



**CITY OF BOULDER
PLANNING BOARD MEETING AGENDA**

DATE:

April 7, 2026

TIME: 6:00 PM

PLACE: Hybrid Meeting

1. CALL TO ORDER

- A. Swearing in of Board Member Maxwell Lord
- B. Board Chair and Vice Chair Appointment

2. PUBLIC PARTICIPATION

3. APPROVAL OF MINUTES

4. CALL UP ITEMS

5. PUBLIC HEARING ITEMS

- A. **AGENDA TITLE:** Concept Plan Review and Comment on a proposed redevelopment at 1050, 1004, 990, 986, and 976 Arapahoe Ave. for permanently affordable senior housing. The existing Presbyterian Manor building at 1050 Arapahoe Ave. would remain. The project would involve combining four existing lots with the larger parcel and constructing a new 60-unit, three-story structure. Reviewed under case no. LUR2026-00001.
- B. **AGENDA TITLE:** Public Hearing and consideration of a Site Review for a Height Modification only for a detached dwelling unit located at 1039 Mapleton Ave. The height modification is necessary to add habitable space above the by-right height and to document the changing low point due to a proposed building expansion. No other modifications are proposed. Reviewed under case no. LUR2024-00028.

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

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

**CITY OF BOULDER PLANNING BOARD
VIRTUAL AND HYBRID MEETING GUIDELINES**

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

CALL TO ORDER

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

AGENDA

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

PUBLIC PARTICIPATION

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

DISCUSSION AND STUDY SESSION ITEMS

Discussion and study session items do not require motions of approval or recommendation.

PUBLIC HEARING ITEMS

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

1. Presentations

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

2. Public Hearing

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

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

3. Board Action

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

MATTERS FROM THE PLANNING BOARD, DIRECTOR, AND CITY ATTORNEY

Any Planning Board member, the Planning Director, or the City Attorney may introduce before the Board matters which are not included in the formal agenda.

ADJOURNMENT

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

be commenced after 10:00 p.m.

VIRTUAL MEETINGS

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

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

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**CITY OF BOULDER
PLANNING BOARD**

MEETING DATE: April 7, 2026

AGENDA TITLE: Concept Plan Review and Comment on a proposed redevelopment at 1050, 1004, 990, 986, and 976 Arapahoe Ave. for permanently affordable senior housing. The existing Presbyterian Manor building at 1050 Arapahoe Ave. would remain. The project would involve combining four existing lots with the larger parcel and constructing a new 60-unit, three-story structure. Reviewed under case no. LUR2026-00001.

Applicant: Element Properties; Shopworks Architecture

Owner: Boulder Presbyterian Housing Inc., a Colorado nonprofit corporation

REQUESTING DEPARTMENT / PRESENTERS

Brad Mueller, Director, Planning & Development Services

Charles Ferro, Senior Planning Manager

Shannon Moeller, Planning Manager

OBJECTIVE

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

SUMMARY

Project Name: PRESBYTERIAN MANOR
Location: 1050, 1004, 990, 986, and 976 Arapahoe Ave.
Size of Property: Approx. 2.54 acres
Zoning: Residential - High 2 (RH-2)
Comprehensive Plan: High Density Residential (HR)

KEY ISSUES FOR CONCEPT PLAN DISCUSSION

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

1. Is the proposed concept plan generally consistent with the Boulder Valley Comprehensive Plan (BVCP) land use designation and the goals, objectives, and recommendations of the BVCP?
2. Does the Board have general overall feedback on the proposal's consistency with the Site Review criteria in Section 9-2-14, B.R.C. 1981?
3. Other key issues as identified by the Planning Board.

EXECUTIVE SUMMARY

The purpose of this item is for Planning Board to review and comment on the Concept Plan for the above-referenced project. Per [Section 9-2-14, B.R.C. 1981](#), the project requires Concept Plan review and comment prior to Site Review because the proposal consists of more than two acres or 30,000 square feet of floor area in the RH-2 zoning district (Table 2-2 of Section 9-2-14, B.R.C. 1981).

The proposal would involve redevelopment of a portion of the property for a permanently affordable senior housing development. The existing Presbyterian Manor building at 1050 Arapahoe Ave. would remain. The project has proposed removing six structures, including four houses eligible for landmark designation at 1004, 990, 986, and 976 Arapahoe Ave. and combining those lots with the larger parcel to construct a new 60-unit, three-story residential structure with structured parking and amenity/office space on the ground floor.

Staff analysis found the proposal preliminarily inconsistent with some city goals and policies related to enhanced design and historic preservation, while consistent with other city goals and policies supporting permanently affordable and senior housing. Staff has also provided a preliminary analysis of the Site Review criteria. Key feedback for the applicant will include the proposal's consistency with the BVCP policies and site review criteria, including historic preservation and site and building design. Refer to the Concept Plan Review Criteria and the Key Issues.

PUBLIC FEEDBACK

Consistent with [Section 9-4-3, Public Notice Requirements, B.R.C. 1981](#), staff provided notification to all property owners within 600 feet of the subject location of the application, and signs have been posted by the applicant indicating the review requested. Staff received comments included in [Attachment C](#), which included mixed feedback on the proposal.

BACKGROUND

As shown below in **Figure 1**, the approximately 2.54-acre property is located south of Arapahoe Avenue, west of 11th Street, and east of Lincoln Place.

The proposal includes 1050, 1004, 990, 986, and 976 Arapahoe Ave. 1050 Arapahoe Ave. contains the existing 79-unit, approximately 55,000 square foot, Presbyterian Manor affordable senior housing building, which was constructed circa 1963 on 2.08 acres. The building is 11 stories tall and was constructed prior to the establishment of the 55' height limit in 1971. 1004, 990, and 976 Arapahoe Ave. each contain an existing detached dwelling unit, and 986 Arapahoe Ave. contains two dwelling units according to city records. These houses front onto Arapahoe Ave. and were constructed in the 1920s.

The property is zoned Residential-High 2 (RH-2), which is described as “[h]igh density residential areas primarily used for a variety of types of attached residential units, including without limitation, apartment buildings, and where complementary uses may be allowed” per Subsection 9-5-2(c)(1)(F), B.R.C. 1981.

The property is located just south of (outside) the Boulder Downtown Subarea Plan and the Civic Area Plan. It is not located within any adopted area or subcommunity plans.



Figure 1: Vicinity Map

As shown below in **Figure 2**, the majority of the property is located within the 100- and 500-year floodplains, and a small portion of conveyance zone. Residential buildings in the one-hundred-year floodplain must be elevated to or above the flood protection elevation consistent with Section 9-3-3, "Regulations Governing the One Hundred Year Floodplain," B.R.C. 1981. Refer to staff DRC comments (**Attachment B**) for additional floodplain requirements that will be reviewed at the time of a site review submittal.

The properties generally slope from the high point at the south side to the low points at the north side of the site. The majority of the site is gently sloping with an area of steep slope at the south side. There are mountain views to the west and southwest from within and near the site; some views are partially obstructed by existing nearby structures and trees. The site has been fully developed for several decades and does not include any identified wetlands, wildlife habitats or other protected areas.

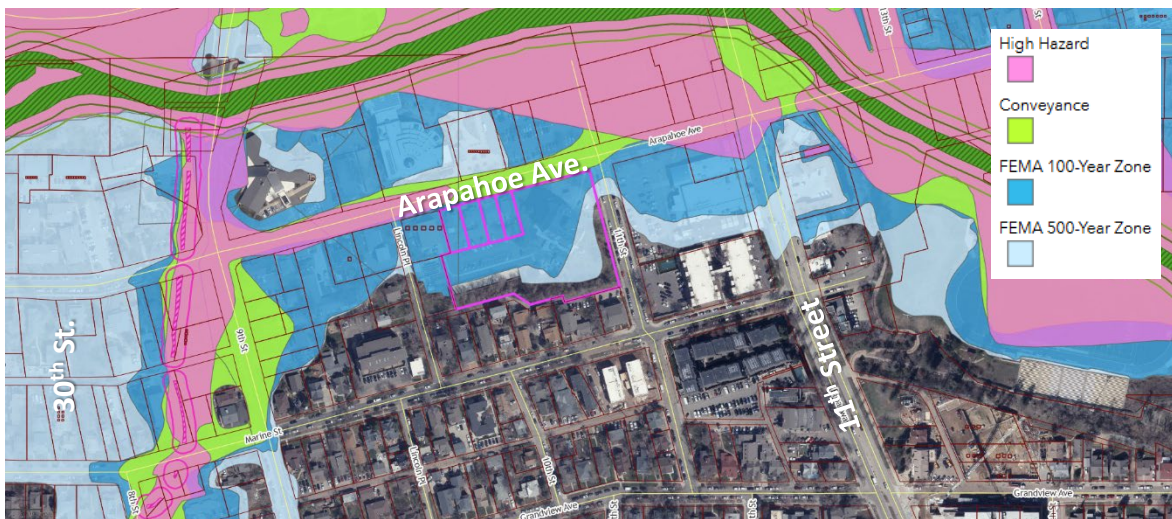


Figure 2: Regulatory Floodplain

Surroundings. The property is centrally located in Boulder just south of the civic area, which

includes the Boulder Public Library main branch at 1001 Arapahoe Ave. and the West Age Well Center at 909 Arapahoe Ave., sites that provide educational, social and fitness services to older adults in the community.

To the west and adjacent to the subject property is a six-unit, three-story condo building at 964 Arapahoe Ave., constructed in approximately 1973. Vehicular access to 964 Arapahoe Ave. from Arapahoe Avenue is also used to access the subject property. The Boulder Fish and Game Club property at 966 Arapahoe Ave. (a.k.a. 1630 Lincoln Pl.), is also west and adjacent to the subject property, and it contains a fish farm with seven fish runs established in the 1920s/30s. This property is only accessible via shared access through 1050 Arapahoe Ave., which is proposed to remain.

To the east across 11th Street is the commercial property at 1645 Broadway, which was previously occupied by Alfalfa's grocery store. The southern portion of the building is currently occupied by Boulder Community Health (BCH).

To the south across an alley and access drive are seven properties along Marine Street (944 1099 Marine St.) containing attached dwelling units. The properties include an eclectic mix of housing serving the university student population, e.g., one- to two- story bungalows with newer additions and apartment buildings.

PROCESS

Concept Plan is the initial step in the Site Review process. Per [Section 9-2-14, B.R.C. 1981](#), the project requires Concept Plan review and comment prior to Site Review because the proposal consists of more than two acres or 30,000 square feet of floor area in the RH-2 zoning district (Table 2-2 of Section 9-2-14, B.R.C. 1981). The purpose of Concept Plan is to review a general development plan for the site, evaluate general architectural characteristics, land uses, and transportation considerations.

PROJECT DESCRIPTION

The applicant is proposing redevelopment of a portion of the property for a permanently affordable senior housing development. The existing Presbyterian Manor building at 1050 Arapahoe Ave. would remain. The project would involve removing the four existing houses at 1004, 990, 986, and 976 Arapahoe Ave. and combining those lots with the larger parcel to construct a new 60-unit, three-story residential structure with structured parking and amenity/office space on the ground floor. The proposal would involve a modification to allow up to 1.07 FAR (Floor Area Ratio) where a maximum of 0.67 FAR is otherwise permitted in the zoning district. **Figure 3** shows the proposed site plan.

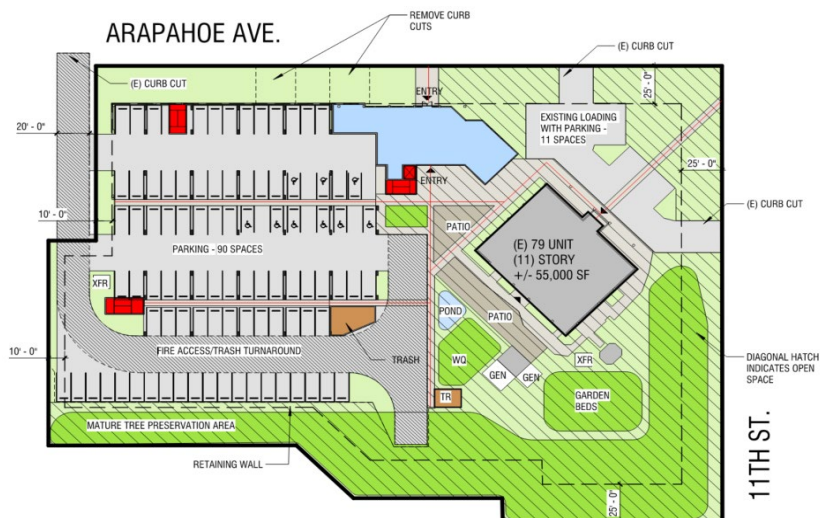


Figure 3: Conceptual Site Plan

As shown in **Figure 4** below, the property is zoned **Residential-High 2 (RH-2)**, which is described as “[h]igh density residential areas primarily used for a variety of types of attached residential units, including without limitation, apartment buildings, and where complementary uses may be allowed” per Subsection 9-5-2(c)(1)(F), B.R.C. 1981.

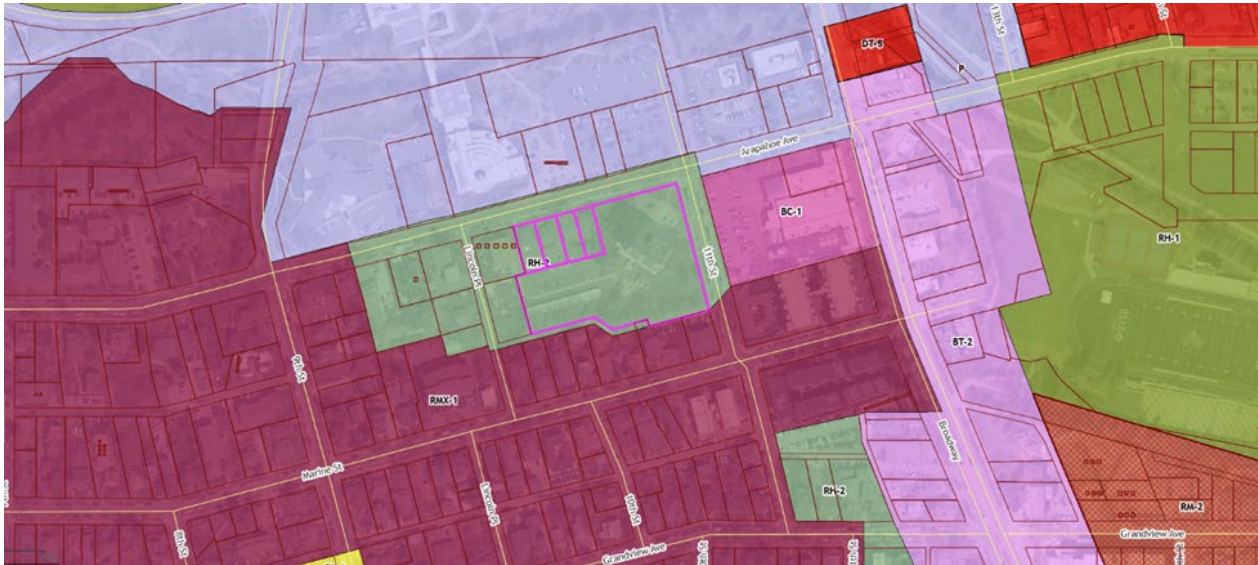


Figure 4: Zoning Districts

Land Use - The proposed use for the site includes permanently affordable attached dwelling units for seniors. Residential uses including attached dwelling units and efficiency living units are permitted by-right in the RH-2 zoning district pursuant to the “Use Standards” found in Section 9-6-1, B.R.C. 1981.

Intensity – Intensity is permitted pursuant to the “Intensity Standards” found in Section 9-8-1, B.R.C. 1981. In the RH-2 zoning district, a FAR of 0.67 is permitted by-right and may be modified through Site Review for a FAR of up to 1.07. The proposal includes a proposed Floor Area Ratio (FAR) of approximately 1.07, thus a Site Review process would be required.

Open Space - Open space is subject to the requirements of Section 9-9-11, “Useable Open Space,” B.R.C. 1981, and the open space criteria within the Site Review criteria (Section 9-2-14(h)(2), B.R.C. 1981).

In the RH-2 zoning district, a minimum of 40% of the overall area of the property must be provided as open space. The proposal indicates that approximately 44% open space is proposed.

The applicant’s conceptual site plan, as seen in **Figure 3**, identifies landscaped areas in setbacks, an area of mature trees to be preserved in the steep slope area at the southern edge of the property, garden beds, outdoor patios, walkways, and water quality areas as useable open space. The proposal also includes an outdoor terrace on the second floor of the proposed building, which can contribute to useable open space.

Architecture and Massing - The proposal consists of one, new three-story structure with ground level structured parking and an amenity/leasing office space and two levels of residential dwelling units above with an additional amenity space and outdoor terrace on the second level. The building is oriented along Arapahoe Avenue. See **Figure 5** for some of the applicant’s conceptual images and refer to **Attachment A** for the complete set of images.



Figure 5: Conceptual Renderings

Parking / Connectivity - Parking is proposed on the ground level of the proposed three-story structure and as surface parking south of/behind the proposed structure and in the existing smaller loading/parking area in front of the existing Presbyterian Manor building. Two access points to existing detached dwelling units would be removed along Arapahoe Avenue, and three existing access points are proposed to remain. A new pedestrian entrance is proposed for the amenity space/leasing office on the ground floor of the proposed structure.

