to allow the main façade to appear as 2 stories. The designs also follow BVRC Design Guidelines. Where a building exceeds 120 feet, that building is broken or*

disrupted with a recess or contrasting finish material to create a perception of shorter buildings. Buildings have been spaced 15 feet apart where they are end adjacent to allow ample landscaping.

5.2.A. Orient the building to the street; 5.2.C. Emphasize building entrances; 5.2.D. Avoid large blank walls; 5.2.E. Provide pedestrian interest on the ground level; 5.2.F. Design all sides of the building; 5.2.G. Standardized designs and foreign styles are discouraged; 5.2.I. Use human-scale materials; and 5.2.J. Select high-quality exterior materials: *Staff finds that all of these guidelines are addressed by the Site Review criteria for Building and Site Design. Please see staff's analysis of the Site Review Criteria below.*

(C) Reducing Greenhouse Gas Emissions: *N/A*

Any new commercial building greater than 30,000 square feet in floor area and any 30,000 square feet or greater addition to a commercial building shall either have a net site energy usage index (EUI) of zero or is designed to achieve a net site EUI that is 10 percent lower than required under the City of Boulder Energy Conservation Code. It shall be a condition of approval that the applicant demonstrate compliance with this criterion at time of building permit. For the purpose of this requirement, "commercial building" shall have the meaning defined in the City of Boulder Energy Conservation Code.

Staff Response: *No new commercial buildings are proposed.*

(D) Urban Edge Design: *N/A*

If the project is located within the urbanizing areas along the boundaries between Area I and Area II or III of the BVCP, the building and site design provide for a well-defined urban edge, and, if, in addition, the project is located on a major street shown in Appendix A of this title, the buildings and site design establish a sense of entry and arrival to the city by creating a defined urban edge through site and building design elements visible upon entry to the city.

Staff Response: *Not located on an urban edge.*

(E) Historic or Cultural Resources: *N/A*

If present, the project protects significant historic and cultural resources. The approving authority may require application and good faith pursuit of local landmark designation.

Staff Response: *There are no designated historical resources on the property. That being said, the project keeps the existing Mecha Building, which is over 50 years old.*

(F) Housing Diversity and Bedroom Unit Types: *Yes*

Except in the RR, RE and RL-1 zoning districts, projects that are more than 50 percent residential by measure of floor area, not counting enclosed parking areas, meet the following housing and bedroom unit type requirements in (i) through (vi). For the purposes of this subparagraph, qualifying housing type shall mean duplexes, attached dwelling units, townhouses, live-work units, or efficiency living units, and bedroom type shall mean studios, one-bedroom units, two-bedroom units, or three-bedroom units.

Staff Response: *This proposed project is a townhouse style multi-family residential development providing forty-eight (48) market rate dwelling units and four (4) affordable dwelling units. The proposed mix consists of 15 4-bedroom units and 37 3-bedrrom units.*

(i) Projects five acres or less shall include at least one qualifying housing type. In projects with efficiency living units, at least one additional qualifying housing type shall be provided consistent with the requirements of this paragraph; *Yes*

(ii) Projects greater than five acres shall include at least two qualifying housing types; *N/A*

(iii) Projects ten acres or more shall include at least three qualifying housing types; *N/A*

(iv) Projects greater than five acres shall include at least five dwelling units of each required qualifying housing type; *N/A*

(v) Projects with more than 20 attached dwelling units shall include at least two different bedroom types, and; *Yes*

(vi) If a project does not meet the requirements of subsections (i) through (v) above, the applicant shall demonstrate that the project fulfills another at least equivalent community need related to housing policies identified in the BVCP. *N/A*

(G) Environmental Preservation: *Yes*

Staff Response: *The site is currently a light industrial and retail site with no trees. It is entirely paved with asphalt. An existing ditch lies directly to the west of the site on land owned by the ditch company. No changes are being proposed to the ditch. Due to being previously developed, the site is relatively flat. The buildings are designed to follow the natural slight slope of the site.*

(i) The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas, and species on the federal Endangered Species List and "Species of Special Concern in Boulder County" designated by Boulder County and their habitat. *Yes*

(ii) Where excavation occurs, the location and design of buildings conforms to the natural contours of the land with tiered floor plates, and the site design avoids over-engineered tabling of land. Slopes greater than 50 percent should be avoided and, to the extent practicable, any such areas shall be stabilized with vegetation. *Yes*

(2) Site Design Criteria: *Meets criteria*

The project creates safe, convenient, and efficient connections for all modes of travel, promotes safe pedestrian, bicycle, and other modes of alternative travel with the goal of lowering motor vehicle miles traveled. Usable open space is arranged to be accessible; designed to be functional, encourage use, and enhance the attractiveness of the project; and meets the needs of the anticipated residents, occupants, tenants, and visitors to the project. Landscaping aesthetically enhances the project, minimizes use of water, is sustainable, and improves the quality of the environment. Operational elements are screened to mitigate negative visual impacts. In determining whether this is met, the approving agency will consider the following factors:

Staff Response: Click or tap here to enter text.

(A) Access, Transportation, and Mobility:

(i) The project enables or provides vehicular and pedestrian connectivity between sites consistent with adopted connections plans relative to the transportation needs and impacts of the project, including but not limited to construction of new streets, bike lanes, on-street parking, sidewalks, multi-use paths, transit stops, streetscape planting strips, and dedication of public right-of-way or public access easements, as applicable considering the scope of the project. Where no adopted connections plan applies, the applicant shall, in good faith, and in coordination with the city manager, attempt to coordinate with adjacent property owners to establish, where practicable, reasonable and useful pedestrian connections or vehicular circulation connections, such as between parking lots on abutting properties, considering existing connections, infrastructure, and topography. *Yes*

Staff Response: *The proposed project will reconfigure parking along Spruce Street and provide new bicycle and pedestrian connections along Spruce St. and 26th St. A new 8' tree lawn and sidewalk will be provided along Pearl Street. A new mid-block pedestrian connection is proposed connecting Pearl Street to Spruce Street and 26th, and a new buffered bike lane will be provided along Spruce connecting Folsom to 26th Street. All required ROW improvements and dedications will be provided. The project includes a request for an amendment to the BVRC Transportation Connections Plan to remove an east-west secondary street connection and a north-south multi-use path connection. Both TAB and BURA have recommended removal of these connections. In support of a potential modification away from the connections shown in the BVRC TCP, the BVRC Design Guidelines related to connectivity point to the need to ensure connectivity on a redeveloping site. Guideline 3.1E recommends that the applicant "Lay*

out the site to support pedestrian circulation." In this case, staff finds that the site is laid out to support pedestrian circulation, and that the overall internal and external transportation improvements proposed as part of this project will provide an equivalent degree of connectivity to the connections shown in the BVRC TCP.

(ii) Alternatives to the automobile are promoted by incorporating site design techniques, land use patterns, and infrastructure that support and encourage walking, biking, and other alternatives to the single-occupant vehicle. *Yes*

Staff Response: *A TDM plan has been provided by the applicant to provide options that can help reduce vehicle trips such as bus passes, a buffered bike lane, and enhanced pedestrian facitlities. The proposed townhome style units will have private parking garages for long-term vehicle and bicycle storage. The reduced parking combined with the site's location and the proposed TDM measures will all serve to promote alternatives to the automobile.*

(iii) A transportation demand management (TDM) plan will be complied with including methods that result in a significant shift away from single-occupant vehicle use to alternate modes. *Yes*

Staff Response: *The TDM Plan supports a 20 percent alternative travel mode reduction and an 25 per-cent parking reduction supported by the various TDM alternatives available in the City of Boulder and the TDM measures proposed by the applicant.*

(iv) Streets, bikeways, pedestrian ways, trails, open space, buildings, and parking areas are designed and located to optimize safety of all modes and provide connectivity and functional permeability through the site. *Yes*

Staff Response: *The site has been designed to provide visual permeability and optimized safety through the site with building breaks, within which pedestrian pathways connect through from Spruce Street to the south side of the site. Along the south side of the site, a meandering informal community trail is provided to connect the site from the easternmost boundary (26th Street) to the westernmost boundary (Boulder and Whiterock Ditch). The trail is proposed to be paved with crusher fines, and edged with plantings. At the end of each courtyard connection between Buildings 2 & 3, 4 & 6, and Building 7, small gathering plazas are provided for small community gatherings. Each plaza is paved with concrete and surrounded with landscape features including planted rain gardens. The community trail also connects to a pathway on the site at 2537 Pearl Street. This pedestrian pathway will be paved from Pearl Street to the community path. Please refer to the architectural plans SR-0.3, landscape plans SRL-1.0, and Site plans C1.00 for specific locations and detail of site elements.*

(v) The design of vehicular circulation and parking areas make efficient use of the land and minimize the amount of pavement necessary to meet the circulation and parking needs of the project. *Yes*

Staff Response: *The main drive aisle has been designed to emulate a woonerf style drive, that shares circulation with vehicles, pedestrians, and bicycles. Permeable pavers are proposed for areas where water quality filtration is required, and landscaping/street trees are proposed along the main driveway. Per 9-9-6 table 9-5 Drive aisles are designed to 24 feet in width to accommodate our 90 degree parking spaces located within private garages. No additional vehicular circulation is proposed beyond that necessary to accommodate each townhome and meet requirements for fire access and utility access.*

(vi) Where practicable and needed in the area and subject to coordination with the city manager, the project provides curbside parking or loading or both consistent with city policies on curbside management. *Yes*

Staff Response: *Parallel parking is proposed on the south side of Spruce Street to replace 11 angled parking spaces. 18 parallel spaces are proposed to allow the City to sign/curbside manage. A buffered bicycle path is also provided adjacent to the parallel parking spaces. For loading of*

rideshare such as Uber and Lyft, the project provides an area within the private drive to allow waiting and loading of passengers.