Bike parking standards are found in Section 9-9-6(e), B.R.C. 1981. Attached dwelling units that do not have individual private garages require two bike parking spaces per unit, of which 75% must be long-term spaces and 25% short-term spaces.

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

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

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

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

See description under “Background” above for characteristics of the site and surrounding area.

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

As shown in **Figure 6** below, the BVCP Land Use Designation on the properties is High Density Residential (HR) which is described as:

| | |
|--------------------------------------|---|
| High Density Residential (HR) | <p>Characteristics and Locations: The HR areas are generally located close to the University of Colorado, in areas planned for transit-oriented redevelopment and near major corridors and services.</p> <p>Uses: Consists of attached residential units and apartments. May include some complementary uses implemented through zoning.</p> <p>BVCP Density/Intensity: More than 14 dwelling units per acre</p> |
|--------------------------------------|---|



Figure 6: BVCP Land Use Designations

The immediately surrounding context includes other High Density Residential, Mixed Density Residential, General Business, and Public land use designations.

During Site Review, the project will be evaluated for consistency “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” (Section 9-2-14(h)(1)(A), B.R.C. 1981).

The property is located just south of (outside) the Boulder Downtown Subarea Plan and the Civic Area Plan. It is not located within any adopted area or subcommunity plans.

A discussion of the project's preliminary compliance can be found in the Key Issue Discussion that follows this section.

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

Per [Section 9-2-14, B.R.C. 1981](#), a Concept Plan Review and subsequent Site Review are required because the proposal consists of more than two acres or 30,000 square feet of floor area in the RH-2 zoning district.

A Site Review is required because the proposal includes a request to allow up to 1.07 FAR (Floor Area Ratio) where a maximum of 0.67 FAR is otherwise permitted in the zoning district. Decision on the Site Review would be based on the Site Review criteria of Section 9-2-14(h), B.R.C. 1981. Submittal requirements are based on those specified in the land use code, including but not limited to, detailed site plans, landscape plans, floor plans and elevations, preliminary stormwater and utility plans.

At the time of Site Review, the proposed project will be evaluated for conformance with the following:

- The land use designation in the BVCP;
- All relevant policies of the BVCP, particularly those addressing the built environment;
- The Site Review criteria of the Land Use Code, Section 9-2-14(h), B.R.C. 1981;
- Zoning regulations, unless modified through Site Review;
- The criteria of Section 9-9-11, B.R.C. 1981, of the Land Use Code for usable open space. A detailed open space diagram will be necessary at Site Review.
- The City of Boulder Design and Construction Standards (DCS).

Submission Requirements. At the time of site review, the following items will be required:

- a. Transportation Demand Management (TDM) Plan that outlines strategies to mitigate traffic impacts created by the proposed development with implementable measures for promoting alternate modes of travel. Note: [Ordinance 8713](#), adopting TDM requirements, applies to reviews submitted on or after April 1, 2026.
- b. Preliminary Storm Water Report and Plan to address storm water runoff, water quality treatment issues, and detention ponding. Existing detention ponds are present on the proposed site.
- c. Utility Report to establish the impacts of this project on the City of Boulder utility systems and outline water main and wastewater main construction necessary to serve the development and perpetuate the overall system.
- d. A water system distribution analysis in order to assess the impacts and service demands of the proposed development and to demonstrate conformance with the Treated Water Master Plan, October 2011.
- e. A collection system analysis to determine any system impacts based on the proposed demands of the development and to demonstrate conformance with the city's Wastewater Collection System Master Plan, July 2016.

- f. A landscape plan that is consistent with or exceeds city code requirements.
- g. A detailed tree inventory including the species, size and condition of all existing trees on the site.

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

The following review processes would be required in addition to a Site Review for the proposal:

- Historic Preservation Review:
 - Non-Designated Demolition: Non-Designated Demolition applications for the four houses constructed in the 1920s were reviewed by the Landmarks Board on Dec. 3, 2025. The Landmarks Board placed stays of demolition on the applications and held hearings on Feb. 25, 2026 to consider issuance of the demolition approvals or initiation of the landmark designation process. The Landmarks Board voted to not initiate the designation process for three of the properties (976, 986 and 1004 Arapahoe Ave.). Approvals for those buildings were conditionally approved on March 27, 2026. The historic preservation approval is valid for one year (expires March 27, 2027) and cannot be extended.
 - Landmark Designation: On Feb, 25, 2026, the Landmarks Board voted to initiate the landmark designation process for the property at 990 Arapahoe Ave. The Landmarks Board will hold a public hearing between April 26 and June 25 (between 60 and 120 days from the Initiation Hearing on Feb. 25, 2025.) If the Landmarks Board does not recommend designation, the decision is final unless appealed by the owner within 21 days or called up by City Council within 45 days. If the Landmarks Board recommends designation, City Council will hold a hearing with 100 days. (Refer to Key Issues for discussion of historic preservation review.)
- Preliminary and Final Plat: A preliminary and final plat would be necessary to combine existing parcels into developable lot(s) and dedicate any necessary easements and/or right of way.
- Technical Documents: Following the Site Review, Technical Documents including any required final plans for site, architecture, landscaping, lighting, and civil plans are required.

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

As shown in **Figure 7**, the site is centrally located near several multi-modal transportation corridors identified in the Transportation Master Plan (TMP). The site is adjacent to the existing designated bike route in 11th Street and close to the Boulder Creek multi-use path running through the Civic Area. A designated bike route is planned in Arapahoe Avenue.



Figure 7: Transportation Connections

As shown in **Figure 8**, the site is located within walking distance to several bus stops, including stops serving the following routes:

- The 225 route connecting Boulder and Lafayette via Broadway and Baseline.
- The 204 route connecting North Boulder, downtown, and South Boulder via 19th Street, Broadway, Moorhead, and Table Mesa.
- The DASH route connecting Lafayette, Louisville, and Boulder via South Boulder Road and Broadway.
- The SKIP route connecting north Boulder and Table Mesa via Broadway.
- The HOP route which serves as a "downtown circulator," connecting downtown Boulder, the University of Colorado Boulder, the Twenty Ninth Street retail district, and adjacent neighborhoods.
- The Lyons Flyer connecting downtown Lyons to Boulder.

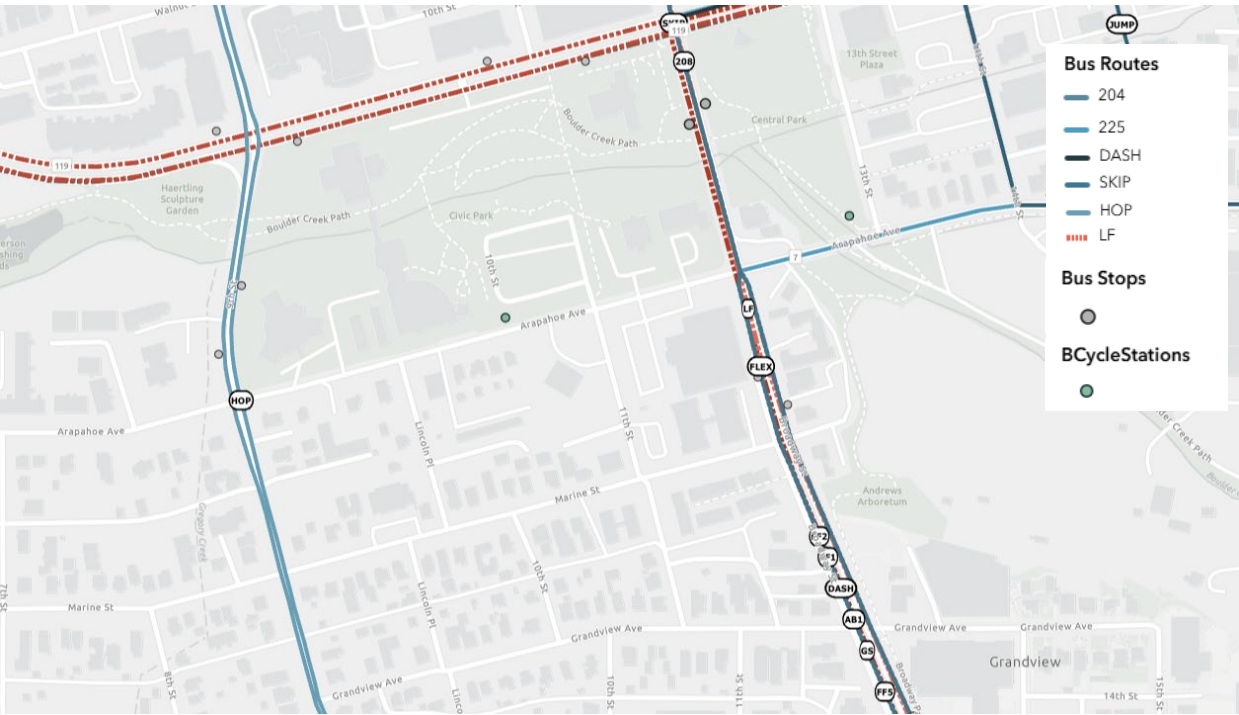


Figure 8: Transit Routes

With the redevelopment of the subject property, the city will require build-out and dedication of any necessary rights-of-way to meet the city’s Design and Construction Standards (DCS). Preliminary staff comments on the proposed design of the transportation improvements include:

- **Right-of-way improvements:** Improvements to the existing sidewalks along 11th and Arapahoe Avenue are required to provide an eight’ wide planting strip and a detached five’ wide sidewalk, which may include a curve or attachments to preserve large mature trees.
- **Access points:** The proposal to maintain multiple accesses and the location of the access points will be analyzed at the time of site review and will include a signed letter by a transportation engineer demonstrating that the number of accesses and locations are necessary and meet the exemption criteria in Subsection 9-9-5(c)(1), B.R.C. 1981, including analysis of any crashes related to the access points.
- **Bicycle Parking and EV Parking requirements:** The proposal will be required to demonstrate how the bicycle parking requirements (short-term, long-term, cargo, and e-bike spaces) in Section 9-9-6, “Parking Standards,” B.R.C. 1981, has been met and how the EV Parking requirements of the City of Boulder Energy Conservation Code (CoBECC) have been met.

Refer to the DRC comments (**Attachment B**) for complete staff transportation comments.

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

As shown earlier in **Figure 1**, the existing site is fully developed and does not include any wetlands, wildlife habitats or protected areas. As shown earlier in **Figure 2**, the site is impacted by the 100- and 500-year floodplains and a small portion of the conveyance zone. Residential buildings in the 100-year floodplain must be elevated to or above the flood protection elevation consistent with Section 9-3-3, "Regulations Governing the One Hundred Year Floodplain," B.R.C. 1981. Refer to staff DRC comments (**Attachment B**) for additional floodplain requirements that will be reviewed at the time of a site review submittal.

At the time of site review, a tree inventory is required to identify any healthy long-lived trees that may be preserved; the proposal notes that an area of mature trees at the southern edge of the site is planned for preservation.

There are mountain views to the west and southwest from within and near the site; some views are partially obstructed by existing nearby structures and trees. Consideration of these views can help inform the final site and building design.

(7) Appropriate ranges of land uses;

As shown earlier in **Figure 4**, the BVCP designates the property as "High Density Residential," which is intended to consist predominantly of attached residential uses at a density of more than 14 units per acre. The proposed attached dwelling units are consistent with the BVCP, and the proposal for affordable housing for older adults would provide significant benefit to the community. According to a 2023 Regional Housing Needs Assessment commissioned by the Denver Regional Council of Governments (DRCOG), the expected growth in the older adult segment of the population contributes to the pressing need for more affordable housing options. Housing affordable for older adults on fixed incomes is especially necessary near services and with good access to transit.

(8) The appropriateness of or necessity for housing.

See above.

KEY ISSUE DISCUSSION

Key Issue #1: Is the proposed concept plan generally consistent with the BVCP land use designation and the goals, objectives, and recommendations of the BVCP?

As part of the future Site Review, the applicant must demonstrate that the project is consistent with the land use map and, on balance, consistent with BVCP policies as described in Site Review criterion 9-2-14(h)(1)(A), B.R.C. 1981, "BVCP Land Use Map and Policies," which states:

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.

As mentioned above, the Boulder Valley Comprehensive Plan designates the site as “High Density Residential.” Staff finds that proposed development is generally consistent with the Boulder Valley Comprehensive Plan land use designation and role of this area in providing higher density housing near services, retail, amenities, and transit.

The proposal includes features that meet several BVCP policies, including:

- *7.03 Populations with Special Needs* - The proposal provides needed affordable housing for a growing senior population in proximity to services and transportation options.
- *7.10 Housing for a Full Range of Households* - The proposal provides for development of housing for persons at a particular stage of life (seniors) and provides housing for households with lower incomes (affordable housing).

Staff is recommending that the proposal better address the following BVCP policies at the time of site review:

- *2.27 Preservation of Historic & Cultural Resources* – The city and county will seek protection of significant historic and cultural resources through local designation when a proposal by the private sector is subject to discretionary development review. There are six existing structures on the property. Non-Designation Demolition Applications for the four houses on the north edge of the property (976, 986, 990 and 1004 Arapahoe Ave.) have been reviewed by the Landmarks Board, and the Landmarks Board determined that they are eligible for individual landmark designation. The Landmarks Board voted to start the designation process on one of the houses (990 Arapahoe Ave.). Refer to Key Issue #2 for detailed discussion of the historic designation process as part of a site review application.

- *2.41 Enhanced Design for All Projects:*
 - *c. Relationship to the public realm.*
 - *f. Parking.*

The proposed location of parking along most of the ground floor adjacent to Arapahoe Avenue is contrary to the goals for parking to be subordinate to site and building design and to not impact the public realm. While parking will not be an exposed surface parking lot, the façade screening will lack the activity and vibrancy that should contribute to the pedestrian realm. It is assumed the window openings would not be glazed to provide for natural ventilation of the parking area, which increases the visibility and impacts of parking in this location.

The city’s recent code changes to remove minimum parking requirements is intended to reinforce the community’s commitment to supporting a multi-modal transportation system and transit use. Given the site’s proximity to the downtown regional transit station, cultural activities, restaurants, parks, and other amenities, in addition to the senior population to be served by the project, the applicant is strongly encouraged to consider how much vehicle parking is truly necessary and whether a balance of parking with other community values can be achieved.

- *b. The context.*
- *h. Permeability.*
- *j. Buildings.*

Policy 2.41 also speaks to the value of providing multiple, inviting entrances and permeability into the site and building. The Concept Plan appears to only propose one

entrance at the eastern end of the site, leaving the remaining length without access and reinforcing the inactive parking use behind. The existing four houses along Arapahoe Avenue currently provide active uses, multiple entries, and visual permeability between them into the site that meaningfully contributes to a comfortable pedestrian experience. Alternatively, a revised design should consider other active non-residential uses with multiple entrances on the ground floor facing Arapahoe Avenue.

- *7.08 Preserve Existing Housing Stock* - The proposal preserves the existing 79-unit Presbyterian Manor building but proposes removal of four other houses on the property, which have been determined to be eligible for landmark designation. Retaining existing, naturally occurring affordable units not only serves affordability and historic preservation goals but also contributes to environmental sustainability by reducing the loss of energy and carbon already embodied within the structure.
- *7.07 Mixture of Housing Types* - The proposal provides attached, affordable senior housing to meet the housing needs of lower income senior households but proposes to remove four other houses on the property (three detached homes and one duplex). Incorporating the existing structure at 990 Arapahoe Ave. (under consideration for landmark designation) into the future design would increase the mixture of housing types available within the project.

Key Issue #2: Does the Board have general overall feedback on the proposal's consistency with the Site Review criteria in 9-2-14, B.R.C. 1981?

The concept plan submittal included site plans and architectural perspectives ([Attachment A](#)). Additional details will be needed at the time of Site Review to determine conformance with the Site Review criteria. Staff has listed relevant Site Review criteria below with a brief preliminary consistency analysis, including suggestions for improvements for Planning Board consideration.

9-2-14(h)(1) Boulder Valley Comprehensive Plan (BVCP) 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.

There are seven existing buildings on site, six of which are proposed to be demolished.

On Dec. 3, 2025, the Landmarks Board reviewed demolition applications for the four houses addressed as 976, 986, 990 and 1004 Arapahoe Ave. and determined they are eligible for landmark designation. (The garage at 1050 Arapahoe Ave. and the accessory building at 1004 Arapahoe Ave. do not appear to be eligible for designation and will require Historic Preservation Demolition Applications.) As the four houses are eligible for designation, and it had not been demonstrated that the cost of restoration or repair is unreasonable, the Landmarks Board placed a stay of demolition on the applications to explore alternatives to demolition.

On Feb. 25, 2026, the Landmarks Board held a special meeting for a public hearing to consider issuance of the demolition permits or initiation of the landmark designation process. The Landmarks Board voted to initiate landmark designation for 990 Arapahoe Ave. (case no. HIS2025-00273), noting it as an example of craftsman-style bungalow architecture construction

and detail. The Board voted not to initiate landmark designation on the other three houses, and the stays of demolition for those buildings (976, 986 and 1004 Arapahoe Avenue) expired on March 26, 2026 and the applications have been conditionally approved. The memo and attachments for all four houses that were considered are available online in [the Landmarks Board archive](#).