(B) Open Space:

(i) Useable open space is arranged to be accessible and designed to encourage use by incorporating quality landscaping, a mixture of sun and shade, hardscape areas and green spaces for gathering. *Yes*

Staff Response: *The site is approximately 101,65 square feet, and 41,928 square feet (41%) is proposed usable open space. Within this open space is a diverse range of design concepts. Between buildings 2 & 3, and 4 & 6 curved paved pathways connecting the units are intermingled with planted rain gardens, and metal accent walls the south ends of each of these pathways a community gathering area has been provided, which would allow smaller neighborhood groups an opportunity to meet and socialize or enjoy a meal. A larger gathering area has been provided at the south end of Building 7. In addition to ground level open space each unit will have a private roof deck accessed from a private stair within the unit. Each deck will afford a homeowner the opportunity to enjoy outdoor living with views of the Boulder skyline and Flatiron Mountains. Trees are provided along the pedestrian pathways and streets to provide a human scale to the property. A mix of large shade and ornamental flowering trees where possible have been woven into the overall plan.*

(ii) The open space will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property. In mixed-use projects, the open space provides for a balance of private and common areas for the residential uses and includes common open space that is available for use by residents of the residential uses and their visitors and by tenants, occupants, customers, and visitors of the non-residential uses. *Yes*

Staff Response: *As townhomes, the needs of the anticipated residents are seen to be similar to those of a single family home, but at a higher level of density. Instead of back yards, the project is proposing private roof decks. Pathways that provide pedestrian access to the front doors of each unit have been embellished with curved designs, planted rain gardens, and metal accent walls. Low level path lighting will provide wayfinding opportunities during nighttime hours. In addition to the roof decks and landscape walkways, the project includes gathering areas along the south side of the site, at the ends of each walkway. This not only provides a point of intersection with the foot trail along the south property boundary, but it also provides common community space where neighbors can gather.*

(iii) If the project includes more than 50 dwelling units, including the addition of units that causes a project to exceed this threshold, and is more than one mile walking distance to a public park with any of the amenities described herein, at least 30 percent of the required outdoor open space is designed for active recreational purposes. *Yes*

Staff Response: *This project includes more than 50 dwelling units, however there are several public parks within 1 mile of the site, including Greenleaf Park, East Mapleton Ballfields, and Goose Creek Pond and Greenway.*

(iv) On-site open space is linked to adjacent public spaces, multi-use paths, city parks, or public open space if consistent with Department of Open Space and Mountain Parks or Department of Parks and Recreation plans and planning for the area, as applicable. *Yes*

Staff Response: *The open space has been designed to connect to Spruce Street, 26th Street, and Pearl Street, which in turn provides direct access to adjacencies including Greenleaf Park across Folsom Street.*

(C) Landscaping and Screening:

(i) The project exceeds the minimum landscaping requirements of Section 9-9-12, "Landscaping and Screening Standards," B.R.C. 1981, by at least fifteen percent in terms of planting quantities, includes

a commensurate area to accommodate the additional plantings, and, where practical, preserves healthy long-lived trees. *Yes*

Staff Response: *As shown on the Landscape Requirement chart on Sheet L1.0, and the plant list, the project far exceeds the requirements for trees and shrubs. (27 trees required and 83 provided = 3 times the minimum required and 135 shrubs required w/ 459 provided (over 3 times the minimum required) + 689 ornamental grasses and almost 1,000 perennials filling out the plantings. There are currently no tress on the site, and as such none will be preserved.*

(ii) The landscaping design includes a variety of plants providing a variety of colors and contrasts in terms of texture and seasonality and high-quality hard surface materials, such as stone, flagstone, porous pavers, and decorative concrete. *Yes*

Staff Response: *The applicant has provided a very diverse plant list with a full range of spring and fall plants to keep the landscape interesting while providing colorful and seasonal plantings. A total of 15 different species of trees, 17 species of shrubs, 6 species of ornamental grasses, and 15 species of perennials are specified.*

(iii) The landscaping design conserves water through use of native and adaptive plants, reduction of exotic plant materials, and landscaping within stormwater detention facilities to create bioswales or rain gardens, or other similar design strategies. *Yes*

Staff Response: *The proposed planting plan conserves water and utilizes natural species throughout the project. Examples include: English Oak, Kentucky Coffeetree, Autumn Brilliance Serviceberry, Thornless Cockspur Hawthorn, Dwarf Korean Lilac, Weigela, Marlene Snowberry. Refer to the landscape plan set for plant lists and arrangements across the entire site. Rain gardens with planted with pollinator species that attract butterflies and birds provide seasonal interest along internal pedestrian pathways*

(iv) Operational elements, such as electrical transformers, trash storage and recycling areas, parking, and vehicular circulation, are screened from the public realm through design elements, such as landscaping, fencing, or placement of structures, to mitigate negative visual impacts. *Yes*

Staff Response: *Utility elements are generally located toward the south side of the site and away from public view. Large shrubs are utilized to help screen transformers along the south community trail. The community trail along the southern boundary incorporates decorative fencing to help screen our project from the neighboring parking lots. Trash and recycling will be with cans stored within private garages; moved out for collection.*

(3) Building Siting and Design Criteria: *Meets criteria*

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

Staff Response: Click or tap here to enter text.

(A) Building Siting and Public Realm Interface:

(i) New buildings and, to the extent practicable, additions to existing buildings are positioned towards the street, respecting the existing conditions or the context anticipated by adopted plans or guidelines. In urban contexts, buildings are positioned close to the property line and sidewalk along a street; whereas, in lower intensity contexts, a greater landscaped setback may be provided to match the surrounding context. *Yes*

Staff Response: *The proposed project site is a paved light industrial lot, the lot to the east is a parking lot and fast-food restaurant. Across Spruce Street to the north there is a mix of residential structures include a 3+ story apartment building. Setbacks vary along the north side. The proposed project sites the Spruce Street Buildings within between 5 to 6 feet from the property line, and between 8 to 9 feet from the sidewalk. The buildings along Folsom and 26th Street are also proposed with 5 foot setbacks from the property lines.*

(ii) Wherever practical considering the scope of the project, parking areas are located behind buildings or set back further from the streetscape than the building façade. *Yes*

Staff Response: *All Parking is located within private garages except for the requested parking at the front of Mecha. All angled parking along Spruce between Folsom Street and 26th Street is being modified to parallel parking per current city standards.*

(iii) Along the public realm, building entries are emphasized by windows and architectural features that include one or more of the following: increased level of detail, protruding or recessed elements, columns, pilasters, protruding bays, reveals, fins, ribs, balconies, cornices, eaves, increased window glazing, or changes in building materials or color. *Yes*

Staff Response: *The proposed design's unit entries are emphasized with recessed entry stoops, bay windows, and protected entry canopies. Additional detailing such as upper level bays, balconies and material changes are provided to help promote interaction with the street level and greater community. At the entries, the applicant is are proposing custom railing and signage to create unit identity that serves both a practical and decorative function. Brick belt courses are provided near ground floor window sills, and soldier courses are provided where the brick meets grade.*

(iv) Defined entries connect the building to the public realm. Unless inconsistent with the context and building's use, along the public realm, one defined entry is provided every 50 feet. Buildings designed for residential or industrial uses may have fewer defined entries. *Yes*

Staff Response: *As a townhouse style design, all units have a defined entry, and have direct connections to the public way. Landscaped entries are meant to enhance the entry experience and connect to pathways landscaped pathways that connect to the neighborhood pedestrian network. Entries are designed to be at a human scale to feel more welcoming and appropriately sized for the residential function to also allow a sense of privacy and security while still appearing open and engaged with the public realm*

(v) If the project is adjacent to a zoning district of lower intensity in terms of allowable use, density, massing, or scale, the project is designed with an appropriate transition to the adjacent properties considering adopted subcommunity and area plans or design guidelines applicable to the site, and, if none apply, the existing development pattern. Appropriate transitions may be created through design elements such as building siting and design or open space siting and design. *Yes*

Staff Response: *The proposed project is adjacent to commercial uses zoned BC-2 and BR-1 to the east and south, and residential uses zoned RH-2 and BT-2 to the north. Building design and siting consider scale of residential uses to the north. Three story structures along Spruce Street step back at level 3 to allow the main façade to appear as 2 stories. The designs also follow BVRC Design Guidelines as described above. Where a building exceeds 120 feet, that building is broken or disrupted with a recess or contrasting finish material to create a perception of shorter buildings. Buildings have been spaced 15 feet apart where they are end adjacent to allow ample landscaping.*

(vi) The building's siting and relationship to the public realm is consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, is compatible with the character of the area or improves upon that character, consistent with the intent of paragraph (3), Building Design Criteria. *Yes*

Staff Response: *The project has been designed to comply with both the BVRC Design Guidelines (analysis provided under response to criterion 9-2-14(h)(1)(B) above) and is also consistent with paragraph (3), Building Design Criteria, in that buildings are positioned and oriented towards the public realm to promote a safe and vibrant pedestrian experience including welcoming, well-defined entries and facades, building exteriors are designed with a long-lasting appearance and high-quality materials, building design is simple and to a human scale, creating visual interest and a vibrant pedestrian experience, and building roof design contributes to a city skyline that has a variety of roof forms and heights.*

(B) Building Design:

(i) Larger floor plate buildings and projects with multiple buildings have a variety of forms and heights. *Yes*