The decision to recommend preservation of the building through landmark designation, or allow full demolition, requires review by the Landmarks Board. If the Landmarks Board disapproves the designation for the house at 990 Arapahoe Ave., the decision is final unless called up by City Council or appealed. If the Landmarks Board recommends landmark designation, City Council will hold a public hearing and be the decision-maker on the item.

During the Landmarks Board review process, the applicant presented information demonstrating the four houses could be incorporated into the redevelopment and provide the same number of units:

- **On-Site Parking:** Based on information provided by the applicant, incorporating the houses would result in 60 on-site parking spaces. An existing covenant on the property requires 73 on-site parking spaces. Under the current Concept Plan, where the houses are shown to be removed, 101 off-street parking spaces are proposed.
- **Floodplain:** While the houses are in the 100-year floodplain, the applicant provided information that the finished floor height of the houses at 986, 990 and 1004 Arapahoe Ave. already meet the floodplain requirements. The basement would need to be filled in, however, this change would not negatively impact the historic character of the buildings.
- **Cost of Restoration:** The applicant provided estimates for the cost of restoration or repair, ranging from \$120 to \$430 per square foot. This is within the range of the average of \$200 to \$1000 per square foot for rehabilitation of existing buildings. The cost of restoration for the house at 990 Arapahoe Ave. is estimated to be \$122 per square foot, and includes reroofing (last replaced in 2013), a new hot water heater (last replaced in 1991), electrical upgrades, new interior finishes, and a new sewer line). The estimate is based on the County Assessor's size of the building, which includes the first floor and basement. If the basement were filled in, the estimated cost of repair is \$240 per square foot.

The Concept Plan Review process provides the Planning Board the opportunity to consider whether the existing buildings that are eligible for landmark designation should be preserved as part of the redevelopment.

Staff is seeking feedback from Planning Board on whether the project should be revised to be consistent with this site review criterion and, on balance, with BVCP policies, including:

- Feedback on balancing community values in this proposal, including vehicle parking, affordable dwelling units, high-quality design and historic preservation.
- Feedback on integration of eligible buildings, including the house at 990 Arapahoe Ave. into the site design (in its present location or relocated within the site).

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

(A) Access, Transportation, and Mobility:

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

The design placing structured parking directly along the street frontage is not successful and should be revised. Review and reduce the areas devoted to parking to improve the efficiency of the design and minimize the amount of pavement necessary to meet parking needs, in particular the provision of structured parking along the street frontage and reduce the amount of pavement devoted to emergency/trash turnaround areas.

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

(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.

(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.

(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 design of the proposed parking areas, which includes both (existing) surface and ground level parking along the street frontage, should be revised so that the proposal will improve upon the character of the area and promote a vibrant pedestrian experience along Arapahoe Avenue.

(B) Building Design:

(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.

(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.

(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.

If a new structure is proposed along Arapahoe Avenue in place of the existing four small houses, revise the programming and design of the ground level along the street to minimize parking adjacent to Arapahoe Avenue and provide an appropriate ground floor use. Staff is generally not supportive of "faux" architectural features in lieu of authentic building and window designs providing transparency and activity at the ground level.

Adequate planar relief and detailing should be provided along the street face to provide visual interest.

At the time of a site review submittal, additional detail should show how the new proposed building will provide architectural cohesion with the existing Presbyterian Manor tower.

CONCLUSION

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

Attachments:

- A: Applicant's Written Statement and Proposed Plans
- B: DRC Review and Referral Comments
- C: Public Comments
- D: Trip Generation Report

To: City of Boulder Planning and Development Services

From: Presbyterian Manor

Re: Written Statement for 976, 986, 990, 1004, & 1050 Arapahoe Ave (Presbyterian Manor Phase II) Concept Plan Review

Project Overview

Presbyterian Manor Phase II is a planned expansion of permanently affordable senior housing in Downtown Boulder, utilizing land that was purposefully retained to support long-term affordable housing development. The project is sponsored by Boulder Presbyterian Housing, Inc., a mission-driven nonprofit with a more than 60 year track record of providing quality, affordable senior housing at this location. The project will deliver 60 new deed-restricted permanently affordable rental homes for seniors aged 62 and older, building upon the successful renovation of the adjacent 78-unit Presbyterian Manor Phase I community in 2023. Together, the two buildings will form an integrated senior housing community with shared open space, parking, services, and management.

The proposed development is designed to advance the intent of the Boulder Revised Code and align with adopted City plans and policies, including the Boulder Valley Comprehensive Plan, the City's Affordable Housing Goals, and Boulder's commitment to sustainability, equity, and multimodal transit. By adding permanently affordable housing in a high-opportunity, amenity-rich Downtown location, the project advances City goals to grow where infrastructure already exists, minimize displacement, and broaden access to housing for historically underserved populations.

The project site offers exceptional access to civic, cultural, and transportation amenities that are particularly well suited for senior residents. The site is adjacent to the Age Well Center and Boulder Public Library, and within a short walk of the Pearl Street Mall, Boulder Creek Path, City of Boulder municipal offices, RTD Downtown station, healthcare providers, and grocery stores.

Techniques and Strategies for Environmental Impact Avoidance, Minimization, or Mitigation

The building is designed to achieve National Green Building Standard (NGBS) Certification, with the project team evaluating pathways to NGBS Gold certification as design progresses. Preliminary plans include high efficiency heat pumps, energy recovery ventilation, EnergyStar appliances, WaterSense fixtures, EV charging stations, low-VOC materials, and passive design strategies to reduce utility burden on residents.

Since much of the site and all of the building footprint are located in the 100-year floodplain, the project has been intentionally designed to minimize flood risk to residents. In compliance with the Code, all residential dwelling units are elevated above the Base Flood Elevation, and the ground floor is used for parking, leasing office, and residential amenity space. Civil engineering for the project incorporates enhanced drainage design and floodproofing strategies, including site grading, stormwater conveyance, and infrastructure placement to further reduce flood risk and support compliance with floodplain requirements.

The stormwater management plan will comply with B.R.C 11-5-6 Stormwater Quality for Land Development incorporating strategies such as infiltration planters to reduce runoff volume and pollutant loads. This feature slows and treats stormwater on-site, aligning with city stormwater quality standards. Proposed landscape materials prioritize native, drought-tolerant species to reduce irrigation demand.

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

Presbyterian Manor Phase II benefits from an exceptionally walkable and transit-oriented location that reduces reliance on single-occupant vehicle trips, particularly for senior residents. According to a third-party market study prepared in connection with the Phase I development, the property received a Walk Score of 89 (“Very Walkable”) and a Bike Score of 99 (“Biker’s Paradise”) reflecting excellent access to neighborhood amenities, transit, and services.

The site is adjacent to the Boulder Age Well Center and within easy walking distance of Downtown Boulder’s full array of amenities, including the Pearl Street Mall, Boulder Public Library, Boulder Creek Path, multiple healthcare providers, grocery stores, and RTD’s primary transit corridor. This proximity allows residents to meet daily needs without reliance on a personal vehicle and supports the City’s Transportation Master Plan and Boulder Valley Comprehensive Plan goals related to walkability, compact development, and reduced vehicle trips.

This project is being designed as a service-enriched senior community that supports aging in place with dignity, safety, and mobility choice. The sponsor will expand upon existing partnerships with local nonprofits and service providers – including Via Mobility, St. Benedict’s Health, Meals on Wheels, Harvest of Hope Mobile Food Pantry, and Bridge House – to provide transit options, nutrition programming, and coordinated services that reduce transportation barriers for residents.

The project will also build upon the existing Car Share program currently offered by the Phase I building, providing residents with access to shared vehicles for occasional trips while

minimizing the need for personal vehicle ownership. In addition, the Phase II building will integrate closely with the existing Presbyterian Manor campus, sharing outdoor gardens, common spaces, events, and staffing resources. This coordinated campus approach enhances efficiency, strengthens social connection, and further reduces transportation demand by concentrating services and amenities on-site. As a result of the project's transportation demand management strategies, senior-focused services, and transit-oriented location, parking is right-sized to reflect anticipated demand. This parking plan decreases the overall campus' parking ratio from 0.94 parking spaces to 0.73 parking spaces per dwelling unit, which is more in line with the parking demand for senior units.

Land Use, Residential Housing Type, Mix, Sizes, Affordability, and Special Design Characteristics

All five parcels are contained fully within the RH-2 (High Density Residential) zoning district, which is intended to accommodate a range of attached residential building types, including apartment buildings, with complementary uses permitted where appropriate. The RH-2 zoning allows for a maximum FAR of 1.07, resulting in approximately 118,594 square feet of allowable floor area if the parcels are consolidated. The sponsor proposes to demolish the four existing market rate single-family homes located at 976, 986, 990, and 1004 Arapahoe Ave to enable redevelopment of the site as a cohesive affordable senior housing community. In combination with the existing approximately 55,000 square-foot apartment building at 1050 Arapahoe Ave, the site would allow for approximately 63,600 square feet of new residential development.

Presbyterian Manor Phase II will be a 100% permanently affordable senior rental development consisting of approximately 60 one-bedroom apartments. Unit sizes are anticipated to average approximately 550 square feet and are intentionally designed to be efficient and well suited to senior households. The unit mix responds to demonstrated demand for smaller senior units in Boulder and supports aging-in-place by providing accessible layouts, efficient circulation, and proximity to shared amenities and services within the building and surrounding neighborhood.

All units will be rental housing primarily financed through the federal Low-Income Housing Tax Credit (LIHTC) program and will be subject to long-term affordability restrictions. Units will be restricted to households earning at or below 60% of Area Median Income (AMI). Final affordability levels will be confirmed based on funding commitments and regulatory requirements.

The project design is informed by Shopworks Architecture's *Dignified Design* research, which emphasizes comfort, safety, choice, and community as foundational elements for senior housing. Building layout, circulation and common spaces are intentionally designed to reduce stress, enhance wayfinding, and support residents' sense of security and independence.

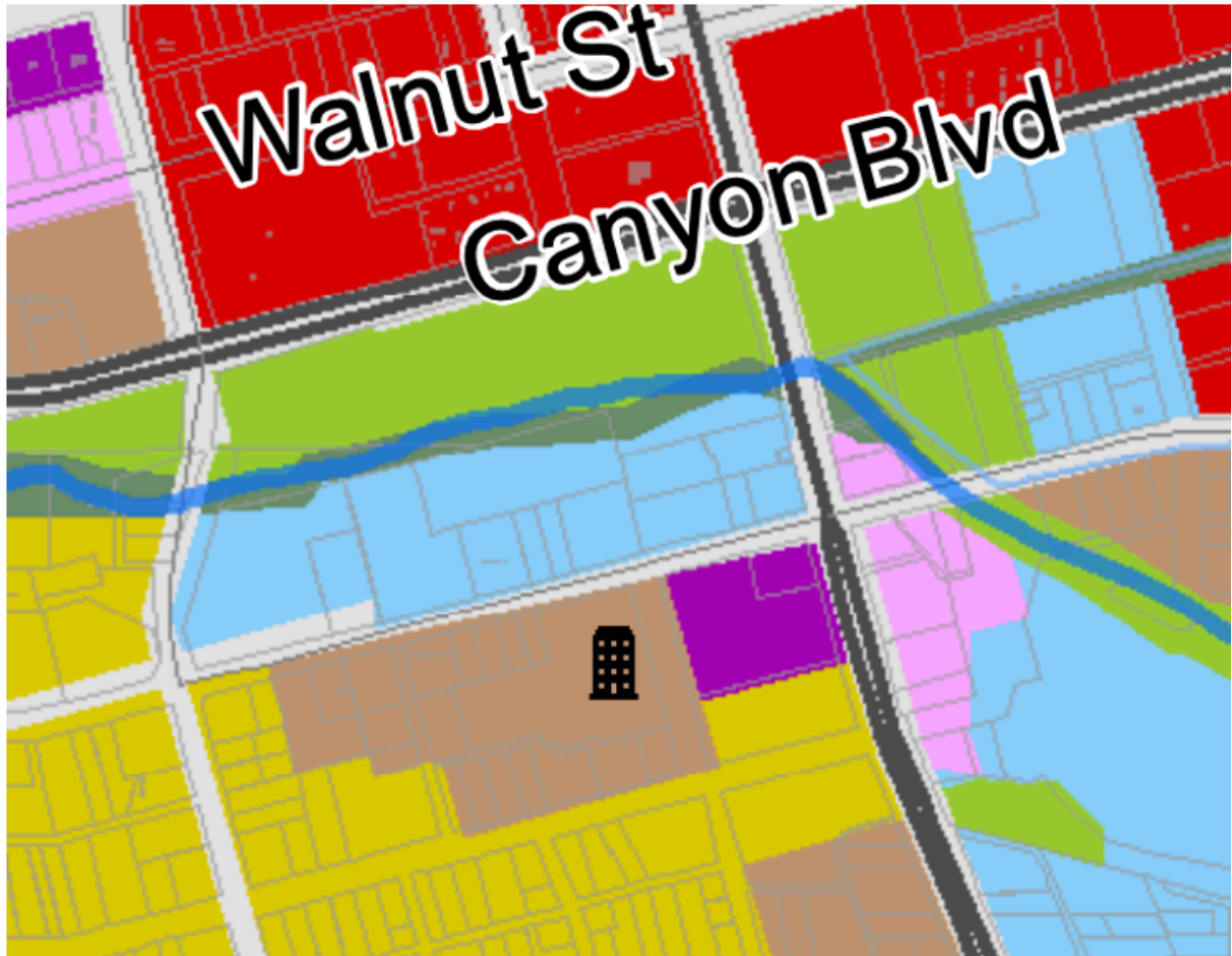
Residential units and common areas incorporate best practices for aging in place, including step-free access, adaptable unit layouts, reinforced bathroom walls for grab bars, clear circulation paths, and features that allow residents to remain safely in their homes as mobility and health needs evolve.

The design prioritizes a variety of accessible, dispersed common spaces – such as community rooms, informal gathering areas, and outdoor amenities – to encourage daily interaction and reduce social isolation. Research highlighted in the *Dignified Design* report underscores the importance of these spaces in supporting mental, emotional, and physical wellbeing for older adults.

The development will physically integrate with the existing Presbyterian Manor building, creating a cohesive campus environment that enhances community connection and resident services. This approach reflects best practices in affordable senior housing by leveraging existing infrastructure and operational expertise while expanding housing supply in one of the most sought-after locations in Boulder.

Boulder Valley Comprehensive Plan

The project is located in the Boulder Valley Comprehensive Plan's (BVCP) Regional Center of Downtown Boulder. The site is located in the High Density Residential (HR) land designation. This project directly meets the goals and intent of the BVCP Land Use Map by delivering 60 affordable senior housing apartments in a transit-oriented site near the University of Colorado and major corridors and services.



| | |
|---|---|
| <p>High Density Residential (HR)</p> | <p>Characteristics and Locations: The HR areas are generally located close to the University of Colorado, in areas planned for transit-oriented redevelopment and near major corridors and services.</p> <p>Uses: Consists of attached residential units and apartments. May include some complementary uses implemented through zoning.</p> <p>BVCP Density/Intensity: More than 14 dwelling units per acre</p> |
|---|---|

The project achieves many important goals of the BVCP, including:

1.10 Growth Requirements *The overall effect of urban growth must add significant value to the community, improving quality of life. The city will require development and redevelopment to provide significant community benefits, achieve sustainability goals for urban form and maintain or improve environmental quality as a precondition for further housing and community growth.*

Presbyterian Manor Phase II adds significant value to the Boulder community by delivering permanently affordable senior housing in a highly accessible, infrastructure-rich Downtown location. The project improves quality of life by allowing older adults—many of whom are on fixed incomes—to remain safely housed in proximity to essential services such as transit, health care, and the City's Age Well Center. The location and on-site services provided by the non-profit owner all support aging in place.

1.22 Channeling Development to Areas with Adequate Infrastructure *In order to protect and use past investments in capital improvements, new development and redevelopment will be located in areas where adequate public services and facilities presently exist or are planned to be provided under the city's CIP.*

This project channels new development to a site with existing and well-established public infrastructure. The site is already served by streets, utilities, transit, sidewalks, and immediately adjacent to civic facilities. The project also utilizes shared parking, services, and operational infrastructure with the existing Presbyterian Manor apartment complex. By concentrating growth in a Downtown location with significant public services and facilities in place, the project minimizes the need for new infrastructure investments and aligns with the City's CIP goals.

2.24 Commitment to a Walkable & Accessible City *The city will promote the development of a walkable and accessible city by designing neighborhoods and mixed-use business areas to provide easy and safe access by foot, bike and transit to places such as neighborhood centers, community facilities, transit stops or centers and shared public spaces and amenities (i.e., 15-minute neighborhoods). The city will consider additional neighborhood centers or small mixed-use retail areas where appropriate and supported by the neighbors they would serve. In some cases, the definition of mixed use and scale and character will be achieved through area planning.*

Presbyterian Manor Phase II directly advances the City's goal of a Walkable and Accessible City by locating 60 permanently affordable senior housing apartments within a highly connected Downtown location that functions as a 15-minute neighborhood. The site provides safe and convenient pedestrian, bicycle, and transit access to neighborhood centers, civic facilities, healthcare services, open space, and shared public amenities, including the Boulder Age Well Center, Boulder Public Library, RTD transit corridors, and the Boulder Creek Path.

***7.02 Affordable Housing Goals** The city will study and consider substantially increasing the proportion of housing units permanently affordable to low-, moderate- and middle-income households beyond our current goal of at least ten percent of the housing stock for low and moderate incomes. City resources will also be directed toward maintaining existing permanently affordable housing units and increasing the stock of permanent affordable housing through preservation of existing housing.*

This project helps achieve the City's Affordable Housing Goals by increasing the supply of permanently affordable housing for low-income households in Boulder. The project will deliver 60 new senior rental units restricted to households earning at or below 60% of the Area Median Income. By building upon and integrating with the existing Presbyterian Manor community, the project also supports the City's goal of preserving and strengthening existing affordable housing assets.

***7.04 Strengthening Community Housing Partnerships** The city and county will create and preserve nonprofit and private sector partnerships dedicated to community housing needs by supporting nonprofit agencies and private entities that create and maintain permanently affordable housing in the community.*

The project builds upon the successful partnership that enabled the recent LIHTC renovation of the adjacent Presbyterian Manor Phase I building and reflects the City's commitment to supporting nonprofit organizations with the capacity and experience to create and maintain high-quality affordable housing. Through these partnerships, the project advances shared community housing goals while ensuring responsible stewardship and long-term affordability.

Concept Review Guidelines

The following Concept Review guidelines have particular resonance to the design of this project.

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

Presbyterian Manor II takes advantage of the surrounding neighborhood to provide access to services, recreation, and amenities tailored to future senior residents. The 4-story building, with elevated amenity spaces, will provide views of the Flatirons to all residents, providing them with a connection to the natural environment.

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

Subparagraph 9-13-4(b), B.R.C. 1981 states that, "Residential projects seeking to be exempt from site review pursuant to Subparagraph 9-2-14(b)(3)(G), B.R.C. 1981, may be reviewed under the affordable housing design review process regardless of the number of units proposed in the development."

Subparagraph 9-2-14(b)(3)(G), B.R.C. 1981 states, "Exemptions: The following developments that exceed the minimum site review thresholds set forth in this section shall not be required to complete a site review . . . (G) Residential projects where all units will meet the requirements for permanently affordable units in Chapter 9-13, "Inclusionary Housing," B.R.C. 1981, provided the applicant for such a project applies for and receives approval of an affordable housing design review pursuant to Section 9-13-4, "Affordable Housing Design Review," B.R.C. 1981."

Furthermore, Section 9-2-14(b)(1)(B) states, "Minimum Thresholds for Voluntary Site Review: No person may apply for a site review application unless the project exceeds the thresholds for the "minimum size for site review" category set forth in Table 2-2 of this section or a height modification pursuant to Subparagraph (E) below on any lot is requested."

This project deserves discussion regarding the conflict in the B.R.C. 1981 regarding exemptions from Site Review. Since this project is 100% affordable and is, therefore, exempt from Site Review per 9-2-14(b)(3)(G), should it be routed through Affordable Housing Design Review for the .67 FAR bonus allowed per 9-8-1?

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

To create this new, much-needed senior affordable housing project, the four single-family homes located at 976, 986, 990, and 1004 Arapahoe must be demolished. Presbyterian Manor purchased these four homes in the 1980s and 1990s with a vision to create a larger senior affordable housing campus. Given the age of these houses, Presbyterian Manor submitted a demolition permit application to the Landmarks Board. The Landmarks Boards issued a stay of demolition on December 3, 2025 and has scheduled a hearing for February 25, 2026 to decide whether to initiate landmark designation or approve the demolition permit.

8. The appropriateness of or necessity for housing.

A typical applicant for a unit at Presbyterian Manor at 1050 Arapahoe Avenue waits years for the opportunity to move into the building, and that waitlist is available only one day per year. The population of Boulder County residents aged 60-79 is expected to grow 23% by 2050, and the population of Boulder County residents aged 80+ is expected to grow a whopping 220% in that same time period, according to Boulder County. It is necessary for our community to meet not only today's demand for senior affordable housing but also to anticipate the growing need for such housing.

Conclusion

Presbyterian Manor Phase II represents a thoughtful and policy-aligned response to Boulder's urgent need for affordable senior housing. By pairing a permanently affordable housing program with an exceptional Downtown location, sustainable and resilient design, and experienced nonprofit sponsor, this project directly advances adopted City plans and the goals of the Boulder Revised Code while strengthening an established and successful senior housing community.



PRESBYTERIAN MANOR PHASE 2
1050 ARAPAHOE AVE. BOULDER, CO

Zoning - RH-2
Site Area - 110,836 SF
Existing Building Area - 55,000 SF, 79 Units
Proposed Phase 2 Building Area - 48,950 SF, 60 Units
Dwelling Unit Attached - Allowed Use

Bulk
Height - 35' Max, 3 Stories
FAR (9.8.2) - .67 Base, 1.07 with Site Review
Required Open Space - 40%
Setbacks - Front 25', Side Street 12.5', Side Interior 10', Rear, 25'

Proposed Design
Height - 35', 3 Stories

FAR:
 $110,836 * 1.07 = 118,594$ SF Allowed
 $103,950$ SF Proposed = 0.94

Open Space:
 $110,836 + 0.4 = 44,335$ SF Required
 $49,750$ SF provided = 44.8%

Parking
101 Provided = .73/DU

INDEX

- C1 - COVER SHEET
- C2 - AS BUILT SURVEY
- C3- AREA PLAN
- C4- ZONING PLAN
- C5- SITE PLAN
- C6- FLOOR PLANS
- C7- VISUALIZATION
- C8- VISUALIZATION

ARCHITECTURE

S H O P

ELEMENT
• PROPERTIES •

1050 ARAPAHOE AVE.
BOULDER, COLORADO

PRESBYTERIAN MANOR 2
PROJ. NO. 24055
DATE: 01/20/26



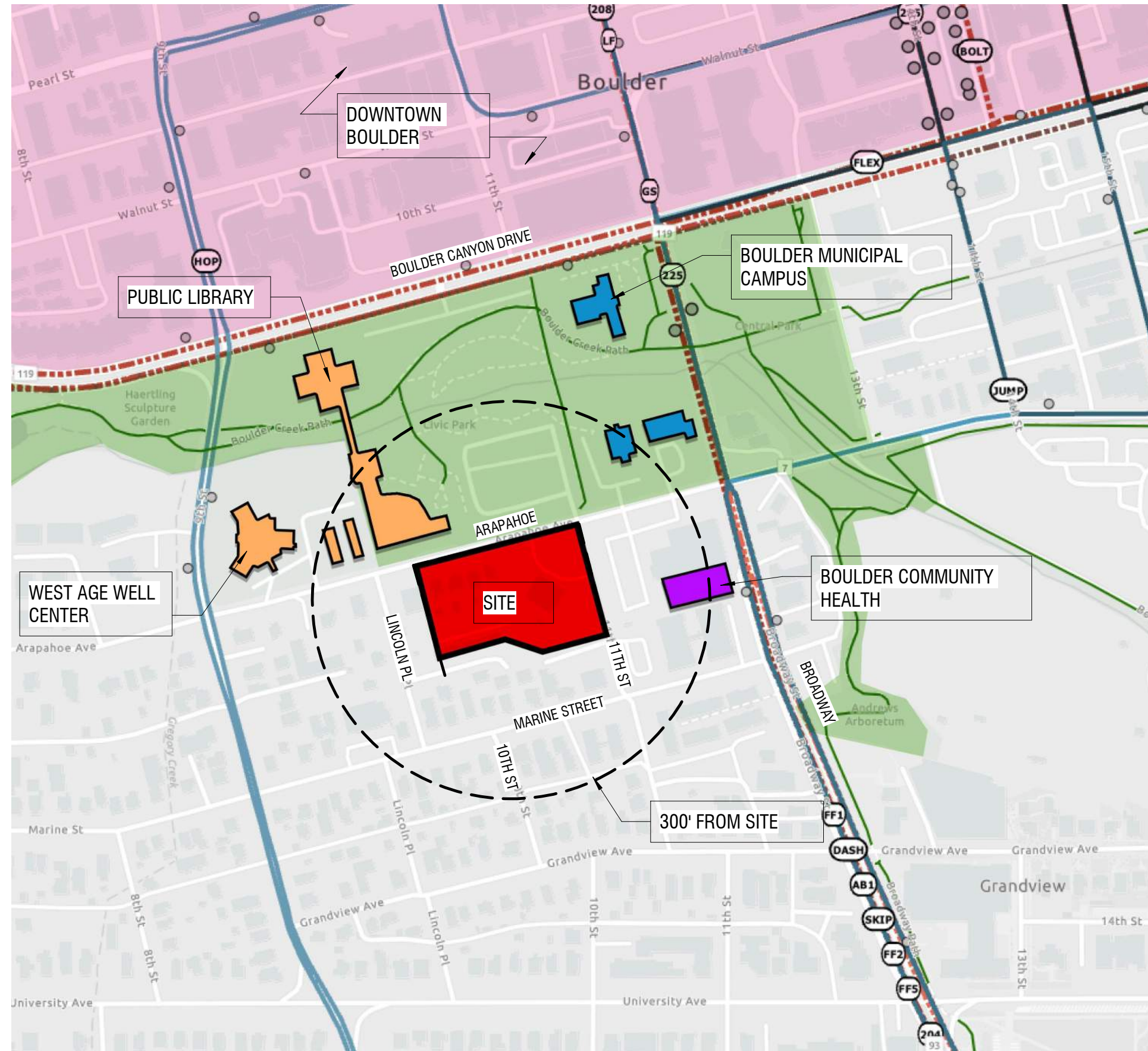
ELEMENT
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SHOPWORKS
ARCHITECTURE
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1050 ARAPAHOE AVE.
BOULDER, COLORADO

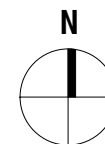
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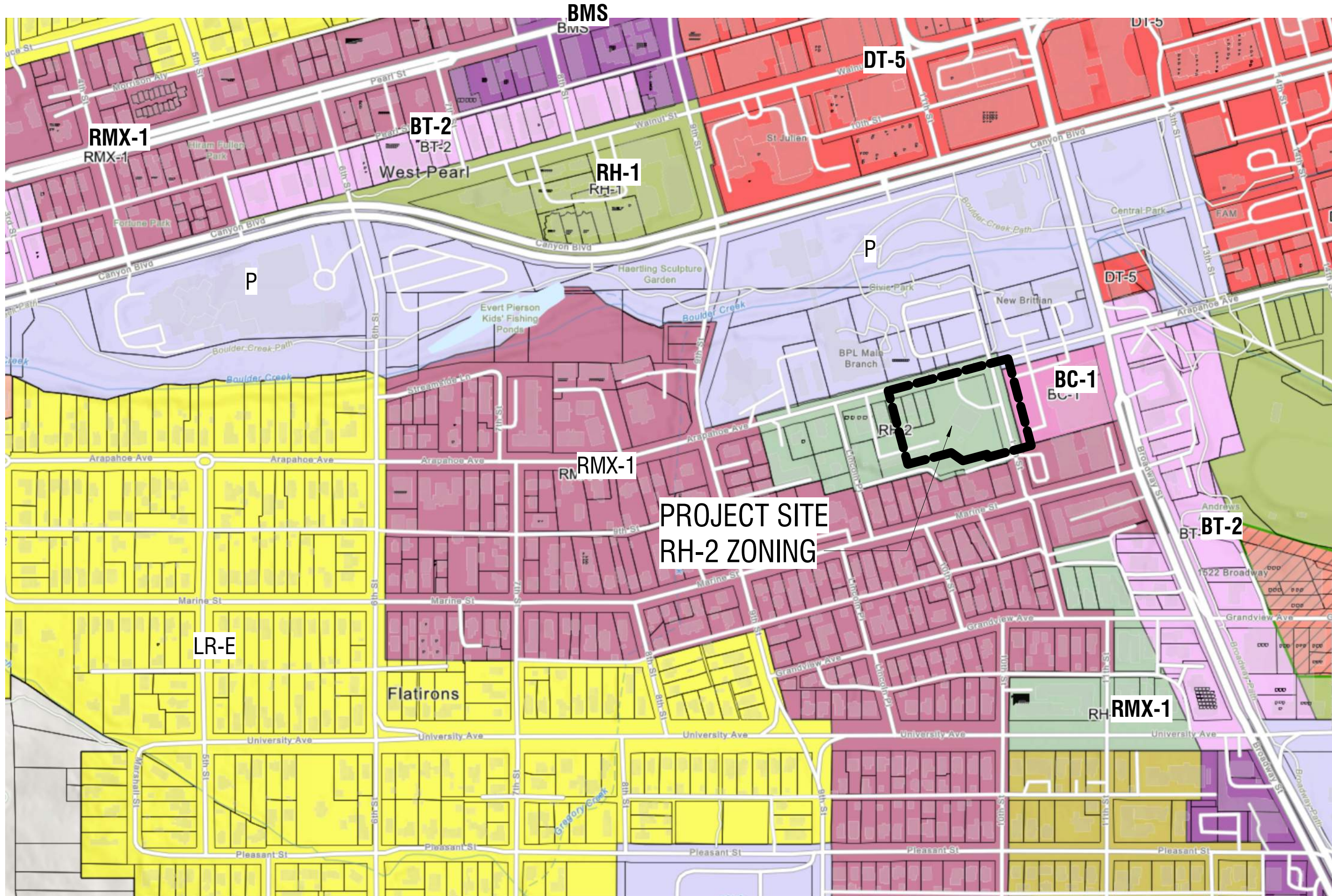
CONCEPT - AS BUILT SURVEY

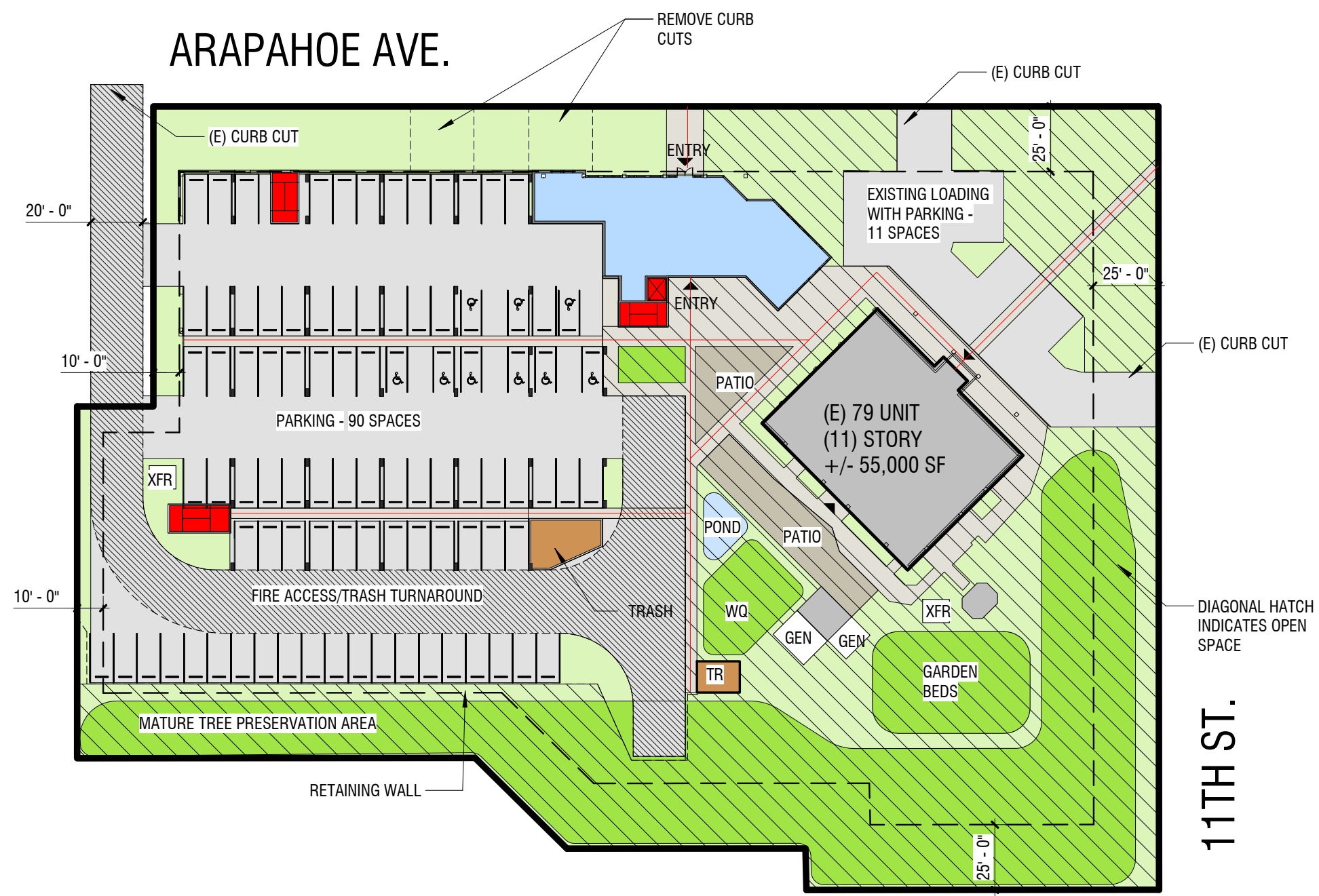


AREA PLAN

1" = 300'-0"