Staff Response: *Each building in this project is unique with different forms and heights. Buildings 1, 2, 3, 4 & 6 have similar appearance, but via materiality. Parapets are designed to act as guard rails where roof decks extend to the edge. However, the parapets are occasionally stepped down and replaced with metal railings to provide a varied parapet height and textural change along the edge of the buildings. Buildings 5 & 9 have each been design to appear as 2 distinct buildings by varying material color and massing. Building 5 groups units in a way that allows 2 smaller units to recess and appear as a break in the building massing Building 9 has been redesigned by treating the finishes, parapet and railing details of the southern 3 units differently that the remaining 5 units. The asymmetrical finishes and detailing gives the appearance of 2 buildings adjacent to one another.*

(ii) To the extent practical considering their function, mechanical appurtenances are located within or concealed by the building. If they cannot be located within or concealed by the building, their visibility from the public realm and adjacent properties is minimized. *Yes*

Staff Response: *The mechanical appurtenances have been minimized to the smallest footprint possible and located to be screened from view by building parapets, resulting in minimized visual impact from the ground level at the street. The one transformer on the site is located at the southwest corner behind Building 9 and w9ll not be visible from outside the property.*

(iii) On each floor of the building, windows create visual interest, transparency, and a sense of connection to the public realm. In urban, pedestrian main street-built environments, it is a best practice to design at least 60 percent of each ground floor façade facing the street as window area. Otherwise, it is a best practice to design at least 20 percent of the wall on each floor of a building as window area. Blank walls along the most visible portions of the building are avoided. *Yes*

Staff Response: *Windows have been provided on all sides of each building in the project to allow ample light into the units, as well as provide visual interest on the exterior. All buildings except Mecha are residential and not facing main streets. Where practical and allowed by code, windows are large, and provide additional transparency and detailing that fits the contemporary aesthetic of the design. Fenestration is designed to capitalize on views toward the west, southwest and northwest.*

(iv) Simple detailing is incorporated into the façades to create visual interest, without making the façade overly complicated. This detailing may include cornices, belt courses, reveals, alternating brick or stone patterns, expression line offsets, window lintels and sills, and offsets in window glass from surrounding materials. *Yes*

Staff Response: *The buildings are designed to have a modern appearance while maintaining a human scale. Entries are designed to provide protection from weather and detailed in an elegant and understated way. Windows in brick have been designed with rowlock sills or shadow box details, buildings have a variety of belt course detailing, and brick coursing has been varied to provide a variety of textural experiences. For example, in Building 5, the brick above the entry stoop has*

been recessed and coursing changed to enhance the entry experience. Metal handrails are peppered in throughout the project to provide a variety of rooftop heights, and finished texture and transparency. Solar panels are provided to serve two purposes, shade for the roof decks, and renewable energy, making for a more impactful integrated design. Some solar panel structures have been sloped to vary the roof forms and activate the skyline of the site.

(v) Balconies on buildings with attached dwelling units are integrated into the form of the building in that exterior walls partially enclose the balcony. Balcony platform undersides are finished. *Yes*

Staff Response: *The proposed project integrates balconies into the mass and form of the design. All soffits are detailed to be finished, either with wood, or paintable smooth surface finish such as exterior grade drywall.*

(vi) The building's design, including but not limited to use of materials, color, roof forms, and style, is consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, is compatible with the character of the area or improves upon that character, consistent with the intent of paragraph (3), Building Design Criteria. *Yes*

Staff Response: *The project complies with the BVRC Design Guidelines as outlined in the response to criterion (1)(B) above. The buildings utilize, high quality, human scaled materials, are stepped back where necessary to create a transition in scale to neighboring uses, and provide a variety of simple yet interesting architectural features at ground level to enhance the pedestrian experience. As such, the building design is also consistent with the character intent of Paragraph (3), Building Design Criteria.*

(C) Building Materials:

(i) Building facades are composed of high-quality, durable, human-scaled materials. High-quality materials include brick, stone, polished concrete masonry units, wood, architectural high pressure laminate panels, cementitious or composite siding, architectural metal panels, or any combination of these materials. Split-faced concrete masonry units, stucco, vinyl siding, EIFS, and unfinished or untreated wood are not considered durable, high-quality materials, but may be used on a limited basis and not on facades facing the public realm. High quality materials are focused on the ground floor facades on all sides of a building and on all floors of facades facing the public realm, and, overall, comprise the vast majority of all building facades. *Yes*

Staff Response: *The building facades are composed of high-quality, durable, human scaled materials. Primary materials include brick, with secondary materials including metal and wood siding, and metal accents. Please see the material board in the architectural plan set for additional specific material information.*

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

Staff Response: *There are no roof surfaces in the project that are visible from the street level.*

(iii) The number of building material types is limited, and the building materials are applied to complement the building form and function. The organization of the building materials logically expresses primary building features, such as the spatial layout, building entries, private and common spaces, anchor corners, stairwells, and elevators. *Yes*

Staff Response: *Refer to architectural plan set for location of material types on each building. The plans currently show a total of 5 material types on all of the new buildings in the project, Brick, Wood (or wood-like composite siding), Metal, and glass (Solar panels).*

(iv) Building cladding materials turn convex corners and continue to the inset wall. This criterion does not apply to changes that occur at an interior corner nor to detailing elements, such as cornices, belt courses, reveals, offsets in expression lines, lintels, and windowsills. Building cladding materials do not change in-plane unless there is at least a 12-inch wall offset. *No*

Staff Response: *The majority of buildings provide 12 inch offsets in materials. However, where utility and drainage easements or drive aisles restrict overhanging elements, certain buildings have reduced plane changes of a minimum of 6".*

(v) Any newly constructed building that includes residential units and is located within 200 feet of a railroad, freeway, or expressway is designed to achieve an interior day-night average noise level of no more than forty-five decibels. Noise shall be measured in a manner that is consistent with the federal Housing and Urban Development's standards in Sections 24 CFR §§ 51.100 to 51.106 for the "measure of external noise environments," or similar standard adopted by the city manager in the event that such rule is repealed. The applicant shall provide written certification prior to the issuance of a certificate of occupancy that the sound abatement and attenuation measures were incorporated in the construction and site design as recommended by a professional engineer. *N/A*

Staff Response: *The site is not within 200 feet of a railroad, freeway, or expressway*

ADDITIONAL CRITERIA FOR BUILDINGS EXCEEDING HEIGHT OR FLOOR AREA LIMITS

Eligible for height modification? *Yes*

9-2-14(b)(1)(E) Height Modifications:

A development which exceeds the permitted height requirements of Section 9-7-5, "Building Height," or 9-7-6, "Building Height, Conditional," B.R.C. 1981, or of Paragraph 9-10-3(b)(2), "Maximum Height," B.R.C. 1981, to the extent permitted by that paragraph for existing buildings on nonstandard lots, is required to complete a site review and is not subject to the minimum threshold requirements. No standard other than height may be modified under the site review unless the project is also eligible for site review. A development that exceeds the permitted height requirements of Section 9-7-5 or 9-7-6, B.R.C. 1981, must meet any one of the following circumstances in addition to the site review criteria:

Staff Response: Click or tap here to enter text.

(i) The height modification is to allow a roof that has a pitch of 2:12 or greater in a building with three or fewer stories and the proposed height does not exceed the maximum height permitted in the zoning district by more than ten feet. *N/A*

(ii) The building is in the industrial general, industrial service, or industrial manufacturing zoning district and has two or fewer stories and the building's height is necessary for a manufacturing, testing, or other industrial process or equipment. *N/A*

(iii) The height modification is to allow up to the greater of two stories or the maximum number of stories permitted in Section 9-7-1, B.R.C. 1981, in a building and the height modification is necessary because of the topography of the site. *N/A*

(iv) The height modification is to allow up to the greater of two stories or the maximum number of stories permitted but no more than five feet above the maximum building height under Section 9-7-5(a) or 9-7-6, B.R.C. 1981, in a building where the height modification is necessary because the building has to be elevated to meet the required flood protection elevation. *N/A*

(v) At least forty percent of the dwelling units in the building meet the requirements for permanently affordable units in Chapter 9-13, "Inclusionary Housing," B.R.C. 1981; at least forty percent of the floor area of the building is used for dwelling units that meet the requirements for permanently affordable units in Chapter 9-13, B.R.C. 1981; all floor area above the first floor of the building is used for dwelling units; and the permanently affordable units in the building are not used to satisfy inclusionary housing requirements under Chapter 9-13, B.R.C. 1981, for dwelling units located in any other building. *N/A*

(vi) The height modification is to allow an emergency operations antenna or a pole. *N/A*

(vii) The height modification is to allow an expansion of an existing building that exceeds the permitted height requirements of Section 9-7-5 or 9-7-6, B.R.C. 1981, if the existing height was approved as part of a planned unit development, site review, or height review and the expansion is not within a fourth or fifth story. *N/A*

(viii) The building or use meets the requirements of Subparagraph 9-2-14(h)(6)(C), B.R.C. 1981, for a height bonus, and is not in the RR, RE, RL, RMX-1, MH, or A zoning district. *Yes*

(4) Additional Criteria for Buildings Requiring Height Modification or Exceeding the Maximum Floor Area Ratio: *Meets criteria*

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

(A) Building Form and Massing: *Yes*

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

(i) The building does not exceed 200 feet in length along any public right-of-way. *Yes*

(ii) All building facades exceeding 120 feet in length along a public street, excluding alleys, are designed to appear as at least two distinct buildings. To achieve this, façade segments vary in at least two of the following design elements: *Yes*

a. Type of dominant material or color, scale, or orientation of that material;

b. Facade recessions and projections;

c. Location of entrance and window placements;

d. Roof forms; and

e. Building height.