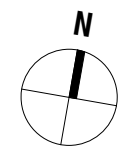


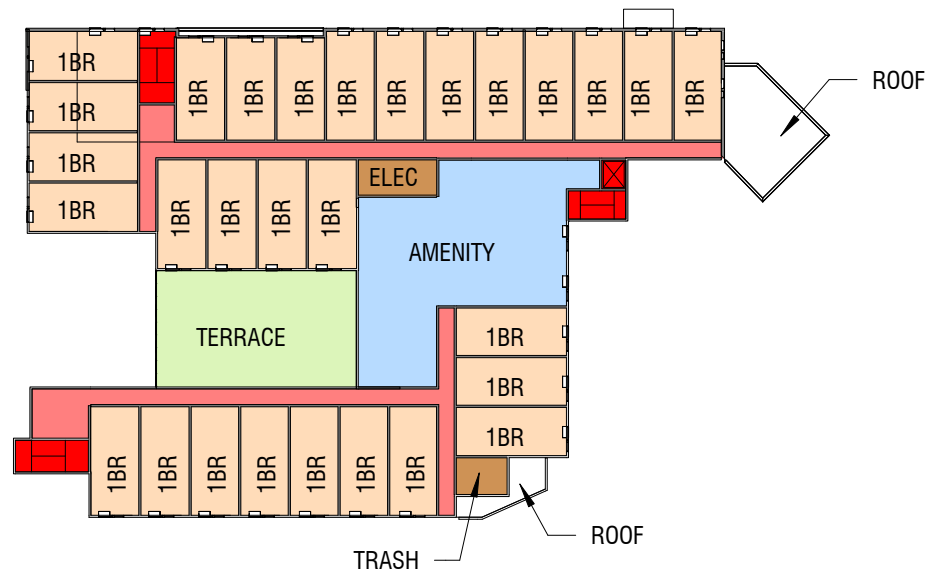




CONCEPT - SITE PLAN

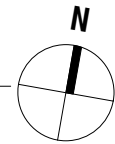
Item 5A - 1050 Arapahoe Concept Plan
1" = 50'-0"





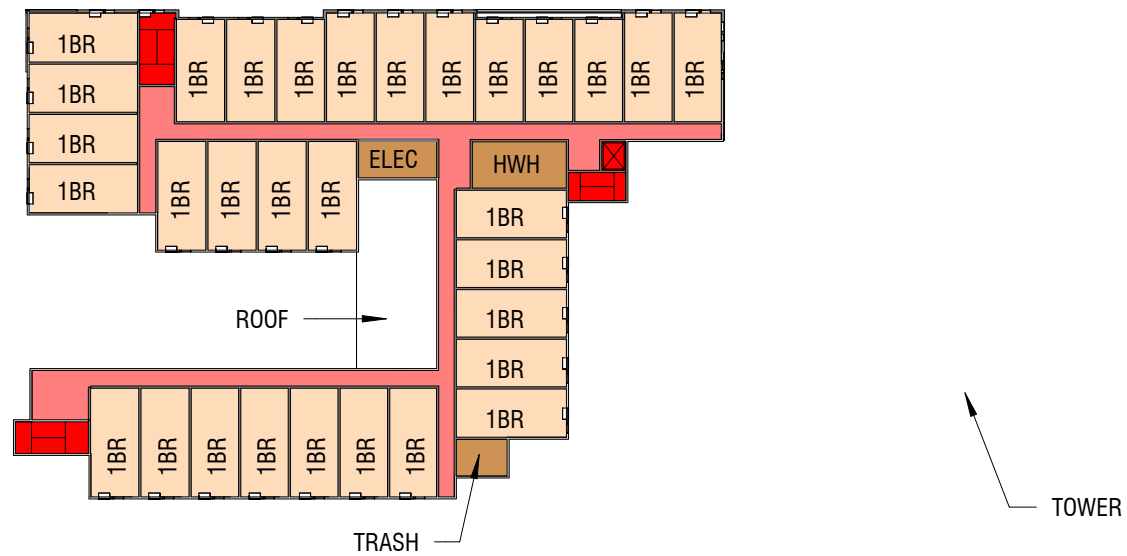
CONCEPT - LEVEL 2 FLOOR PLAN

1" = 60'-0" 29 UNITS



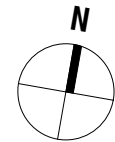
CONCEPT - LEVEL 1 FLOOR PLAN

1" = 60'-0"



CONCEPT - LEVEL 3 FLOOR PLAN

1" = 60'-0" 31 UNITS







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ELEMENT
 • PROPERTIES •

1050 ARAPAHOE AVE.
 BOULDER, COLORADO

PRESBYTERIAN MANOR 2
 PROJ. NO. 24055
 DATE: 01/20/26

CITY OF BOULDER

LAND USE REVIEW RESULTS AND COMMENTS



City of Boulder Planning & Development Services

DATE OF COMMENTS: **February 20, 2026**
CASE MANAGER: **Shannon Moeller**
PROJECT NAME: **PRESBYTERIAN MANOR**
LOCATION: **1050 ARAPAHOE AVE**
REVIEW TYPE: **Concept Plan Review & Comment**
REVIEW NUMBER: **LUR2026-00001**
APPLICANT: **TOM OTTESON, SHOPWORKS ARCHITECTURE
CATHERINE BEAN**

DESCRIPTION: **Concept Plan Review and Comment on a proposed redevelopment at 1050, 1004, 990, 986, and 976 Arapahoe Boulevard for a permanently affordable senior housing proposal. The existing Presbyterian Manor building at 1050 Arapahoe would remain. The project would involve combining four single family lots with the larger parcel and constructing a new 60-unit, 3-story structure.**

I. REVIEW FINDINGS

A Concept Plan is neither approved or denied, but rather is an opportunity for the city staff, the Planning Board, and community members to comment on the general aspects of the proposal. Refer to review comments below for staff's initial review comments and information regarding the Planning Board hearing.

These comments and all neighborhood correspondence received will be forwarded to the Planning Board for review. The Planning Board hearing on this item is scheduled for **April 7, 2026**. While the applicant is welcome to submit a written response to all the comments found herein prior to that hearing, it should be noted that the Concept Plan process is not an iterative process and that alternative designs cannot be considered without an additional Concept Review application.

Staff will forward a final staff memorandum to the applicant upon completion.

III. INFORMATIONAL COMMENTS

- 1. Addressing, Alison Blaine, Address Administrator - 303-441-4410, blainea@bouldercolorado.gov**
Each new building is required to be assigned a street address following the city's addressing policy. The city is required to notify utility companies, the County Assessor's office, emergency services and the U.S. Post Office of proposed addressing for development projects. Please submit an Address Plat and list of all proposed addresses as part of the Technical Document Review process.
- 2. Affordable Housing, Sloane Walbert, walberts@bouldercolorado.gov**
The proposal for affordable housing for older adults would provide significant community benefit to the community. According to a 2023 Regional Housing Needs Assessment commissioned by the Denver Regional Council of Governments (DRCOG) the expected growth in the older adult segment of the population contributes to the pressing need for more affordable housing options. Housing affordable for older adults on fixed incomes is especially necessary near services and with good access to transit.
- 3. Area Characteristics and Zoning History, Shannon Moeller, 303-441-3216, moellers@bouldercolorado.gov**
The approximately 2.54-acre property is located south of Arapahoe Avenue, west of 11th Street, and east of Lincoln Place.

The proposal includes 1050, 1004, 990, 986, and 976 Arapahoe Ave. 1050 Arapahoe Ave. contains the existing 79-unit, approximately 55,000 square foot Presbyterian Manor affordable senior housing building constructed circa 1963 on 2.08 acres. The building is 11-stories tall and was constructed prior to the establishment of the 55' height

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limit in 1971. 1004, 990, and 976 Arapahoe Ave each contain an existing detached dwelling unit and 986 Arapahoe Ave contains two dwelling units according to city records. These structures front onto Arapahoe Ave and were constructed in the 1920s. Refer to the Historic Preservation comments for additional details on these structures.

The property is zoned Residential-High 2 (RH-2), which is described as "High density residential areas primarily used for a variety of types of attached residential units, including without limitation, apartment buildings, and where complementary uses may be allowed" per Subsection 9-5-2(c)(1)(F), B.R.C. 1981.

The property is located just south of (outside of) the Boulder Downtown Subarea Plan and the Civic Area Plan. It is not located within any adopted area or subcommunity plans.

The majority of the property is located within the 100- and 500-year floodplains.

The properties generally slope from the high point at the south side of the site to the low points at the north side of the site. The majority of the site is gently sloping with an area of steep slope at the south side. There are mountain views to the west and southwest from within and near the site; some views are partially obstructed by existing nearby structures and trees. The site has been fully developed for several decades and does not include any identified wetlands, wildlife habitats or other protected areas.

The property is centrally located in Boulder just south of the civic area including the Boulder Public Library main branch at 1001 Arapahoe Ave. and the West Age Well Center at 909 Arapahoe, which provides educational, social and fitness services to older adults in the community.

To the west and adjacent to the subject property is a 6-unit, 3-story condo building at 964 Arapahoe, constructed in approximately 1973. Vehicular access to 964 Arapahoe from Arapahoe Ave is also used to access the subject property. The Boulder Fish and Game Club property at 966 Arapahoe (aka 1630 Lincoln Place), also west and adjacent to the subject property, and contains a fish farm with seven fish runs established in the 1920s/30s.

To the east across 11th Street is the commercial property at 1645 Broadway, previously occupied by Alfalfa's grocery store. The southern portion of the building is currently occupied by Boulder Community Health (BCH).

To the south across an alley and access drive are seven properties along Marine Street (944-1099 Marine) containing attached dwelling units. The properties include an eclectic mix of housing serving the university student population, from 1-2 story bungalows through newer additions and apartment buildings.

Refer to Land Use comments for a summary of BVCP and area plan information.

4. DRAINAGE, Scott Kuhna, kuhnas@bouldercolorado.gov

A. A Storm Water Report and Plan will be required for proposed changes to the site. All plans and reports shall be prepared in accordance with the City of Boulder Design and Construction Standards, including LID Techniques, Quality Design Standard Compliance, Selection and Design of SCM's, Preliminary Infiltration Feasibility Screening, Treatment Approach Selection Criteria, Soil and Infiltration Test, etc. Also, please note the required stormwater checklists and templates at: <https://bouldercolorado.gov/design-and-construction-standards-and-related-files>

B. Per Section 7.15(C)(6) of the City of Boulder Design and Construction Standards, all SCMs shall be located in a public easement. The easement shall grant to the City at a no charge a permanent right to inspect, maintain, and reconstruct the SCMs. No owner of land or other applicant shall obtain a Final Drainage Plan, unless the owner first grants to the City the easement for all SCMs. A separate Technical Document Review (TEC Doc) application is required for this easement dedication, which must be approved prior to approval of this Technical Document Review application.

C. A construction storm water discharge permit is required from the State of Colorado for projects disturbing one (1) acre of land or more. The applicant is advised to contact the Colorado Department of Public Health and Environment.

5. Energy Conservation, Shannon Moeller, 303-441-3216, moellers@bouldercolorado.gov

On March 3, 2020, the City of Boulder adopted the 2020 City of Boulder Energy Conservation Code (COBECC)

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which prescribes minimum energy efficiency and conservation standards for new buildings and for additions and alterations to existing buildings, and the latest revision was approved by City Council on June 6, 2024 and went into effect on Dec. 1, 2024.

The city updates the energy code on a three-year cycle with the goal of attaining net-zero energy, outcome-verified code by 2031 to meet broader city-wide climate commitment goals. Although compliance with the COBECC is not required until time of building permit review, staff recommends starting energy modeling as part of site review since characteristics of the project like building materials, building orientation, etc. will impact the energy performance of the project.

All projects that require permitting on or after Dec. 1, 2024 must adhere to the new 2024 CoBECC standards.

Additional information is available at: <https://bouldercolorado.gov/services/energy-conservation-code>

Additionally, per 9-2-14(d)(20), B.R.C. 1981, for projects with any new building or addition exceeding 30,000 square feet of floor area, preliminary energy modeling or any other documentation necessary to demonstrate compliance with the greenhouse gas emissions reduction standards of Subparagraph 9-2-14(h)(1)(C), B.R.C. 1981 shall be provided with the application documents.

9-2-14(h)(1)(C), B.R.C. 1981 states: "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 in the City of Boulder Energy Conservation Code."

6. Fire Review: David Lowrey, 303.441.4356: No issues with the concept of this development. Boulder Fire is happy to sit down and answer any questions the owner/developer has.

- 7. Floodplain, Daniel Valerin, valerind@bouldercolorado.gov** A portion of this parcel is impacted by the conveyance zone. Subsection 11-5-6(e), B.R.C. 1981 requires that a flood control easement be dedicated along the conveyance zone of the drainageway prior to building permit issuance.
- 8. Floodplain, Daniel Valerin, valerind@bouldercolorado.gov** At time of Site Review please provide more information about the site for staff to determine if this is a Critical Facility as defined by Sections 9-16-1 and 9-3-2, B.R.C. 1981. If it is a critical facility, the site must meet all requirements outlined in Section 9-3-2 in addition to the floodplain requirements of Section 9-3-3. The Flood Protection Elevation for a critical facility must be the higher of these two values: one foot above the water surface of a 500-year flood or the 100-hundred year flood protection elevation.
- 9. Floodplain, Daniel Valerin, valerind@bouldercolorado.gov** At time of Site Review, demonstrate that the site is compliant with Land Use Code 9-3-3(a)(8) which prohibits new parking areas where flood depths are greater than 18 inches.
- 10. Floodplain, Daniel Valerin, valerind@bouldercolorado.gov** The property is impacted by the 100-year floodplain. In accordance with Section 9-3-3, "Regulations Governing the One Hundred-Year Floodplain," this residential building must be elevated to or above the Flood Protection Elevation. Because this building does not have at least twenty-five percent of its finished floor area dedicated to non-residential uses, it does not qualify as a mixed-use building and therefore cannot be floodproofed as an alternative.
- 11. GROUNDWATER, Scott Kuhna, kuhnas@bouldercolorado.gov**
This site is known to have high groundwater levels (Boulder Fish & Game Club trout farm is directly adjacent). Please be advised that if it is encountered at this site, an underdrain/dewatering system may be required to reduce groundwater infiltration, and information pertaining to the quality of the groundwater encountered on the site will be required to determine if treatment is necessary prior to discharge from the site. City and/or State permits may be required for the discharge of any groundwater to the public storm sewer system.
- 12. Inclusionary Housing, Sloane Walbert, walberts@bouldercolorado.gov**
 - a. The Inclusionary Housing (IH) program requires all new residential developments to contribute 25% of the total units, or the equivalent, as permanently affordable housing (Chapter 9-13, "Inclusionary Housing", B.R.C., 1981). Developments may satisfy the inclusionary requirement through the provision of on-site affordable units, comparable existing or newly built off-site permanently affordable units, dedication of land appropriate for affordable housing, or by payment of a cash-in-lieu contribution.

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b. Additional information about the Inclusionary Housing program and a calculator for estimating cash-in-lieu may be found on-line at <https://bouldercolorado.gov/services/inclusionary-housing>.

c. Permanently affordable dwelling units must meet the requirements found in the “Livability Standards for Permanently Affordable Housing”. The standards are intended to ensure that affordable units are functional and designed with adequate circulation, room sizes, kitchen components and storage. No unit shall be considered a permanently affordable unit until the location, construction methods, floor plan, fixtures, finish, and the cabinetry of the dwelling unit have been approved by the city manager. Permanently affordable dwelling unit finishes must be functionally equivalent to market rate units.

13. IRRIGATION DITCHES, Scott Kuhna, kuhnas@bouldercolorado.gov

The applicant is responsible for obtaining written approvals and/or agreements for any relocations or modifications to irrigation ditches or laterals or easements from the impacted ditch company. This includes the crossing of any irrigation ditch or lateral for vehicular or utility purposes, limiting access to the ditch or lateral or easement, changes in scope of maintenance or landscaping within the ditch or lateral easement, and the release of stormwater runoff into any ditch or lateral. The applicant is advised that revisions to any approved city plans necessary to address ditch company requirements may require reapplication for city review and approval at the applicant's expense.

14. Land Use, Comprehensive Planning, Kristofer Johnson, 303-441-4277, johnsonk3@bouldercolorado.gov

The purpose of this review is to provide the applicant with comments regarding consistency with the Comprehensive Plan related to a Concept Plan for the properties located at 1050, 1004, 990, 986, and 976 Arapahoe Ave. The review below identifies relevant policies from the BVCP (edited for length or emphasis as necessary) and a summary of considerations for the applicant to address during future steps.

Boulder Valley Comprehensive Plan Review

The subject properties are located within the Planning Area for the Boulder Valley Comprehensive Plan (BVCP), a plan jointly adopted by the city and county. The site is within Area I which represents the area within the City of Boulder that has adequate urban facilities and services and is expected to accommodate urban development.

BVCP Land Use Designation

The subject properties are designated as High Density Residential (HR) land use in the BVCP. High Density Residential land use areas are described as being generally located close to the University of Colorado, in areas planned for transit-oriented redevelopment and near major corridors and services. They consist of attached residential units and apartments and may include some complementary uses implemented through zoning.