Staff Response: *There are no buildings in this project exceeding 200 feet in length along any public right-of-way. There are 2 buildings that exceed 120 feet in length: Buildings 5 & 9. Buildings 5 & 9 have each been designed to appear as 2 distinct buildings by varying material color, and massing. Building 5 has been redesigned, and groups units and massing in a way that allows 2 smaller units to recess and appear as a break in the building massing. Facades for the projecting units have a slight change in brick color so they look and feel a part of a larger cohesive idea, but appear to be smaller distinct buildings. Building 9 has been redesigned by treating the finishes, parapet and railing details of the southern 3 units differently that the remaining 5 units to the north. The roof line has also been revised to show a continuous low brow that joins the 5 northern units together, while the 3 southern units provide individual shade treatments, which sets them apart aesthetically from their northern cousins. Additionally, the solar shade structures on the 3 southern buildings have been sloped to provide a varied roof line. The asymmetrical finishes and detailing results in the appearance of 2 buildings adjacent to one another. Much like building 5, the buildings are similar enough to fit a larger cohesive concept, but different enough to set them apart and appear as 2 buildings*

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

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

a. Height Modification Other than Height Bonus: For buildings no taller than three stories and subject to a height modification pursuant to Subparagraph 9-2-14(b)(1)(E)(i) through (vii), the building's height, mass, and scale is compatible with the character of the surrounding area. *N/A*

Staff Response: *The proposed buildings are 4 stories in height.*

b. Height Bonus: For buildings taller than three stories subject to a height modification pursuant to Subparagraph 9-2-14(b)(1)(E)(viii), B.R.C. 1981: *Yes*

1. Guidelines or Plan: The building's height is consistent with the building heights anticipated in adopted design guidelines or subcommunity or area plans for the area; or *N/A*

2. No Guidelines or Plan: If no such guidelines or plans are adopted for the area or if they do not specify anticipated heights for buildings, the building height is compatible with the height of buildings in the surrounding area or the building is located (1) near a multi-modal corridor with transit service or (2) near an area of redevelopment where a higher intensity of use and similar building height is anticipated; and *Yes*

3. Additional Requirements for a Height Bonus - Views: The project preserves and takes advantage of prominent mountain views from public spaces and from common areas within the project. In determining whether this is met, the approving authority will consider the following factors: *Yes*

   i. If there are prominent mountain views from the site, usable open spaces on the site or elevated common areas on the building are located and designed to allow users of the site access to such views;

   ii. If the proposed building is located adjacent to a city managed public park, plaza, or open space, buildings are sited or designed in a manner that avoids or minimizes blocking of prominent public views of the mountains from these spaces;

4. Additional Requirements for a Height Bonus – Open Space: *Yes*

   i. If the project site is greater than one acre in size, an inviting grade-level outdoor garden or landscaped courtyard is provided, designed as a gathering space for the building users. The following are considered elements of successful design for such a space, as practicable considering site conditions and location:

   ii. The width of the space is no less than the height of building walls enclosing the space;

   iii. Seating and other design elements are integrated with the circulation pattern of the project;

   iv. The space has southern exposure and sunlight;

   v. Hard surface areas are paved with unit pavers, such as bricks, quarry tiles, or porous pavers, or poured-in-place materials. If poured-in-place materials are used, they are of decorative color or textures;

   vi. Amenities, such as seating, tables, grills, planting, shade, horseshoe pits, playground equipment, and lighting are incorporated into the space;

   vii. The space is visible from an adjoining public sidewalk; and

   viii. At least one tree is planted per 500 square feet of space. The trees are planted in the ground or, if over parking garages, in tree vaults.

Staff Response: *the site is located adjacent to multi-modal corridors, Pearl Street, and Folsom Street. Both streets provide alternate modes of transportation, including bus, bike, and pedestrian networks. The site is roughly a 17 minute walk to the RTD station in Boulder Junction. Additionally, the site is near areas of redevelopment, where higher intensity of use*

and similar building heights are anticipated. Examples include Flatiron Vista on Folsom St north of Spruce St, Walnut Crossing on Folsom St north of Walnut St., and 2575 Pearl. The townhomes will be privately owned, and the project provides private roof decks for each unit. Roof decks are organized to take advantage of the views toward the west and southwest. Greenleaf Park is on the west side of Folsom Street across from Building 9, however there is a ditch between Folsom and Building 9 that forces the building to be set back roughly 37 feet from Folsom Street. Since the building is east of the park, it would not affect public views of the mountains. Regarding the additional open space requirements, the project provides courtyard pathways between units designed for multi-purpose use. The courtyards are connected through the site and to the surround pathways, providing good neighborhood connection. On the southern end of each courtyard pathway is an area for groups to gather. The landscape plans provide designs for these areas, tables and seating are provided for a paved area (see SRL-1.0 thru SRL-1.2 and SRL-2.1). The project provides three (3) such gathering areas on site. Two of the gathering areas are focused on more intimate gatherings while the third is for larger groups. While the open spaces between the buildings are not as wide as the buildings are tall, they are heavily landscaped and with a fine detail of decoration, and are appropriately sized for the modest front facades on the buildings on either side. The highly designed landscaping and the highly detailed first level of the buildings will provide a rich well-proportioned outdoor room for the residents and their guests. Staff finds that with the provision of the rooftop decks, the necessity for extra wide open spaces at-grade is reduced. Except for criterion 4.ii., the proposed open space meets all of the elements of successful design listed above.

ADDITIONAL CRITERIA FOR POLES OR EMERGENCY OPERATIONS ANTENNAS

(5) Additional Criteria for Poles or Emergency Operations Antennas Above the Permitted Height: Choose an item.

No site review application for a pole or for an emergency operations antenna above the permitted height will be approved unless the approving agency finds the following:

(A) Poles: Choose an item.

Poles meet all the following:

(i) The pole is a light pole that is required for nighttime recreation activities which are compatible with the surrounding neighborhood, a light or traffic signal pole that is required for safety, or an electrical utility pole that is required to serve the needs of the city; Choose an item.

(ii) The pole is sited in a manner that minimizes visual impacts and preserves public view corridors, and Choose an item.

(iii) The pole is at the minimum height appropriate to accomplish the purposes for which the pole is erected and is designed and constructed to minimize light and electromagnetic pollution. Choose an item.

Staff Response: Click or tap here to enter text.

(B) Emergency Operation Antennas: Choose an item.

Emergency operations antennas meet the following:

(i) The emergency operations antenna will serve a critical health and safety need for the city, surrounding communities, or both and is sited and designed in a manner that respects its context to the highest degree possible and minimizes visual impacts. The antenna is at the minimum height necessary to accomplish its purpose. Choose an item.

Staff Response: Click or tap here to enter text.

ADDITIONAL CRITERIA FOR LAND USE INTENSITY AND HEIGHT MODIFICATIONS

(6) Land Use Intensity and Height Modifications: Choose an item.

Modifications to minimum open space on lots, floor area ratio (FAR), maximum height, and number of dwelling units per acre requirements will be approved pursuant to the standards of this subparagraph:

(A) Land Use Intensity Modifications with Open Space Reduction: *N/A*

(i) In the DT, BMS, BR-2, and MU-3 Zoning Districts: The open space requirements in Chapter 9-8, "Intensity Standards," B.R.C. 1981, may be reduced in all DT districts and the BR-2, BMS, and MU-3 districts subject to the following standards:

a. In the DT, BMS, or MU-3 zoning districts, the reduction in open space is necessary to avoid siting of open space that is inconsistent with the urban context of neighborhood buildings or the character established in adopted design guidelines or plans for the area, such as along a property line next to zero-setback buildings or along alleys: maximum fifty percent reduction. Choose an item.

Staff Response: Click or tap here to enter text.

b. In the BR-2 zoning district, at least one of the following shall be met: Choose an item.

1. The reduction in open space is part of a development with a mix of residential and nonresidential uses that, due to the ratio of residential to nonresidential uses and because of the size, type and mix of dwelling units, has a reduced need for open space: maximum fifteen percent reduction; and

2. The reduction in open space is part of a development with a mix of residential and nonresidential uses with high quality urban design elements. This open space will meet the needs of anticipated residents, occupants, tenants, and visitors of the property or will accommodate public gatherings, and may include, without limitation, recreational or cultural amenities, intimate spaces that foster social interaction, street furniture, landscaping, gardens, sculptures, and hard surface treatments: maximum twenty-five percent reduction.

Staff Response: Click or tap here to enter text.

(B) Land Use Intensity Modifications with Height Bonus: *N/A*

In the BMS, BR-1, IMS, IS, MU-1, and MU-2 zoning districts if associated with a request for a height bonus, the floor area of a building may be increased above the maximum allowed in Chapter 9-8, "Intensity Standards," B.R.C. 1981, as follows, provided the building meets the requirements for a height bonus under Subparagraph 9-2-14(h)(6)(C), B.R.C. 1981:

(i) In the BMS zoning district outside a general improvement district providing off-street parking, and in the IMS, IS, MU-1, and MU-2 zoning districts, the base floor area ratio (FAR) in Table 8-2, Section 9-8-2, "Floor Area Ratio Requirements," B.R.C. 1981, may be increased by up to 0.5 FAR. Choose an item.

Staff Response: Click or tap here to enter text.

(ii) In the BR-1 zoning district, maximum allowable floor area ratio (FAR) may be increased up to a 3.0 FAR. Choose an item.

Staff Response: Click or tap here to enter text.

(C) Additional Criteria for a Height Bonus and Land Use Intensity Modifications: *Yes*

A building proposed with a fourth or fifth story or addition thereto that exceeds the permitted height requirements of Section 9-7-5, "Building Height," or 9-7-6, "Building Height, Conditional," B.R.C. 1981, together with any additional floor area or residential density approved under Subparagraph (h)(6)(B), may be approved if it meets the requirements of this Subparagraph (h)(6)(C). For purposes of this

Subparagraph(h)(6)(C), bonus floor area shall mean floor area that is on a fourth or fifth story and is partially or fully above the permitted height and any floor area that is the result of an increase in density or floor area described in Subparagraph (h)(6)(B). The approving authority may approve a height up to fifty-five feet if one of the following criteria is met:

(i) Residential Developments: If the development is residential, it will exceed the requirements of Subparagraph 9-13-3(a)(1)(A), B.R.C. 1981, as follows: *Yes*

a. For bonus units, the inclusionary housing requirement under Chapter 9-13, “Inclusionary Housing,” B.R.C. 1981, shall be increased by eleven percent. The resulting inclusionary requirement may be satisfied by any option allowed in Chapter 9-13 to meet inclusionary housing requirements. For example, if Chapter 9-13 requires twenty-five percent of units to be permanently affordable, for bonus units that requirement is increased by eleven percent so that at least thirty-six percent of the total number of bonus units must be permanently affordable units. *Yes*

b. For purposes of this Subparagraph (i), bonus units shall mean a number of units that is determined as follows: A percentage of all the units in the building that equals in number the percentage of bonus floor area in the building. For example, if twenty percent of the building's floor area is bonus floor area and the building has one hundred units, twenty percent of those one hundred units are bonus units, resulting in twenty bonus units. *Yes*

c. The city manager shall review the development's compliance with this increased inclusionary housing requirement pursuant to the standards and review procedures of Chapter 9-13, "Inclusionary Housing," B.R.C. 1981. *Yes*

Staff Response: *Compliance with these requirements is a condition of building permit issuance.*

(ii) Non-Residential Developments: For non-residential developments, the applicant shall pay the affordable housing portion of the capital facility impact fee in Section 4-20-62, B.R.C. 1981, at a rate of 1.43 above the base requirement for the bonus floor area. In a building with several types of non-residential uses, the bonus floor area of each type identified under Section 4-20-62, B.R.C. 1981, shall be a percentage of the bonus floor area that equals in number the percentage of the total floor area in the building of such use type. For nonresidential uses with a fee that is calculated per room or bed under Section 4-20-62, B.R.C. 1981, the increased rate for the affordable housing portion of the fee shall apply to bonus rooms or bonus beds as applicable under that section; the number of bonus rooms or bonus beds shall be determined consistent with the methodology for bonus units in Subparagraph (i)b. above. *N/A*

Staff Response: Click or tap here to enter text.

(iii) Mixed Use: If the development is a residential mixed-use development, the requirements of Subsections (i) and (ii) above shall apply to the bonus floor area according to the percentage of the total building floor area of each use. *N/A*

Staff Response: Click or tap here to enter text.

(iv) Alternative Community Benefit: Pursuant to the standard in this Subparagraph (iv), the approving authority may approve an alternative method of compliance to provide additional benefits to the community and qualify for a height bonus together with any additional floor area or density that may be approved under Subparagraph (h)(6)(B). The approving authority will approve the alternative method of compliance if the applicant proposes the alternative method of compliance and demonstrates that the proposed method: *N/A*

a. Will improve the facilities or services delivered by the city, including without limitation any police, fire, library, human services, parks and recreation, or other municipal facility, land or service, or will provide an arts, cultural, human services, housing, environmental or other benefit that is a community benefit objective in the BVCP, and *N/A*

b. Is of a value that is equivalent to or greater than the benefits required by this Subparagraph (h)(6)(C). *N/A*

Staff Response: Click or tap here to enter text.

ADDITIONAL CRITERIA FOR PARKING REDUCTIONS OR LOCATION

(7) Additional Criteria for Parking Reductions: *Meets criteria*

The applicant demonstrates, and the approving authority finds, that any reduced parking on the site, if applicable, meets the parking reduction criteria outlined in Section 9-9-6, "Parking Standards," B.R.C. 1981.

Staff Response: Click or tap here to enter text.

Section 9-9-6(f) (2) Parking Reduction Criteria: The approving authority may reduce the parking requirements of this section (see Tables 9-1, 9-2, 9-3 and 9-4), if it finds that the parking needs of all uses in the project will be adequately accommodated. In making this determination, the approving authority shall consider without limitation:

(A) Whether the probable number of all motor vehicles to be owned by occupants of and visitors to dwelling units in the project will be adequately accommodated;

The project is proposing a 25% parking reduction to allow for 97 parking spaces to be provided where 129 are required. The TDM Plan included with the application sets forth the strategies that wil be used to reduce the demand for automobile travel/ ownership, including provision of NECO passes for residents for a minimum of 3 years, a scooter station on-site, and ample bicycle parking. Overall, given the site's location near several major transit lines as well as within walking distance of many nearby services and businesses, it is anticipated that the parking provided for residents on site will be adequate to accommodate the motor vehicles to be owned by residents and visitors.

(B) The availability of off-street and nearby on-street parking;

While ethe applicant did not include a formal parking study with the application, there is on-street parking available on Spruce St., Pine St., and multiple nearby north-south streets. There will also be 18 new parallel spaces provided directly adjacent to the site on Spruce Street. Overall, given recent city data suggesting underutilization of on-street parking throughout the city, it is anticipated that on-street parking should be available if needed.

(C) Whether any proposed shared parking can adequately accommodate the parking needs of different uses of the project considering daytime and nighttime variability of the parking needs of uses;

Six spaces on-site are proposed to be shared between residents and the Mecha building, with spaces to be made available during business hours for Mecha users and after business hours for residents.

(D) The effectiveness of any multimodal transportation program that is proposed at reducing the parking needs of the project. Applications including such programs shall describe any existing or proposed facilities and proximity to transit lines and shall demonstrate that use of multimodal transportation options will continue to reduce the need for on-site parking on an ongoing basis;

As noted in the TDM Plan, the site is situated in close proximity to multiple transit lines and multi-modal transportation facilities, including sidewalks and multi-use paths. The applicant will provide neighborhood eco-passes for residents for three years, and will provide information on transit and other multi-modal options to residents. The site is also well-situated to allow easy pedestrian and bicycle access to nearby business areas and open space. New street improvements are proposed along Spruce, 26th and Pearl, which will further enhance the site's multimodal connectivity.

(E) If the number of off-street parking spaces is reduced because of the nature of the occupancy, whether the applicant provides assurances that the nature of the occupancy will not change; and

Not applicable, as the parking is not being reduced due to the nature of the occupancy. Thar said, it is a residential project, and any change to the use would require, at a minimum, a site review amendment.

(F) If considering a parking reduction for a use nonconforming as to parking, the approving authority shall evaluate the existing parking arrangement to determine whether it can accommodate additional parking or be rearranged to accommodate additional parking in compliance with the design requirements of subsection (d) of this section. If additional parking can reasonably be provided, the provision of such parking shall be a condition of approval of the requested reduction.

Not applicable, as this is a new project and is not considered nonconforming as to parking.

Travel Demand Management Plan

2504 SPRUCE TOWNHOMES

Boulder, Colorado

Prepared for

Coburn Architecture
2718 Pine Street, #100
Boulder, CO 80302

Prepared by

LSC Transportation Consultants, Inc.
1889 York Street
Denver, CO 80206
(303) 333-1105

February 23, 2024
Updated: May 6, 2024
Updated: June 14, 2024
Updated: July 24, 2024
LSC #230860

Introduction

This Travel Demand Management (TDM) Plan has been prepared for the 2504 Spruce Townhomes residential development in Boulder, Colorado. The site is located south of Spruce Street and east of Folsom Street. The site is proposed to include 52 townhome dwelling units and a 2,880 square-foot fitness center. The fitness center will be available to the public. Full movement access is proposed to 26th Street.

The location of the site with respect to the surrounding land uses and roadway system is shown in Figure 1. The conceptual site plan is shown in Figure 2.

This TDM Plan supports a 20 percent alternative travel mode reduction and an 25 percent parking reduction supported by the various TDM alternatives available in the City of Boulder and the TDM measures proposed by the applicant.

Existing Alternate Travel Modes Description

The following existing conditions contribute to the transportation demand management goals of the City of Boulder. The site is well-positioned to make good use of these existing opportunities.

Existing Transit Service

The Regional Transportation District (RTD) is the governing body responsible for fixed-route transit (public transportation) service throughout the Denver metropolitan area, including Boulder. Figure 3 shows the existing bus stops and transit routes within the vicinity of the site, including the following routes:

- 204
- 206
- 208
- BOLT
- BOUND
- FF
- HOP
- JUMP

Demand-responsive services are available to both seniors and persons with disabilities through Via (formerly Special Transit). Established in 1979, this non-profit provides safe

and affordable rides in accessible buses to people with limited mobility. Rides are scheduled in advance and have a 30-minute pick-up window.

Existing Bicycle and Pedestrian Network

The City of Boulder maintains an extensive bicycle and pedestrian network throughout the City. Figure 4 shows bicycle and pedestrian routes within the vicinity of the site. In addition, many of the streets in the project vicinity have attached or detached sidewalks.