2.27 Preservation of Historic & Cultural Resources

The city and county will identify, evaluate and protect buildings, structures, objects, districts, sites and natural features of historic, architectural, archaeological or cultural significance with input from the community. The city and county will seek protection of significant historic and cultural resources through local designation when a proposal by the private sector is subject to discretionary development review.

2.41 Enhanced Design for All Projects

Through its policies and programs, the city will encourage or require quality architecture and urban design in all development that encourages alternative modes of transportation, provides a livable environment and addresses the following elements:

b. The context. Projects should become a coherent part of the neighborhood in which they are placed. Special attention will be given to protecting and enhancing the quality of established residential areas that are adjacent to business areas.

c. Relationship to the public realm. Projects should relate positively to public streets, plazas, sidewalks, paths and natural features. Buildings and landscaped areas—not parking lots—should present a well-designed face to the public realm, should not block access to sunlight and should be sensitive to important public view corridors.

f. Parking. The primary focus of any site should be quality site design. Parking should play a subordinate role to site and building design and not jeopardize open space or other opportunities on the property.

h. Permeability. Projects should provide multiple opportunities to walk from the street into projects, thus presenting a street face that is permeable. Where appropriate, they should provide opportunities for visual permeability into a site to create pedestrian interest.

j. Buildings. Buildings should be designed with a cohesive design that enhances the streetscape and is comfortable to the pedestrian. Buildings should demonstrate approachability and a relationship to the street, with inviting entries

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that are visible from public rights of way, multiple entrances and four-sided design.

7.03 Populations with Special Needs

The city and county will encourage development of housing for populations with special needs, including residences for people with disabilities, populations requiring group homes or other specialized facilities and other vulnerable populations, to be dispersed throughout the community. The location of such housing should be in proximity to services and transportation options appropriate for the population housed.

7.07 Mixture of Housing Types

The city and county, through their land use regulations and housing policies, will encourage the private sector to provide and maintain a mixture of housing types with varied prices, sizes and densities to meet the housing needs of the low-, moderate- and middle-income households of the Boulder Valley population.

7.08 Preserve Existing Housing Stock

The city and county, recognizing the value of their existing housing stock, will encourage its preservation and rehabilitation through land use policies and regulations. Special efforts will be made to preserve and rehabilitate existing housing serving low-, moderate- and middle-income households.

7.10 Housing for a Full Range of Households

The city and county will encourage preservation and development of housing attractive to current and future households, persons at all stages of life and abilities, and to a variety of household incomes and configurations. This includes singles, couples, families with children and other dependents, extended families, non-traditional households and seniors.

Summary

The proposed Concept Plan is consistent with the High Density Residential land use designation and role of this area in providing higher density housing near services, retail, amenities, and transit. It is also proposed to provide needed affordable housing for a growing senior population consistent with several policies in Chapter 7: Housing.

However, staff have identified a few notable inconsistencies that should be considered as the design is refined.

- The proposed removal of four naturally-occurring affordable dwellings is contrary to the goals of policy 7.08 which encourages the preservation and rehabilitation of existing housing stock. This not only serves affordability goals, but also contributes to environmental sustainability by reducing the loss of energy and carbon already embodied within these structures.
- If the Concept Plan incorporated these structures into the future design, it would be more consistent with policy 7.07 which encourages the provision of a diversity of housing types in projects. Recent community and policy-maker feedback has emphasized the desire for more variety of housing types in projects in response to the creation of solely multi-family apartment rental development.
- Maintaining these dwellings would also support policy 2.27 as they have been identified as historically significant and eligible for designation under the city's historic preservation program.
- The proposed Concept Plan falls short of the design principles of policy 2.41, particularly along Arapahoe Avenue. The proposed location of parking along most of the ground floor along Arapahoe is contrary to the goals for parking to be subordinate to site and building design and to not impact the public realm. While parking will not be an exposed surface parking lot, the façade screening will lack the activity and vibrancy that should contribute to the pedestrian realm. It is assumed the window openings would not be glazed to provide for natural ventilation of the parking area which increases the visibility and impacts of parking in this location. Policy 2.41 also speaks to the value of providing multiple, inviting entrances and permeability into the site and building. The Concept Plan appears to only propose one entrance at the eastern end, leaving the remaining length without access and reinforcing the inactive parking use behind. The existing four dwellings along Arapahoe currently provide active uses, multiple entries, and visual permeability between them into the site that meaningfully contributes to a comfortable pedestrian experience. Alternatively, a revised design should consider other active non-residential uses with multiple entrances on the ground floor facing Arapahoe.
- While not explicitly stated in the Comprehensive Plan, the city's recent code changes to remove minimum parking requirements is intended to reinforce the community's commitment to supporting a multi-modal transportation system and transit use. Given the site's proximity to the downtown regional transit station, cultural activities, restaurants, parks, and other amenities, in addition to the senior population to be served by the project, the applicant is strongly encouraged to consider how much vehicle parking is truly necessary and whether a balance of

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parking with other community values can be achieved.

15. LANDSCAPING; Chris Ricciardiello; ricciardiello@bouldercolorado.gov; (303) 441-3138:

Landscape requirements are anticipated at the time of new development and redevelopment and shall be subject through subsequent land use review processes and building permit landscape review to the landscaping standards per Land Use Code, Sections 9-9-12, 9-9-13, and 9-9-14, B.R.C. 1981. Applicable requirements include street tree plantings and overall site landscape plantings as outlined in 9-9-12(d) and 9-9-13, interior parking lot landscaping per section 9-9-14(d), and parking lot screening per section 9-9-14(b).

Include a summary table of landscape requirements per section 9-9-12(d)(1)(J) B.R.C. 1981 to determine the extent of required baseline landscape improvements.

In addition, in development of the site review submittal information, provide a landscape plan and tree inventory (9-2-14(d)) detailing proposed landscape improvements consistent with the Landscape Site Review Criteria (9-2-14(h)(2)(C), B.R.C. 1981).

For information usable in development of landscape architectural requirements, the subject development property is located within the Class 3 Wildland Urban Interface (WUI) Zone. Apply WUI requirements in accordance with the International WUI Code and amendments composed by the City of Boulder (Section 10-8.5, BRC 1981 and Section 603 of the IWUIC).

Provide additional programming information regarding proposed open space areas, networking, and proposed ADA to and between areas. The vehicular hammerhead as shown in the concept site plan extends into and potentially interferes with the integrated function of open space areas.

16. Marcy Gerwing, Historic Preservation, 303-441-3207, gerwingm@bouldercolorado.gov

There are seven existing buildings on site, six of which are proposed to be demolished. On Dec. 7, 2025, the Landmarks Board reviewed demolition applications for the four houses addressed as 976, 986, 990 and 1004 Arapahoe Avenue and determined they are eligible for landmark designation. As the buildings are eligible for designation and it has not been demonstrated that the cost of restoration or repair is unreasonable, the board placed a stay of demolition on the applications to explore alternatives to demolition (expires March 28, 2026). On Feb. 25, the Landmarks Board will hold a hearing to consider issuance of the demolition permits or initiation of the landmark designation process. Staff encourages the owners to withdraw the demolition applications and provide Planning Board the opportunity to consider whether the eligible buildings should be preserved as part of the redevelopment, consistent with BVCP policy 2.27.

The garage and accessory building do not appear to be eligible for designation and will require Historic Preservation Demolition Applications.

Staff would like to understand the impacts of the redevelopment on the 1963 residential tower designed by Hobart Wagener and the Fish Club, which has operated on-site since the 1930s and shares site access with the subject property.

17. Neighborhood Comments, Shannon Moeller, 303-441-3216, moellers@bouldercolorado.gov

Public comments have not been received on to the proposal as of the date of this correspondence.

18. Review Process, Shannon Moeller, 303-441-3216, moellers@bouldercolorado.gov

Per Section 9-2-14, B.R.C. 1981, a Concept Plan Review is required when a proposal consists of more than 2 acres or 30,000 square feet of floor area in the RH-2 zoning district. The purpose of the Concept Plan review is to determine the general development plan for a particular site and to help identify key issues in advance of a site review submittal. This step in the development process is intended to give the applicant an opportunity to solicit comments from the Planning Board as well as the public early in the development process as to whether a development concept is consistent with the requirements of the city as set forth in its adopted plans, ordinances, and policies (Section 9-2-13, B.R.C. 1981). Concept Plan review requires staff review and a public hearing before the Planning Board.

Comments made at the public hearings are advisory comments for the applicant to consider prior to submitting any

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detailed "Site Review" plan documents. Note that Concept Plan review applications may be called up for consideration after Planning Board's review.

The Concept Plan is scheduled to go before the Planning Board on April 7, 2026. The plan will neither be approved nor denied, but rather is an opportunity for the city and community members to comment on the general aspects of the proposal. The Planning Department and Planning Board will review the applicant's Concept Review and Comment plans against the guidelines found in section 9-2-13(g), B.R.C. 1981.

Following this Concept Plan Review and Comment, the proposal would require the following processes:

Site Review: The development proposal will require a Site Review as it exceeds the thresholds noted in 9-2-14, B.R.C. 1981 and because the proposal includes a request for additional intensity in the RH-2 zoning district (1.07 FAR where 0.67 is permitted by-right). A decision on the proposal would be made by the Planning Department and the decision would be subject to the appeal and call-up requirements of 9-4-4, B.R.C. 1981. Decision on the Site Review would be based on the Site Review criteria of Section 9-2-14(h), B.R.C. 1981.

At the time of Site Review, the proposed project will be evaluated for conformance with the following:

- The land use designation in the BVCP;
- All relevant policies of the BVCP, particularly those addressing the built environment;
- The Site Review criteria of the Land Use Code, Section 9-2-14(h), B.R.C. 1981;
- Zoning regulations, unless modified through Site Review;
- The criteria of Section 9-9-11 of the Land Use Code for usable open space. A detailed open space diagram will be necessary at Site Review.
- The City of Boulder Design and Construction Standards (DCS).

Submission Requirements. At the time of site review, the following items will be required:

- a. Transportation Demand Management (TDM) Plan that outlines strategies to mitigate traffic impacts created by the proposed development with implementable measures for promoting alternate modes of travel. Note: Ordinance 8713, adopting TDM requirements, reviews submitted on or after April 1, 2026.
- b. Preliminary Storm Water Report and Plan to address storm water runoff, water quality treatment issues, and detention ponding. Existing detention ponds are present on the proposed site.
- c. Utility Report to establish the impacts of this project on the City of Boulder utility systems and outline water main and wastewater main construction necessary to serve the development and perpetuate the overall system.
- d. A water system distribution analysis in order to assess the impacts and service demands of the proposed development and to demonstrate conformance with the Treated Water Master Plan, October 2011.
- e. A collection system analysis to determine any system impacts based on the proposed demands of the development and to demonstrate conformance with the city's Wastewater Collection System Master Plan, July 2016.
- f. A landscape plan that is consistent with, and exceeds, city code requirements.
- g. A detailed tree inventory including the species, size and condition of all existing trees on the site.

Based on the existing conditions and zoning, the following review processes would be required in addition to a Site Review for the proposal:

- Demolition Review: Historic preservation review is required for demolition of non designated buildings older than 50 years.
- Preliminary and Final Plat: A preliminary and final plat would be necessary to combine existing parcels into developable lot(s), and dedicate any necessary easements and/or right of way.
- Technical Documents: Following the Site Review, Technical Documents including any required final plans for site, architecture, landscaping, lighting, and civil plans are required.

20. EV Parking, Josh Hanson, Energy Code Compliance, hansonj@bouldercolorado.gov, 303-413-7152

Since we are still in concept I wanted to provide some information on the EV Charging requirements. This will help set the project up for future reviews.

EV PARKING | C405.13, 2024 CITY OF BOULDER ENERGY CONSERVATION CODE (CoBECC). Since this project is planning to provide 90 parking spaces it will require 5% to be EVSE installed, 15% to be EV Ready (EVR), 40% to be EV Capable (EVC) and 40% to be EV Capable Lighting (EVCL); rounding up that makes 5 EVSE installed spaces (min. 1 dual charger), 14 EVR spaces, 36 EVC spaces and 35 EVCL spaces. For future site review, please provide a table for the EV spaces, label the parking spaces accordingly as well as show the location of the EVSE chargers to ensure pedestrian clearances are met. Since accessible spaces are being provided, at least one of the

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accessible spaces will need to be EVSE installed OR EV Ready (this counts towards the 5 EVSE required or the 14 EV Ready required, whichever is selected to use). See Section C405.13 of the 2024 CoBECC for more details on the requirements. (C405.13.7 would not be applicable as these spaces would not serve the public).

21. Site and Building Design, Shannon Moeller, 303-441-3216, moellers@bouldercolorado.gov

The proposal will require a Site Review; application should address the criteria in 9-2-14, B.R.C. 1981 and provide a written statement regarding how the proposed design meets each criterion.

Staff has listed relevant Site Review criteria below with a brief preliminary consistency analysis:

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

(A) Access, Transportation, and Mobility:

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

Review and reduce the areas devoted to parking to improve the efficiency of the design and minimize the amount of pavement necessary to meet parking needs, such as minimizing the amount of structured parking along the street frontage and reducing the amount of pavement devoted to emergency/trash turnaround areas.

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

(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.

(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.

(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.

Reevaluate the design of the proposed parking areas, which include both (existing) surface and ground-level parking along the street frontage, so that the proposal will improve upon the character of the area and promote a vibrant pedestrian experience along Arapahoe Ave.

(B) Building Design:

(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.

(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.

(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.

If a new structure is proposed along Arapahoe Avenue in place of the existing four small residential structures, revise the programming and design of the ground level along the street to minimize parking adjacent to Arapahoe Avenue and provide an appropriate ground-floor use. Staff is generally not supportive of "faux" architectural features in lieu of authentic building and window designs providing transparency and activity at the ground level.

Please ensure that adequate planar relief and detailing is provided along the street face to provide visual interest.

Please indicate at the time of a site review submittal how the new proposed building will provide architectural cohesion with the existing Presbyterian Manor tower.

22. Transportation, Daniel Valerin, valerind@bouldercolorado.gov The site is non-compliant with Section 9-9-5 of the Boulder revised code and Section 2.04 of the DCS in the following ways: number of accesses permitted per parcel,

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multiple accesses on the highest category street (Arapahoe) instead of the lowest (11th St), and access spacing requirements. Per paragraph 9-9-5(c)(1), one access point or curb cut per property will be permitted, unless a site plan or traffic study, approved by the city manager, demonstrates that additional access points and curb cuts are required to adequately address accessibility, circulation, and driveway volumes, and only where additional accesses and curb cuts would not impair any public use of any public right-of-way, or create safety or operational problems, or be detrimental to traffic flow on adjacent public streets. While staff agrees that a full traffic study will not be required as it relates to Level of Service, staff will require a signed letter by a transportation engineer demonstrating that the number of accesses and locations are necessary and meet the exemption criteria. Part of this analysis shall include an analysis of existing crashes related to these driveways. Please reach out to Veronica Son (sonv@bouldercolorado.gov) for a list of all crashes in this area.

- 23. Transportation, Daniel Valerin, valerind@bouldercolorado.gov** According to Land Use Code Section 9-9-8(g), B.R.C. 1981, redevelopment of the property will require right-of-way improvements to the existing sidewalks at the time of issuance of a building permit. This includes improving the existing sidewalks to provide an 8'-wide planting strip and a detached 5'-wide sidewalk. Curve the sidewalk or keep it attached as necessary to preserve the large mature trees along the site.
- 24. Transportation, Daniel Valerin, valerind@bouldercolorado.gov** At the time of Site Review application, provide three separate tables that contain the total proposed quantity of the vehicle and bicycle parking spaces for the site after development and the quantity required from tables found in Land Use Code Section 9-9-6, B.R.C. 1981 and CoBECC sec. C405.13. Information within these tables shall also include the quantity of proposed and required parking spaces by type. The first table shall include off-street vehicle parking and shall be divided between standard, compact, and accessible spaces. The accessible spaces shall be further broken down to van accessible spaces and motor vehicle accessible spaces. The second table shall include off-street bicycle parking and shall be divided between short-term, long-term, cargo, and e-bike spaces. The third table shall show the parking spaces required by CoBECC sec. C405.13 (EVSE installed, EV ready, EV capable, EV capable light, universal, and accessible EV parking). If accessible parking is included, then at least one of the spaces must be EV ready. Please note that accessible EV spaces have to be provided in addition to the minimum number of accessible spaces required by ADA.
- 25. Transportation, Daniel Valerin, valerind@bouldercolorado.gov** At time of Site Review application, demonstrate how the site will meet the bicycle parking requirements outlined in Section 9-9-6, "Parking Standards," B.R.C. 1981.
- 26. Transportation, Daniel Valerin, valerind@bouldercolorado.gov** See EV Parking reviewer's comment regarding EV parking requirements as these may affect site design. All EV charging infrastructure that may affect pedestrian clearances must be shown at Site Review. EV chargers cannot be placed in a way that conflict with pedestrian clearances or the minimum motor vehicle space requirements outlined in Section 9-9-6, "Parking Standards," B.R.C. 1981.
- 27. Transportation, Daniel Valerin, valerind@bouldercolorado.gov.** At the time of Site Review application, a Transportation Demand Management (TDM) Plan consistent with the requirements contained in Section 2.03(l) of the City of Boulder Design and Construction Standards and Land Use Code, Section 9-2-14(h)(2)(A), B.R.C. 1981 is required to be submitted that outlines strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternative modes of travel.
- 28. UTILITIES, Scott Kuhna, kuhnas@bouldercolorado.gov**
- A. A water system distribution analysis will be required at time of Site Review in order to assess the impacts and service demands of the proposed development. Conformance with the city's Treated Water Master Plan, October 2011 is necessary.
- B. A collection system analysis will be required at time of Site Review to determine any system impacts based on the proposed demands of the development. The analysis will need to show conformance with the city's Wastewater Collection System Master Plan, July 2016.
- C. The applicant is notified that, though the city allows Xcel and Qwest to install their utilities in the public right-of-way, they generally require them to be located in easements on private property.