Figure 1

Vicinity Map

2504 Spruce TDM (LSC #230860)

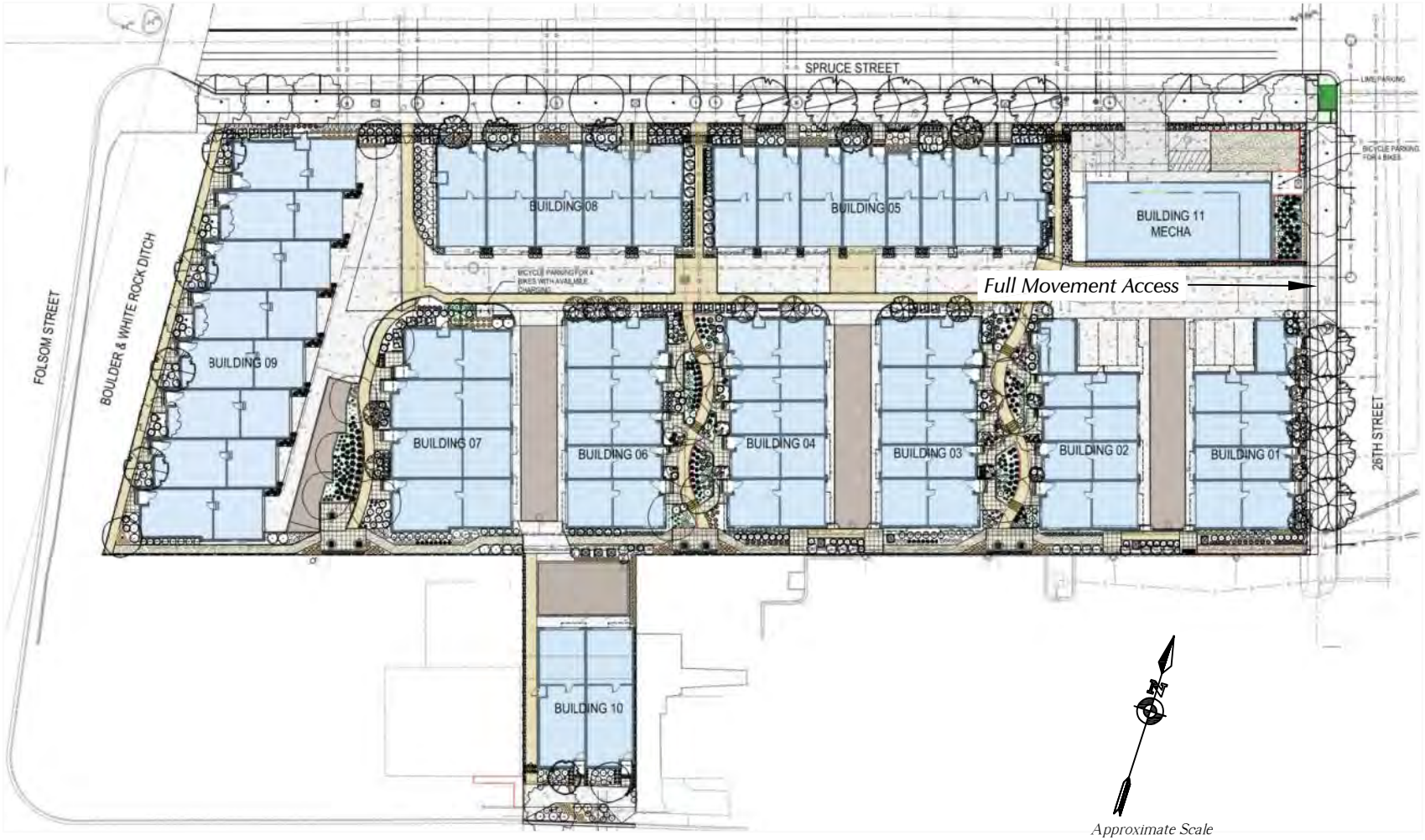
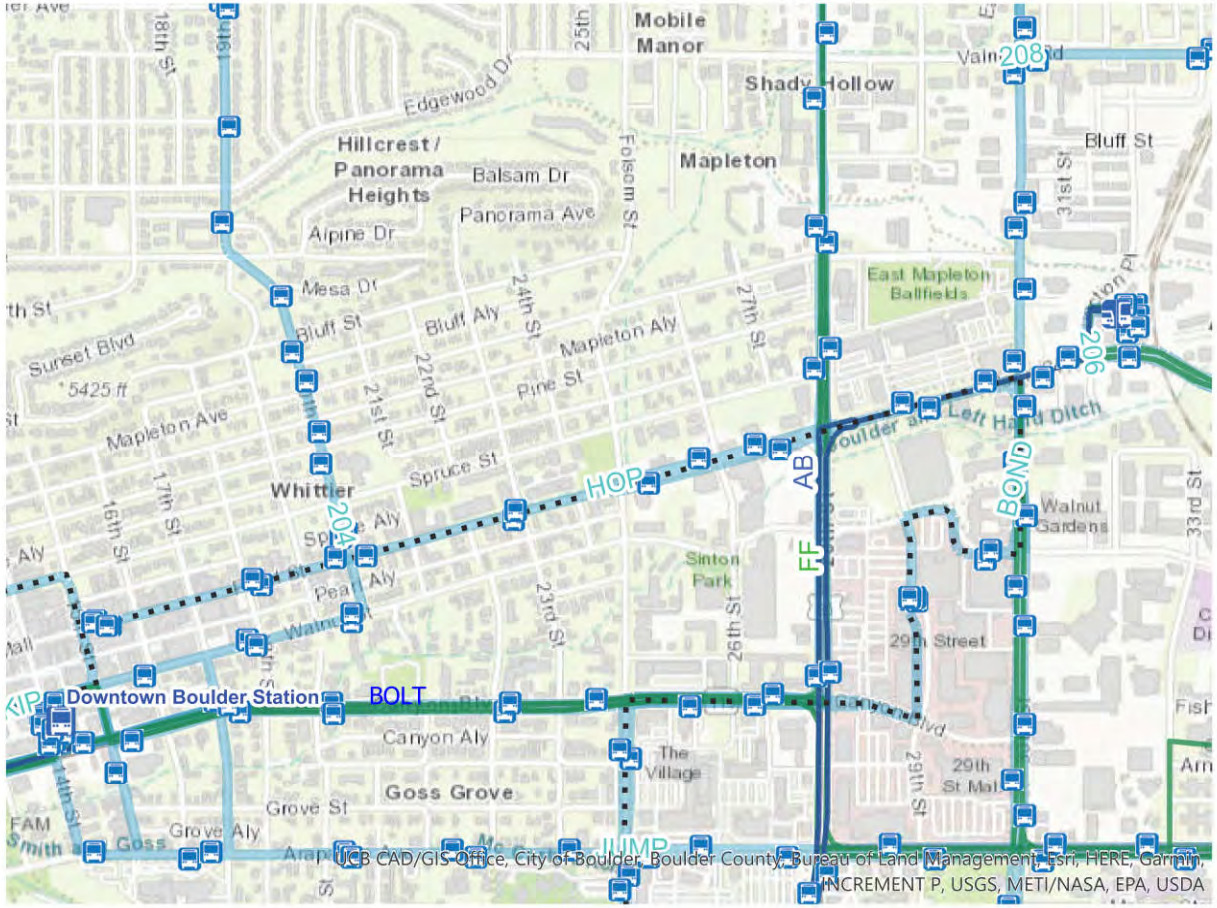


Figure 2

Site Plan

2504 Spruce TDM (LSC #230860)

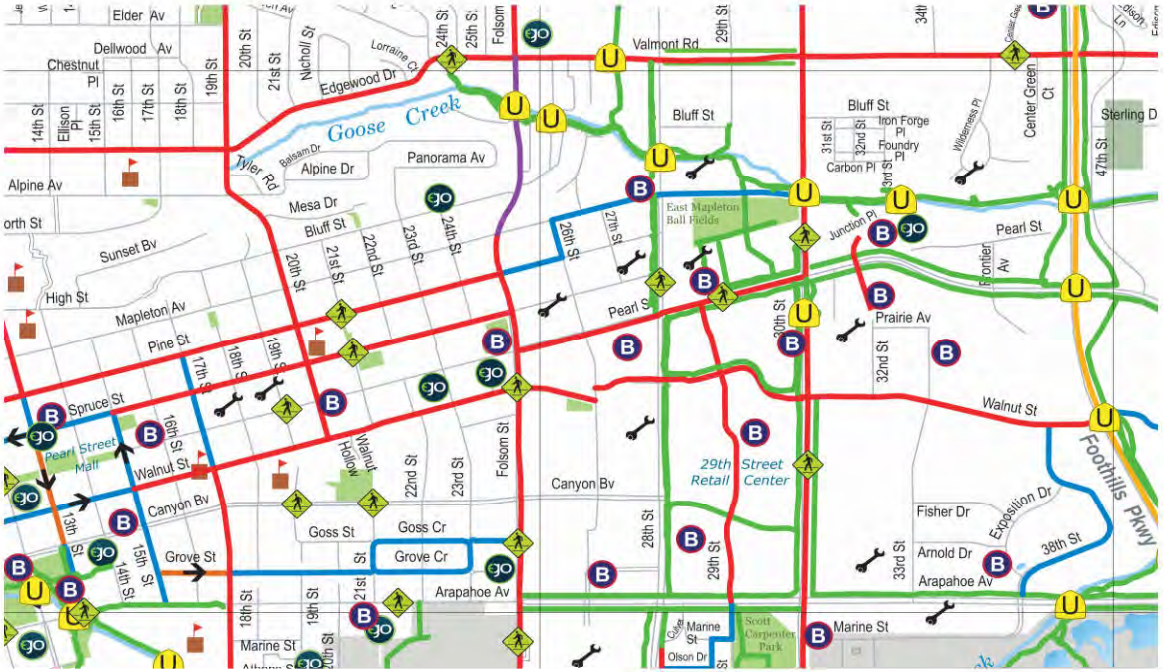


= Bus Stop

Figure 3

Existing Bus Stops and Transit Routes

2504 Spruce TDM (LSC #230860)



B = Bridge
U = Underpass
= Enhanced Pedestrian Crossing
B = B-cycle Location
= Bike Shop

LEGEND:
- Designated Bike Route
- On-Street Bike Lane
- Multi-Use Path
- Paved Shoulder
- Contra Flow Bike Lane

Figure 4

Existing Bike and Pedestrian Routes

2504 Spruce TDM (LSC #230860)

Transportation Demand Management (TDM) Strategy for Multi-Family Residential Units

Table 1 shows the actions the applicant intends to take to increase the percentage of alternative travel modes utilized by the site and to decrease parking demand.