CITY OF BOULDER

LAND USE REVIEW RESULTS AND COMMENTS

D. The applicant is advised that any proposed street trees along the property frontage may conflict with existing or proposed utilities, including without limitation: water, wastewater, storm drainage, flood control, gas, electric, telecommunications, drainageways, and irrigation ditches, within and adjacent to the development site. It is the applicant's responsibility to resolve such conflicts with appropriate methods conforming to the Boulder Revised Code 1981, the City of Boulder Design and Construction Standards, and any private/franchise utility specifications.

E. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.

29. Zoning, Shannon Moeller, 303-441-3216, moellers@bouldercolorado.gov

Some general zoning information is noted below:

Setbacks: Review the definition in 9-16-1, General Definitions, B.R.C. 1981 of "Yard, front, rear, and side." If the site is resubdivided as one lot, front, rear, and side yards and the associated minimum setback requirements would change from current conditions.

- The front yard (shorter street right-of-way) would be 11th Street.
- The rear yard is opposite the front, where it is adjacent to the Boulder Fish and Game Club property.
- Arapahoe would be a front yard (side = front per footnote (a) to Table 7-1, Form and Bulk Standards) as the adjacent property at 964 Arapahoe also fronts to this street.
- All other property lines would be side yards.
- If the proposal includes a different lot line configuration with the site review proposal, these yards/setbacks may change.

Solar Access: Review the solar access requirements in 9-9-17, B.R.C. 1981 and the solar access guide and calculations worksheet online at <https://bouldercolorado.gov/services/solar-access-guide>. Adjacent properties to the west are located in Solar Access Area II and are protected by a 25' solar fence. Structures located close to adjacent property lines must be designed with adequate setbacks and/or appropriate building heights/stepbacks to ensure that a solar shadow will not shade nearby protected lots to a greater degree than the lot would be shaded by a solar fence twenty-five feet in height.

30. Next Steps, Shannon Moeller, 303-441-3216, moellers@bouldercolorado.gov

A Concept Plan is neither approved or denied, but rather is an opportunity for the city and community members to comment on the general aspects of the proposal.

These comments and any neighborhood correspondence received will be forwarded to the Planning Board for review. The Planning Board hearing for the Concept Plan Review and Comment has been scheduled for the April 7, 2026 Planning Board meeting which begins at 6 p.m.

While the applicant is welcome to submit a written response to the concept plan comments found herein prior to that hearing, it should be noted that the Concept Plan process is not an iterative process and that alternative designs cannot be considered without an additional Concept Review application.

Staff will forward a final staff memorandum to the applicant upon completion.

IV. FEES

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

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

Public Comments
LUR2026-00001

From: Janelle Pietrzak <zgpunkrockgirl@gmail.com>
Sent: Tuesday, February 24, 2026 6:08 PM
To: Moeller, Shannon <moellers@bouldercolorado.gov>
Subject: Presbyterian Manor Project Review

Shannon,

Please keep me informed about the redevelopment project for this property. I own a property at 955 Marine and this project shares a block with my building. I am concerned about the fact that a much larger senior center is being proposed to border "Frat Row" and there are going to be endless clashes between the two. The original Presbyterian Manor building was more isolated and remote and was less impacted by its location near the one of the loudest neighborhood in Boulder.

I am also concerned about the construction aspect of this project and how that is going to affect my tenets.

Thanks,
Janelle Pietrzak

From: Jana Jacobs <janaemter@gmail.com>
Sent: Friday, February 27, 2026 7:52 AM
To: landmarksboard <landmarksboard@bouldercolorado.gov>
Subject: 990 Arapahoe Road

The decision to designate that home is detached from reality and prioritizes supposed preservation of an imagined past over genuine need for an economically diverse Boulder of today. That home was built to HOUSE people - to provide shelter and comfort. It was not built as a monument to 'working class' neighborhoods. A Boulder that refuses change is a 'Historic Boulder' for the rich and the got-here-first only, and that is not preservation and respect of history. That is gatekeeping. Look at the pictures of those little houses next to the existing housing structure. This decision was made long ago. How 'incorporating' that bungalow in senior housing makes any sense is truly hard to comprehend. Please reconsider and allow an investment in needed housing for today.

Jana Jacobs

I live in Erie because I can't afford to live in a 1920s Craftsman bungalow in Boulder

MEMORANDUM

To: City of Boulder Planning and Development Services

From: Cassie Slade, PE, PTOE

Date: January 20, 2026

Project: Presbyterian Manor Phase II – Boulder, CO

Subject: Traffic Assessment

The Fox Tuttle Transportation Group (Fox Tuttle) is pleased to provide this traffic letter for the proposed expansion of the existing Presbyterian Manor, referred to as Phase II. The site is located at 1050 Arapahoe Avenue in Boulder, CO, as shown in **Figure 1**. The current Presbyterian Manor building is a non-profit, affordable senior housing community with 80 apartments. Phase II proposes to include 60 new senior units on the same property. In close proximity to the site is the Boulder Public Library, Pearl Stret Mall, City of Boulder Municipal buildings, Civic Park, the West Senior Center, single-family and multi-family homes, retail services, and restaurants.

There are currently three (3) accesses into the property. The full movement accesses near the intersection of Arapahoe Avenue and 11th Street lead to the front of the building, while the westernmost full movement access on Arapahoe Avenue

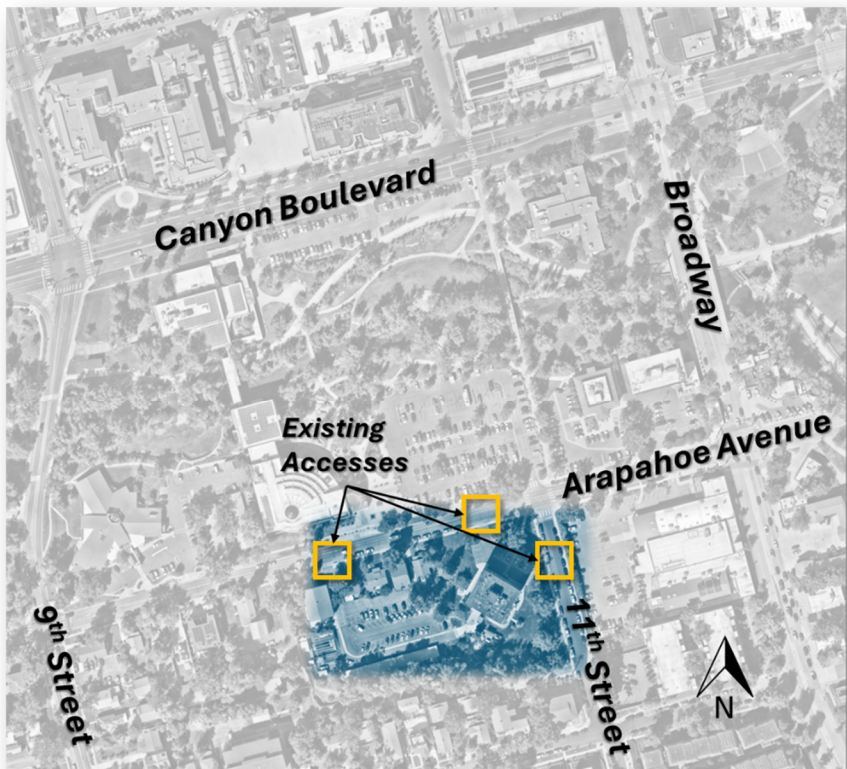


Figure 1. Vicinity Map

leads to the parking lot at the back of the building. These are marked on **Figure 1**.

This Traffic Assessment aims to estimate and document the anticipated trip generation associated with the additional senior homes and evaluate whether it will result in a significant increase in traffic. It also includes an estimate of trip distribution to and from the site, which may be required by the City of Boulder if a full Traffic Study becomes necessary. This Traffic Assessment is in conformance with the City of Boulder *Design and Construction Standards (DCS)*. It is anticipated that the City of Boulder will use the results of this traffic letter to determine whether a new TIS will be required for the expansion of Presbyterian Manor.

Background

The planned addition will be located on the Presbyterian Manor site and the new building will include 60 new affordable senior apartments. The existing accesses on Arapahoe Avenue and 11th Street will remain the same as existing and planned to serve any additional trips associated with the expansion of Presbyterian Manor.

Trip Generation

To establish the volume of trips associated with the proposed expansion of Boulder Community Health, the data contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Handbook and Manual (12th Edition, Year 2025)* was applied to the most applicable land use category. The trip rates for "Affordable Housing – Senior" since there is only one study which is cautioned for use. In this case, the trip rates for "senior adult housing – multifamily" were applied.

The proposed land use is estimated to mostly be new trips, known as 'primary trips', and non-auto trips which are discussed on the following page.

Primary Trips. These trips are made specifically to visit the site and are considered "new" trips. Primary trips would not have been made if the proposed project did not exist. Therefore, this is the only trip type that increases the number of trips made on a regional basis.

Non-Auto Trips. These trips are those that are completed by walking, biking, or transit. The existing pedestrian and bicycle amenities will encourage residents, employees, and visitors to make non-auto trips to/from the residential building. It was assumed that 10% of trips are non-auto based on the proximity to multi-modal facilities and the multi-modal culture of the community. It is anticipated that this is a lower non-auto percentage than will be experienced.

The estimated trip generation is summarized in **Table 1** for weekday daily, weekday AM peak, weekday midday peak, and weekday PM peak periods.

Table 1 – Trip Generation Summary

| Land Use | Size | Unit | Average Daily Trips | | | | AM Peak Hour Trips | | | | PM Peak Hour Trips | | | |
|---|------|------|---------------------|------------|-----------|-----------|--------------------|-----------|----------|----------|--------------------|-----------|----------|----------|
| | | | Rate | Total | In | Out | Rate | Total | In | Out | Rate | Total | In | Out |
| ITE#252: Senior Adult Housing - Multifamily | 60 | DU | 3.25 | 195 | 98 | 97 | 0.19 | 11 | 4 | 7 | 0.25 | 15 | 8 | 7 |
| <i>Non-Auto Trip Reduction</i> | | 10% | | -20 | -10 | -10 | | -1 | 0 | -1 | | -2 | -1 | -1 |
| Total New Vehicle Trips | | | | 175 | 88 | 87 | | 10 | 4 | 6 | | 13 | 7 | 6 |

Source: ITE Trip Generation 12th Edition, 2025.

Table 1 indicates that the proposed Presbyterian Manor Phase II project could generate up to 175 additional daily trips and up to 13 peak-hour trips. **The trip generation of the proposed addition is less than the 20 trips per hour threshold noted in the City of Boulder’s Design and Construction Standards (DCS), Section 2.02 (B), which would trigger the requirement of a full Traffic Study.**

Trip Distribution

The distribution of trips generated from the site is a function of its proximity to known destinations and the trends of trip making on nearby roadways. Fox Tuttle has reviewed traffic counts for the intersections of Arapahoe Avenue at 9th Street and at Broadway, which were performed on weekdays in March 2025 and March 2023, respectively. It was estimated that the trips for the Presbyterian Manor Phase II will follow similar travel patterns to the existing traffic as listed:

- West via Arapahoe Avenue: 5%
- East via Arapahoe Avenue: 30%
- North via Broadway: 30%
- South via Broadway: 15%
- South via 11th Street: 5%
- North via 9th Street: 10%
- South via 9th Street: 5%

*Presbyterian Manor Phase II
Traffic Assessment Letter
January 20, 2026*

CONCLUSIONS

Fox Tuttle has considered the potential change in trip generation and trip distribution associated with the proposed additional affordable senior apartments at Presbyterian Manor (Phase II). It was determined that the potential additional trips will be minimal and not have significant impacts on the adjacent study intersections within the area. According to the City of Boulder's DCS Section 2.02 (B) "Traffic Study Requirements", a trip generation in excess of 20 vehicles per hour is required to trigger the need for a Traffic Study. **The estimated trip generation is under this volume threshold; therefore, it is our recommendation that a Traffic Study be waived for the proposed Phase II of Presbyterian Manor.**

Fox Tuttle hopes that this traffic letter provides the information needed for you for review and we are available for any questions concerning this document.

Sincerely,

FOX TUTTLE TRANSPORTATION GROUP, LLC



Cassie Slade, PE, PTOE
Principal



**CITY OF BOULDER
PLANNING BOARD**

MEETING DATE: April 7, 2026

AGENDA TITLE: Public Hearing and consideration of a Site Review for a Height Modification only for a detached dwelling unit located at 1039 Mapleton Ave. The height modification is necessary to add habitable space above the by-right height and to document the changing low point due to a proposed building expansion. No other modifications are proposed. Reviewed under case no. LUR2024-00028

Applicant: George Watt, Watt Architecture

Owner: Charles and Sylvia Dauber Revocable Trust

REQUESTING DEPARTMENT / PRESENTERS

Brad Mueller, Planning & Development Services, Director

Charles Ferro, Senior Planning Manager

Alison Blaine, Senior 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: 1039 MAPLETON RESIDENCE
Location: 1039 MAPLETON AVE
Size of Property 0.4 acres (17,396 square feet)
Zoning: RL-1 (Residential – Low 1), RMX-1 (Residential – Mixed 1)
Comprehensive Plan: LR (Low Density Residential)

EXECUTIVE SUMMARY

The purpose of this item is for the Planning Board to review and take action on the Site Review Application for a height modification only at 1039 Mapleton Ave. The proposal includes a building

addition to the north, new deck, and additional floor area within new dormers and roof elements. The request for a height modification is to allow for up to 41.9 feet in height, as measured from the low point to the existing hipped roof ridge. The new roof elements will be up to 41.2 feet in height and will not exceed the height of the existing roof ridge. The cupola meets the definition of a building appurtenance and is therefore not included in the height measurement. 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 went before the Landmarks Design Review Committee on Nov. 12, 2025, and Dec. 17, 2025, and obtained a Landmarks Alteration Certificate (LAC) on Jan. 23, 2026.

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 motion:

Suggested Motion Language:

Motion to approve Site Review application #LUR2024-00028, adopting the staff memorandum as findings of fact, including the attached analysis of review criteria, and subject to the recommended conditions of approval.

KEY ISSUES

1. **Is the proposed project consistent with the Site Review Criteria, Section 9-2-14(h), B.R.C. 1981?**

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 applications, and signs have been posted by the applicant indicating the review requested. Staff did not receive public comment on this application.

BACKGROUND

Existing Conditions: As shown in **Figure 1**, the site is located on the northern side of Mapleton Avenue, just west of Broadway.



Figure 1. Vicinity Map

The subject site is located within the Mapleton Historic District. The property contains a detached dwelling unit built between 1895 and 1896 and an accessory structure. Since its original construction, several alterations have been made to the dwelling unit, including a tower added c. 1904-1911, dormer modifications c.1905-1911, enclosure of the existing porch after 1948, and an addition of the rear deck. Staff cannot locate records or an approximate date for the deck, which means it is likely an unpermitted addition. The site is heavily impacted by topography, as well as the Farmers Ditch that traverses diagonally across the property. The grade changes by almost 30 feet between the southwest and northeast property edges.



Figure 2. Existing Conditions

The existing dwelling unit predates the city’s method for measuring height and currently exceeds the by-right height of 35 feet. Existing buildings that are considered non-conforming to height may increase the height or add building elements and floor area above the permitted height through the Site Review process.

Surrounding Context.

The Mapleton Hill neighborhood consists of mixed density residential, including detached dwelling units, duplexes, and multi-family uses. Non-residential uses exist along Broadway and further east. The building massing in the immediate vicinity consist of one- to two- story structures.

Boulder Valley Comprehensive Plan (BVCP) Land Use Designation:

The BVCP Land Use Designation is Low Density Residential (LR) and is described below.

| | |
|-------------------------------------|--|
| Low Density Residential (LR) | Characteristics and Locations: LR is the most prevalent land use designation in the city, covering the primarily single-family home neighborhoods, including the historic neighborhoods and Post-WWII neighborhoods. Uses: Consists predominantly of single-family detached units. BVCP Density/Intensity: 2 to 6 dwelling units per acre |
|-------------------------------------|--|

Zoning and Use. As shown in **Figure 7**, the zoning on the site is RL-1 south and west of Farmers Ditch and RMX-1 north and east of the ditch. The existing use is a detached dwelling unit.