An alternative travel mode reduction of 20 percent and a parking reduction of 25 percent is supported by the TDM measures proposed by the applicant combined with the proposed use and location consistent with the *Boulder Revised Code*.

The applicant is proposing 97 on-site parking spaces which is less than the code requirement of 129 spaces for a proposed reduction of 25 percent.

The 97 proposed parking spaces include the following:

• 14 @ 4-bedroom units with two cars =	28
• 1 @ 4-bedroom units with one car =	1
• 22 @ 3-bedroom units with two cars =	44
• 15 @ 3-bedroom units with one car =	15
• Six shared surface spaces for guests and day time parking for fitness center =	6
• Three surface spaces dedicated to the fitness center =	3
Total Proposed Parking Spaces =	97

Table 1
2504 Spruce Townhomes TDM Plan - Multi-Family Residential

TDM Toolkit Element	Proposed Actions
Orientation Packets	An orientation packet will be provided to each new resident which includes brochures, maps, and other resources to inform residents of their transportation options. This packet will include RTD bus information, the City of Boulder bicycle and pedestrian map (or similar), and information on special events. This packet will be provided initially by the developer at the time of sale or by a lessor thereafter.
Evaluation	Through sales or lease agreement, the site's residents will agree to participate in annual on-line or paper surveys regarding their use and satisfaction with transportation demand management programs. The evaluation is expected to be administered by the property management - the City of Boulder will provide the survey questions using Survey Monkey or similar on-line tools.The developer will secure agreement to participate, with the expectation that 10-20% of residents will actually participate based on typical survey return rates. The City of Boulder will be responsible for data analysis and summarization.
Pedestrian Enhancements	Improvements will be made to the existing sidewalks around the site.
Bike Enhancements	The site will have connections to the existing sidewalks and paths in the vicinity of the site.
Transit Enhancements	Information about transit service will be provided in the orientation packets, also described above. The building manager will have an on-site employee serve as the transportation coordinator to assure residents are fully aware of the various TDM measures that are available.
Lime Scooters	A lime green scooter parking pad will be provided by the applicant.
NECO Pass Program Participation	RTD Eco-Passes will be provided to all residents for the first 3 years following certificate of occupancy issuance.
Exceed Short-Term Bicycle Parking Requirement	The site is proposing 8 short-term bicycle parking spaces which exceeds the requirement of 3 short-term bicycle parking spaces. Four of the spaces will be capable of e-bike charging.
Exceed Long-Term Bicycle Parking Requirement	The site is proposing 2 long-term secure and covered bicycle parking spaces which exceeds the requirement of 1 long-term bicycle parking space.
On-Site Parking	The applicant is proposing 97 vehicle parking spaces which is less than the requirement of 129 vehicle parking spaces which results in a parking reduction request of 25 percent. Considerable detail on the proposed parking is included in the report body.

GARD LAW FIRM, LLC
Attorneys At Law

June 11, 2024

VIA ELECTRONIC MAIL
vanschaackc@bouldercolorado.gov
boulderplanningboard@bouldercolorado.gov

Opposition to New Construction at 2504 Spruce Street

Dear Ms. Van Schaack and Members of the Planning Board:

I am reaching out to express my strong opposition to the Site Review Application at 2504 Spruce Street, Boulder, CO 80301. This proposal would be detrimental to the businesses that have been operating on Spruce Street for years and existing residents. It is not the responsibility of the businesses and residents on this street to accommodate the developer's overreaching.

The review application letter states that the proposed construction requests a 39% parking reduction from the required 145 parking spots. On street parking on the 26th and 27th blocks of Spruce Street is already scarce, and allowing construction under these terms would be reckless. If approved, this would eliminate parking for the several businesses and residences located on Spruce Street around the clock and would cause the tenants of the new building to constantly feud with the people who have lived and operated on Spruce Street for years. I have attached pictures of the current parking availability (or lack thereof) on this block of Spruce Street to show just how absurd this parking reduction would be. Either require the new construction include all 145 parking spaces, as is required by law, or reduce the number of units to be built to properly accommodate the parking needs of its tenants.

I also strongly oppose the request for a modification in building height requirements to allow a height of 49 feet 7 inches. Boulder prides itself on its natural aspects and views of the historic flatirons since its foundation. New construction on this site would block the views of the flatirons for multiple buildings that have been here since the 1920's, including my own. I request that the developer comply with the existing height laws and regulations that the City of Boulder implemented for good reason.

In conclusion, the proposed construction variances at 2504 Spruce will inevitably inconvenience the business and residents of this block. If the city is to allow new construction on

this site, it must be in compliance with the existing height and parking requirements in place. Any height and parking modifications will be detrimental to the functionality and prosperity of the business and residents here.

I welcome any opportunity to discuss my oppositions with you further.

Sincerely,

Jeffrey S. Gard

From: Andrés Gutierrez
To: boulderplanningboard; Van Schaack, Chandler
Subject: 2504 Spruce Site Review (LUR2024-00020) - Comments
Date: Monday, April 29, 2024 2:43:48 PM

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

Hello Chandler and Team,

It is exciting to see a project is in development to bring new life into the block at 2504 Spruce St. In general, I am very supportive of this project, but have a few comments:

- As the property is currently zoned as business, it would be fantastic if the project could incorporate additional mixed use beyond just Mecha. That should add life to the surrounding areas.Is there a minimum % non-residential that the city could require? Looks like there's potential to include additional retail/coffee shop spaces in the perimeter buildings.
- It is not clear in the plans what happens adjacent to Folsom St, where there currently is a creek / drainage channel with trees - are all those to be removed? Will the creek be covered? It would be great if that area could be left as is.
- Seems like a very heavy paved surface development; is there an opportunity to require more landscaping/greenscaping?
- Is there a construction timeframe for each of Phases 1-4 in the proposed development?

Thanks a lot!
Andres

From: Ferro, Charles
To: Van Schaack, Chandler
Subject: FW: 2504 Spruce Site
Date: Tuesday, April 9, 2024 11:29:42 AM

From: John Jachimiak <drj@bocofoan.org>
Sent: Monday, April 8, 2024 7:16 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: 2504 Spruce Site

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

To whom it may concern,

I am in receipt of the planning notification for 2504 Spruce.

I am an owner at 2575 Pearl St. and would like to share my thoughts.

I think that redevelopment of the property is long overdue. At the same time, allowing them to build higher will obstruct the longstanding views from my office. We already have a parking issue in the neighborhood and it would be exacerbated by cutting down mandatory parking spots.

I would hope you force them into some modifications of this plan.

Sincerely;

John

John S. Jachimiak, DPM, FACFAS

Boulder County Foot & Ankle PC
2575 Pearl Street, Suite 240
Boulder, CO 80302

Website: www.bocofoan.org
Phone: (303) 442-2910
Fax: (303) 442-2931

Cell: (303) 810-6245

From: Ferro, Charles
To: Van Schaack, Chandler
Subject: FW: 2504 spruce st review
Date: Monday, April 22, 2024 10:14:59 AM

-----Original Message-----
From: Cory Tann <cjtann@hotmail.com>
Sent: Monday, April 22, 2024 9:20 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: 2504 spruce st review

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How many of these projects are you going to cram into this area? There doesn't need to be another multi unit project that will be even more traffic, block views, cause parking difficulties for everyone in the neighborhood . It is absurd for this project to proceed. Look at how many of these projects you have already done in this area. It is enough! There are already condos being put up on every corner, and this neighborhood doesn't need anymore. The developers should look for another site to build. There should be no parking, height, size or any other variances to the building code. Please stop. You are ruining the whole neighborhood !! NO to 2504 spruce.

Cory Tann
2627 Pine st.

Sent from my iPad

From: Ferro, Charles
To: Van Schaack, Chandler
Subject: FW: 2504 Spruce Street Site Review
Date: Tuesday, April 30, 2024 8:53:53 AM

From: Jonathan Boynton <jb@boulderimplants.com>
Sent: Tuesday, April 30, 2024 8:01 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: 2504 Spruce Street Site Review

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

Subject: Opposition to Parking Space Reduction at 2504 Spruce Street Development

Dear Members of the Boulder Planning Board,

I am writing to express my strong opposition to the proposed reduction in parking spaces at the development site located at 2504 Spruce Street. As a practicing doctor at 2575 Pearl Street, I am deeply concerned about the potential impact this reduction would have on both my patients and my staff.

Currently, there is already a significant shortage of parking spaces in the vicinity of my medical office. In order to ensure that my patients, many of whom are elderly and require safe and convenient access to medical care, have adequate parking options, my staff and I rely on street parking. Any further reduction in available parking spaces would exacerbate the existing challenges we face.

The average age of my patients is greater than 75, and it is imperative that they have easy access to my office. Many of them rely on being dropped off directly in front of the building or require close proximity parking due to mobility issues. Limiting the availability of parking spaces would not only inconvenience them but also potentially compromise their health and well-being.

Granting the developers a 39% reduction in the requirement for on-site parking would only exacerbate the parking problems in the area and adversely affect the accessibility of essential services like healthcare. It is crucial that the Planning Board consider the needs of the community, particularly those who rely on accessible parking options for medical appointments.

I urge the Planning Board to prioritize the well-being and safety of residents, patients, and visitors by rejecting the proposed reduction in parking spaces at the 2504 Spruce Street development site. Thank you for considering my concerns.

Sincerely,

Jonathan Boynton

--

Jonathan C. Boynton, DMD, MSt
Board Certified Periodontist
Board Certified Dental Implant Surgeon
Boulder Implants & Periodontics
2575 Pearl Street, Suite 330
Boulder, Colorado 80302
Office (303) 938-8300
Cell (303) 927-9001

From: Ferro, Charles
To: Van Schaack, Chandler
Subject: FW: 2504 Spruce Street Site Review
Date: Monday, April 29, 2024 4:30:42 PM

From: Jeff Swail <jeffswail@cs.com>
Sent: Monday, April 29, 2024 4:30 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: 2504 Spruce Street Site Review

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To Whom It may concern,

As a neighbor of the propose Condominium development at 2504 Spruce Street, I would object very strongly to the proposed development being allowed to go forward with a reduction in required on site parking. Even with the current rules being followed it is frequently difficult to find street parking in this area for employees and customers at my business at 2575 Pearl Street. Allowing a residential development without adequate parking on site will further exacerbate this problem.

Sincerely,

Jeff Swail MD

From: Ferro, Charles
To: Van Schaack, Chandler
Subject: FW: 2504 Spruce Street Site Review
Date: Monday, April 29, 2024 9:48:38 AM

From: Lynda Gibbons <Lynda@gibbonswhite.com>
Sent: Monday, April 29, 2024 7:13 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: 2504 Spruce Street Site Review

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Planning Board :

Huge parking reductions always end up impacting the neighborhood and the areas around the development in seriously bad ways. Residents don't generally use fewer cars, they just park off site (on everyone else's projects) and negatively impact those projects and communities. These underparked projects increase the need for parking security for all of those surrounding projects impacting values and operations, and use up all of the available street spaces that are intended for everyone's collective use around them. The impact is on THOSE adjacent projects and communities that built to lower density so that THEY COULD provide appropriate parking on site, and those projects should not bear the brunt of the burden so that the next developer can come along and develop to a much higher density and not provide one space per unit! Even if someone often rides their bike or a lime scooter. when it snows or blows they use their car, and when their friends and guests come to visit they drive. Please consider the surrounding areas when you review this very dense project with less than half of the required parking spaces! Thank you for considering the neighborhood around this project as you complete your review.

Lynda Gibbons

From: Ferro, Charles
To: Van Schaack, Chandler
Subject: FW: Comments about the site review application for 2504 Spruce Street
Date: Tuesday, April 9, 2024 8:34:43 AM

From: Blake Jones <blake@kachuwaimpactfund.com>
Sent: Sunday, April 7, 2024 11:01 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: Comments about the site review application for 2504 Spruce Street

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Hello Boulder Planning Board,

I'm writing on behalf of Namaste Ventures LLC, owner of the real property at 2639 Spruce Street, about the site review application for 2504 Spruce Street. We're concerned about the application's request for a 39% parking reduction to allow for 88 parking spaces to be provided where 145 are required. Parking spots can often be difficult to find along Spruce Street across from our building. We encourage the Planning Board to require the standard number of parking spots for the proposed development at 2504 Spruce Street or to require a long-term study of available parking in the area to prove that enough parking spots will be available to the new residents of the development without exacerbating the currently tight availability of parking in the area for nearby businesses and residents in the surrounding neighborhood.

Thank you for providing us with an opportunity to submit these comments.

Best Regards,

Blake Jones
Managing Member
Namaste Ventures LLC (dba Kachuwa Impact Fund)

From: Octavia Morgan
To: boulderplanningboard; Van Schaack, Chandler
Subject: Fwd: Project at 2504 Spruce St in Boulder
Date: Sunday, April 28, 2024 6:26:16 PM
Attachments: image001.png

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

To the Planning Board,

I'm writing in response to a mailing we received about the proposed project at 2504 Spruce Street in Boulder,

The most recent version of the plan has greatly reduced on-site parking. As you can see from the correspondence below, it appears to me that the number of parking spaces is far fewer than when I last inquired about this in 2022.

As a business owner on the block, I strongly object to a parking reduction. If the development does not provide adequate parking for the occupants, businesses in the area will experience a direct negative impact. I ask that the Board please support small business owners in this matter, rather than big developers.

I appreciate you receiving this input, and hope that you will take it into consideration.

Sincerely,
Octavia Morgan, Owner
Yoga Shala LLC
2575 Pearl Street, Suite 320

---------- Forwarded message ---------
From: **Octavia Morgan** <octaviayoga@gmail.com>
Date: Fri, Sep 9, 2022 at 8:26 AM
Subject: Re: Project at 2504 Spruce St in Boulder
To: Bista, Shabnam <BistaS@bouldercolorado.gov>

Dear Shabnam,
Thanks so much for the quick reply and for this information, and I appreciate being kept in the loop as the project progresses.
Best,
Octavia

On Thu, Sep 8, 2022 at 1:58 PM Bista, Shabnam <BistaS@bouldercolorado.gov> wrote:

> Good Afternoon Octavia,
>
> Thank you for the feedback. Your feedback will be taken into consideration will be forwarded to Planning Board prior to the hearing.
>
> I have included you on my contact list of people to be kept informed of the proposal's progress as well. In terms of the two questions that you posed:

1. The applicant is proposing a rezoning to an MU-3 zoning district. If the project moves forward, this rezoning application would be concurrently reviewed with the Site Review. MU-3 zoning allows for residential. The proposal if for residential with commercial spaces on the first floor.

2. With the 101 units proposal the applicant is also proposing 160 parking spaces within the building parking structure. This meets the required parking on the site per the land use code.

Please let me know if you have any additional comments or questions.

Shabnam Bista, AICP
City Senior Planner

(pronouns: she/her/hers)

City of Boulder
Planning

O: (303) 441-1896
bistas@bouldercolorado.gov

Planning Department
1739 Broadway | PO Box 791 | Boulder, CO 80306
Bouldercolorado.gov

Thank you,

From: Octavia Morgan <octaviayoga@gmail.com>
Sent: Tuesday, September 6, 2022 5:47 PM
To: Bista, Shabnam <bistas@bouldercolorado.gov>
Subject: Project at 2504 Spruce St in Boulder

External Sender

To the Planning Board and City Staff,

I'm writing in response to the Concept Plan submitted for 2504 Spruce Street in Boulder, which we received in the mail.

I'm a business owner at 2575 Pearl Street, which occupies the same block as the proposed development. I would like to raise two concerns:

#1 - If the area is currently zoned BC-2, my understanding of the code is that this is for businesses serving the community. However, the proposal is for 101 residential units. Is this possible under the current zoning? Are the developers asking for an exception to the zoning?

#2 - If this proposal goes through, where are the residents of the 101 units going to park? I am concerned that all street parking in the surrounding area will be taken up by residents, which will negatively impact local small businesses like the nine in my building, and many others in the area.

I would appreciate any information you can provide on these two points.

I hope you will consider the impact on small businesses as you consider this proposal.

Thank you,

Octavia Morgan

Co-Owner

Yoga Shala

2575 Pearl Street, Suite 325

Boulder, CO 80302

From: Eamonn Ryan
To: Van Schaack, Chandler
Subject: Re: 2504 Spruce Site Review Question
Date: Wednesday, April 10, 2024 9:12:48 PM

Thank you Chandler. Please include the following comments to the Planning Board ...

We are very concerned about the impact to street parking availability in the area if the proposed 38% reduction in parking proposal is approved. These units will be mostly priced at market value, so they will likely be occupied by individuals with the means to have multiple cars per unit. While the TDM plan does help with incentives and information, it does not address the likely outcome that there will be more cars than available parking spaces. These additional cars will need to park on neighborhood streets, which will severely impact parking available for existing residents in the area. Please consider some measures to reduce this impact - such as neighborhood parking permits for single family homes in the area or change to the plan to provide at least 2 parking spaces per unit.
--Eamonn Ryan (2611 Pine St)

On Mon, Apr 8, 2024 at 8:15 PM Van Schaack, Chandler <VanSchaackC@bouldercolorado.gov> wrote:

> Hi Eamonn,
> You can send comments on the proposal to me at this email address and I will include them with the staff memo to Planning Board, or you can email the Planning Board directly at boulderplanningboard@bouldercolorado.gov.
>
> Best,
> Chandler
>
> Get Outlook for iOS
>
> ---
>
> **From:** Eamonn Ryan <eamonngryan@yahoo.co.uk>
> **Sent:** Monday, April 8, 2024 8:09:36 PM
> **To:** Van Schaack, Chandler <vanschaackc@bouldercolorado.gov>
> **Subject:** Re: 2504 Spruce Site Review Question
>
> Thank you Chandler. These proposed measures seem very superficial. How do local residents go about filing a concern with the plan?
>
> On Mon, Apr 8, 2024 at 6:21 PM Van Schaack, Chandler <vanschaackc@bouldercolorado.gov> wrote:
>
> > Hi Eamonn,
> >
> > Thanks for reaching out. The applicant has provided a Transportation Demand Management (TDM) Plan that outlines the strategies they are proposing to use in order to reduce the demand for parking among residents and increase other modes of travel (i.e., bus, bike, walk). The TDM Plan, which is still under review by staff, is available online here: https://maps.bouldercolorado.gov/development-review (type 'LUR2024-00020' in the search

bar, click ‘enter’ to search – the TDM Plan will show up on the list on the left and is labeled TDMPln_2504Spruce-03-22-2024_v1.pdf).

Please take a look and let me know if you have any further questions.

Best,

Chandler

From: Eamonn Ryan <eamonngryan@yahoo.co.uk>
Sent: Saturday, April 6, 2024 10:28 AM
To: Van Schaack, Chandler <vanschaackc@bouldercolorado.gov>
Subject: 2504 Spruce Site Review Question

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

Hello,

We live at 2611 Pine St and we received the recent update letter on the 2504 Spruce St project.

I am concerned about the impact to parking availability in the area, given that there is a request for a 39% parking reduction.

What plans are in place to minimize the impact to residents in the area if this is approved?

Thank you.

Eamonn Ryan