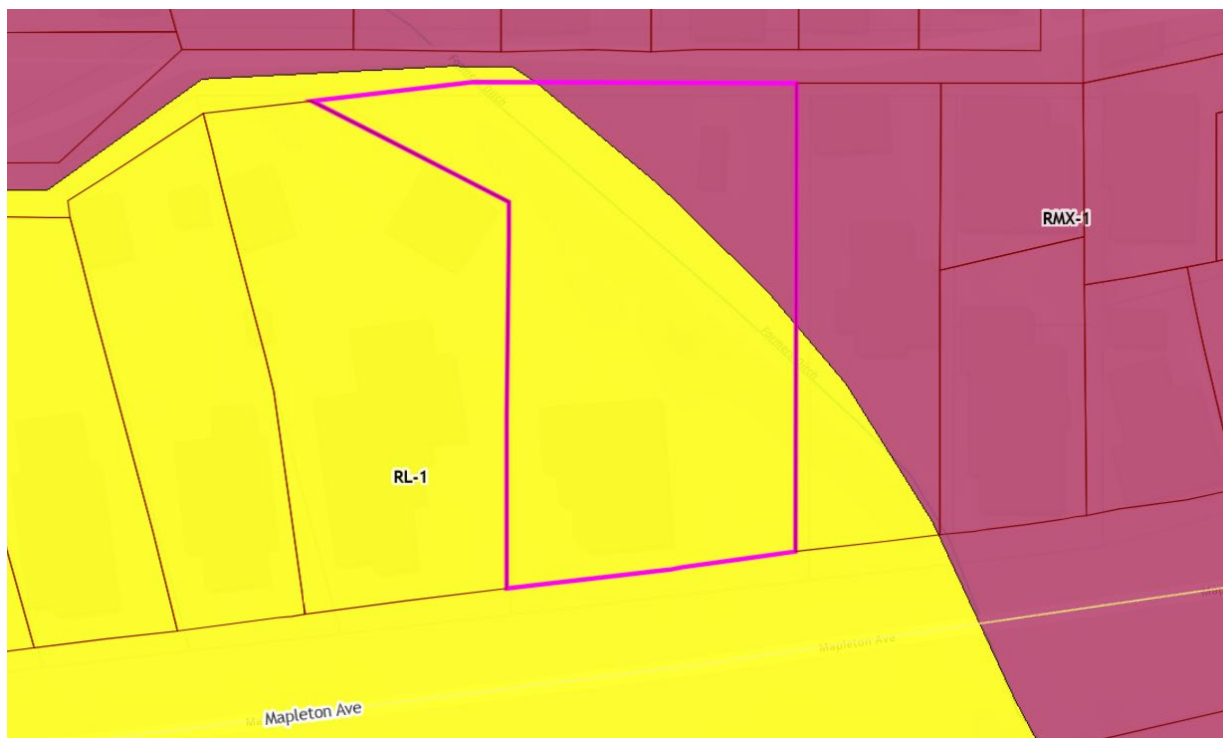
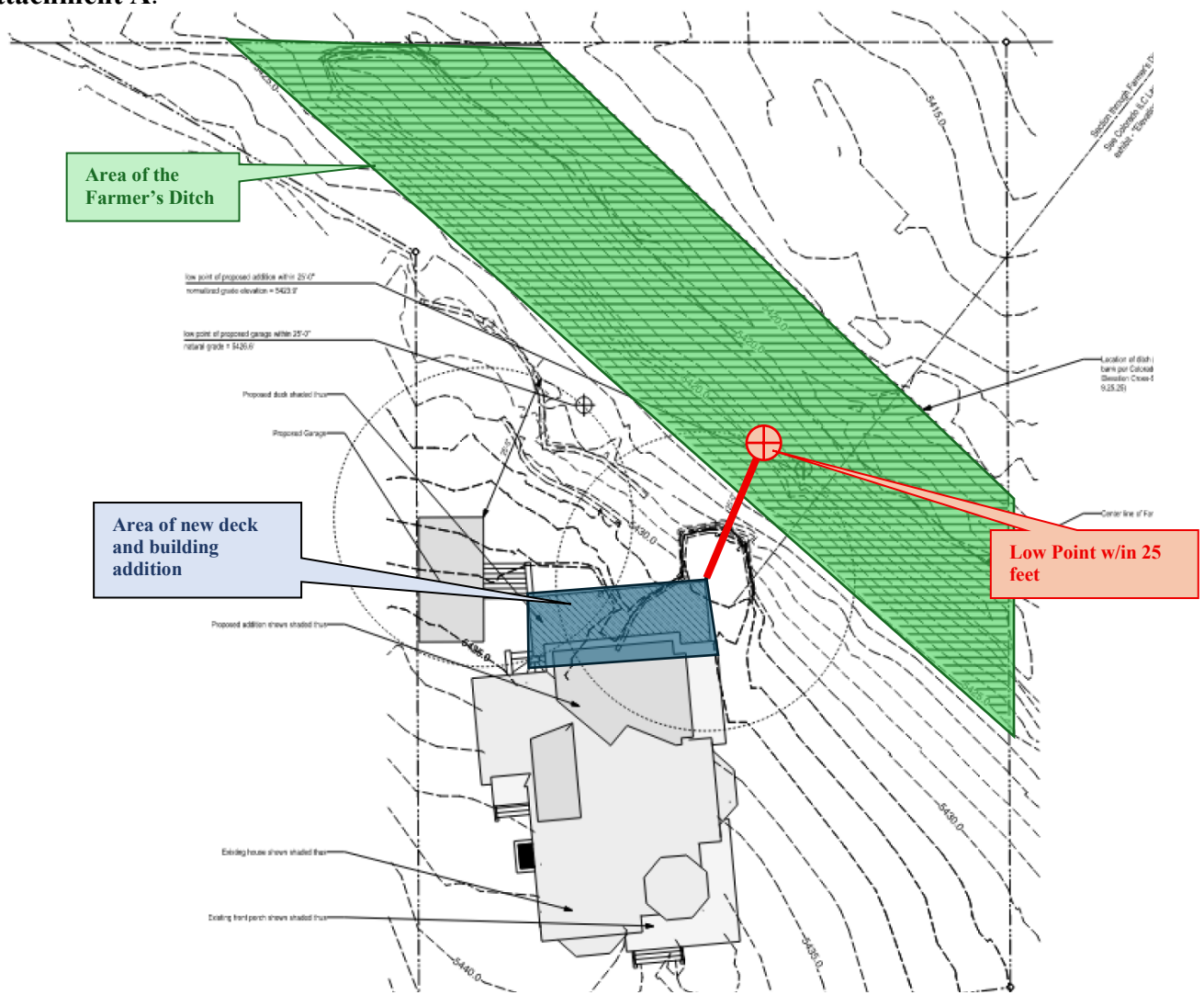


Figure 3. Zoning on and around site

Project Description

As shown in the submitted plans, the applicant is proposing to add floor area and expand the building footprint approximately four feet to the north. The total floor area of the existing dwelling unit is increasing from 2,632 square feet to 3,422 square feet, which also includes raising some ceiling heights and roof forms of the upper floor to add habitable floor area where it was previously discounted from floor area ratio (FAR) calculations. Per the city’s definition of [floor area](#), spaces that are considered uninhabitable are exempted from floor area calculations. Per [Chapter 9-16](#), B.R.C. 1981, “Uninhabitable space means a room or portion thereof that is six feet or less in floor to ceiling height...” The scope also includes a new attached deck to replace the existing unpermitted deck. The existing deck is about 180 square feet, and the proposed deck is about 380 square feet, which partially wraps around the eastern façade.

Per Section 9-7-5 B.R.C. 1981, “Height shall be measured as the vertical distance from the lowest point within twenty-five horizontal feet of the tallest side of the structure to the uppermost point of the roof or structure. The lowest point shall be calculated using the natural grade.” For the purposes of determining the low point, the outer extent of an attached deck is used for the 25-foot measurement. As shown on Sheet A1.0a of the applicant’s architectural plan set, the building’s low point 25 feet falls within the bottom of the Farmers Ditch that runs through the backyard. See **Figure 4** below. Because the low point is taken from “natural grade” and falls within the man-made ditch, a topographic exhibit was prepared by a surveyor to interpolate the natural grade that would exist if the man-made ditch was not present. That exhibit and ditch cross section is provided in **Attachment A**.



As a result of the new building footprint and the replacement deck, the location of the low point is changed although the existing roof height is maintained. The new low point is an elevation of 5,423.9 feet, thereby resulting in a building height of 41.9 feet measured to the existing hipped roof ridge. The new roof elements measure 41.2 feet in height. Because the cupola meets the city’s

definition of *Building Appurtenance*, it is not used to calculate height. There is no expansion to the overall roof form or perceived height of the house. See eastern elevation below, which shows that the height of the existing roof ridge remains unchanged:

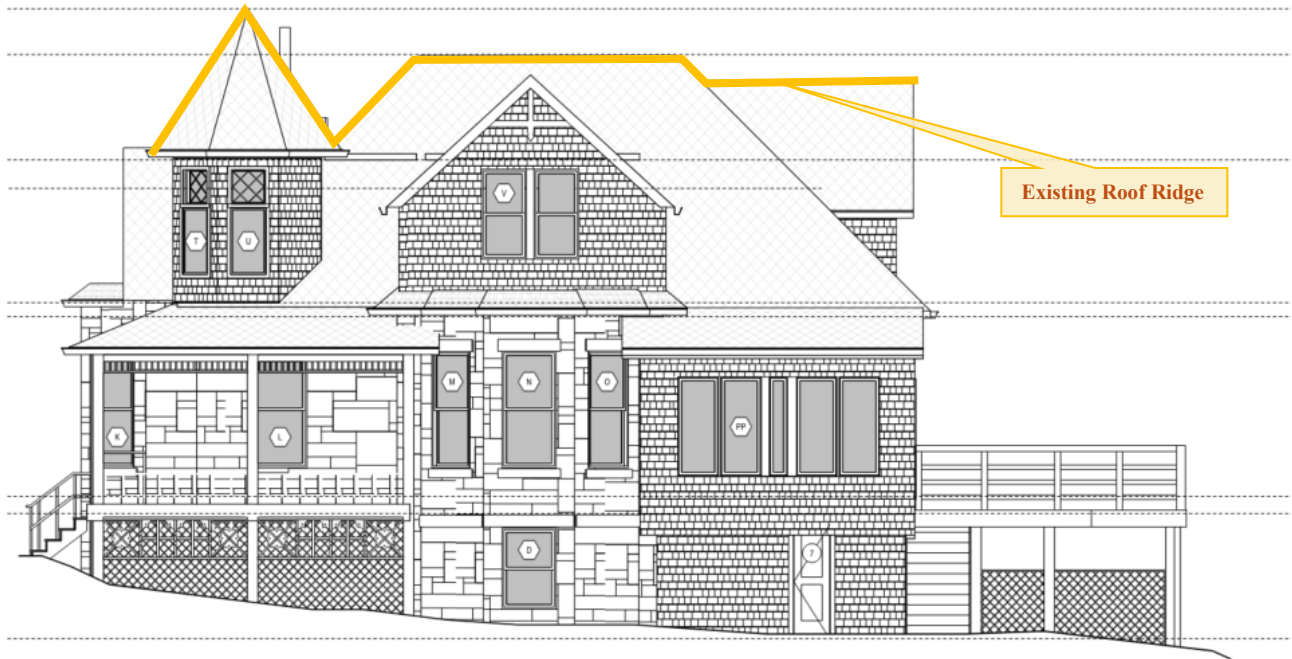


Figure 5. Existing East Elevation

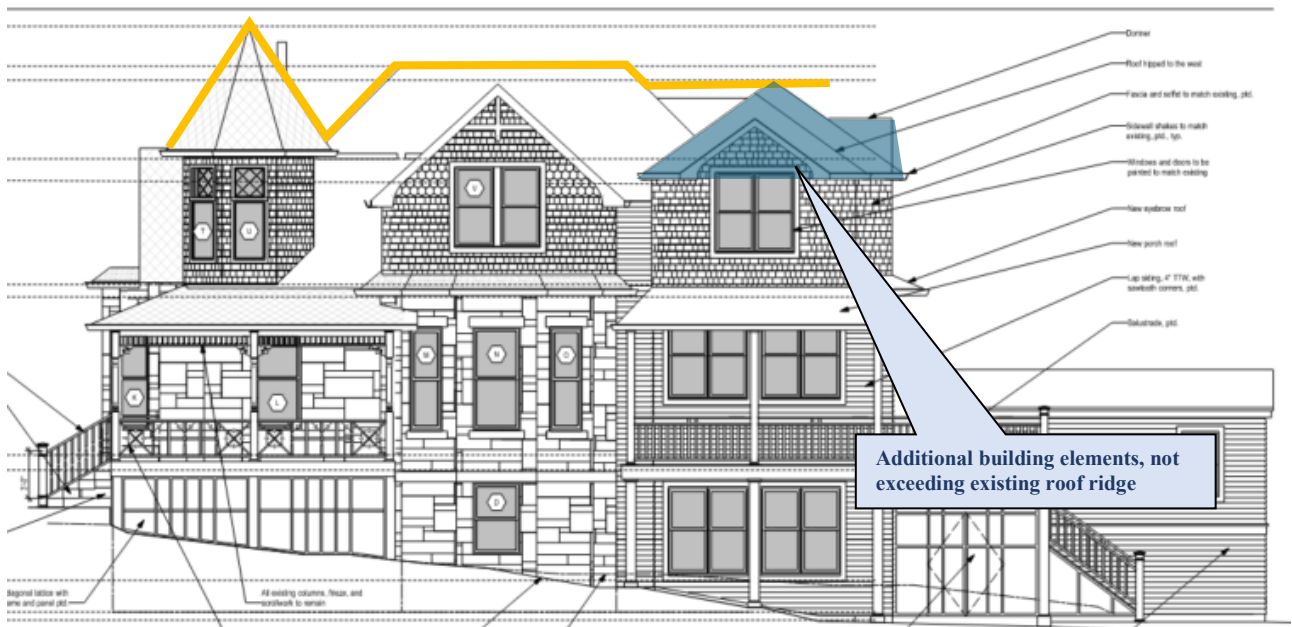


Figure 6. Proposed East Elevation

The proposal also includes retaining walls to improve useable open space due to the existing grade, new wood screening below the front porch, and a new detached garage. No other modifications to the Land Use Code are requested.

PROCESS

The existing building is considered nonconforming to the permitted height of 35 feet identified in Table 7-1 of the Boulder Revised Code due to the age of the building, which predates the 1971 adoption of the City's current method of measuring height. As a result of the proposed building addition, the low point is changing although the height of the existing roof is not modified.

Additional roof elements and floor area are proposed but do not exceed the height of the existing roof. Pursuant to Section 9-7-5(d), B.R.C. 1981, a site review is required to add building elements, massing, or floor area above the permitted height in the RL-1 zone. Per [Section 9-2-14, B.R.C. 1981](#), a development that exceeds the permitted height requirements is not subject to the minimum threshold requirements. No standard other than height may be modified under site review. The development is eligible for a height modification due to the topography of the site per Section 9-2-14(b)(1)(E)(iii), B.R.C. 1981.

The building is located within the Mapleton Historic District, which requires a Landmark Alteration Certificate (LAC). The applicant went before the Landmarks Design Review Committee on Nov. 12, 2025, and Dec. 17, 2025, and obtained an LAC on Jan. 23, 2026. Landmarks staff found that the proposed modifications were consistent with applicable guidelines, including Section 9-11-18, B.R.C. 1981, [General Design Guidelines](#), and the [Mapleton Hill Design Guidelines](#).

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.

ANALYSIS/ KEY ISSUES

1. Is the proposed project consistent with the Site Review Criteria, section 9-2-14(h), B.R.C. 1981?

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. Please see **Attachment B** for Staff's Analysis of the Site Review Criteria. New retaining walls and deck will contribute to useable open space. The building's relationship to the public realm is not altered and remains consistent with criteria and the existing use. The building material palette is simple and considered durable. The overall design and massing is consistent with the surrounding area and the Mapleton Hill Historic District, as determined by the Landmarks Design Review Committee. The scope is consistent with the continued use as a detached dwelling unit.

RECOMMENDED CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on January 25, 2026, 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 a 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 January 25, 2026, is acceptable. Planning staff will review plans to assure that the architectural intent is performed.
 - b. A **final site plan** that 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 Colorado Department of Transportation (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.
3. Prior to a building permit application, the Applicant shall dedicate to the City, at no cost, the

easements necessary to serve the development, including, but not limited to, the following easements as shown on the plans prepared by the Applicant on February 4, 2026, meeting the City of Boulder Design and Construction Standards, as part of Technical Document Review applications, the form and final location of which shall be subject to the approval of the City Manager:

a. A **Ditch Easement** for the Farmers Ditch.

4. Prior to a building permit application, the Applicant shall submit to the City, and obtain approval of, the following lot line elimination or the equivalent meeting the requirements of Chapter 9-12, "Subdivision," B.R.C. 1981, as part of Technical Document Review application:

a. A **lot line elimination** between a portion of Lot 8, Lot 9, and Lot 10, Block 1, Breath's Subdivision, City of Boulder, County of Boulder, State of Colorado.

5. Prior to a building permit application, the Applicant shall demonstrate to the City that a maintenance easement has been secured between the Property Owner of 1039 Mapleton Ave. and the Property Owner of 1037 Mapleton Ave. of the adjacent parcel to the west for the new detached garage per Subsection 9-7-2(b)(2), B.R.C. 1981.

6. 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 Criteria Analysis



watt-arch.com
720.939.2336

Dauber Residence
1039 Mapleton Ave
Boulder
Colorado

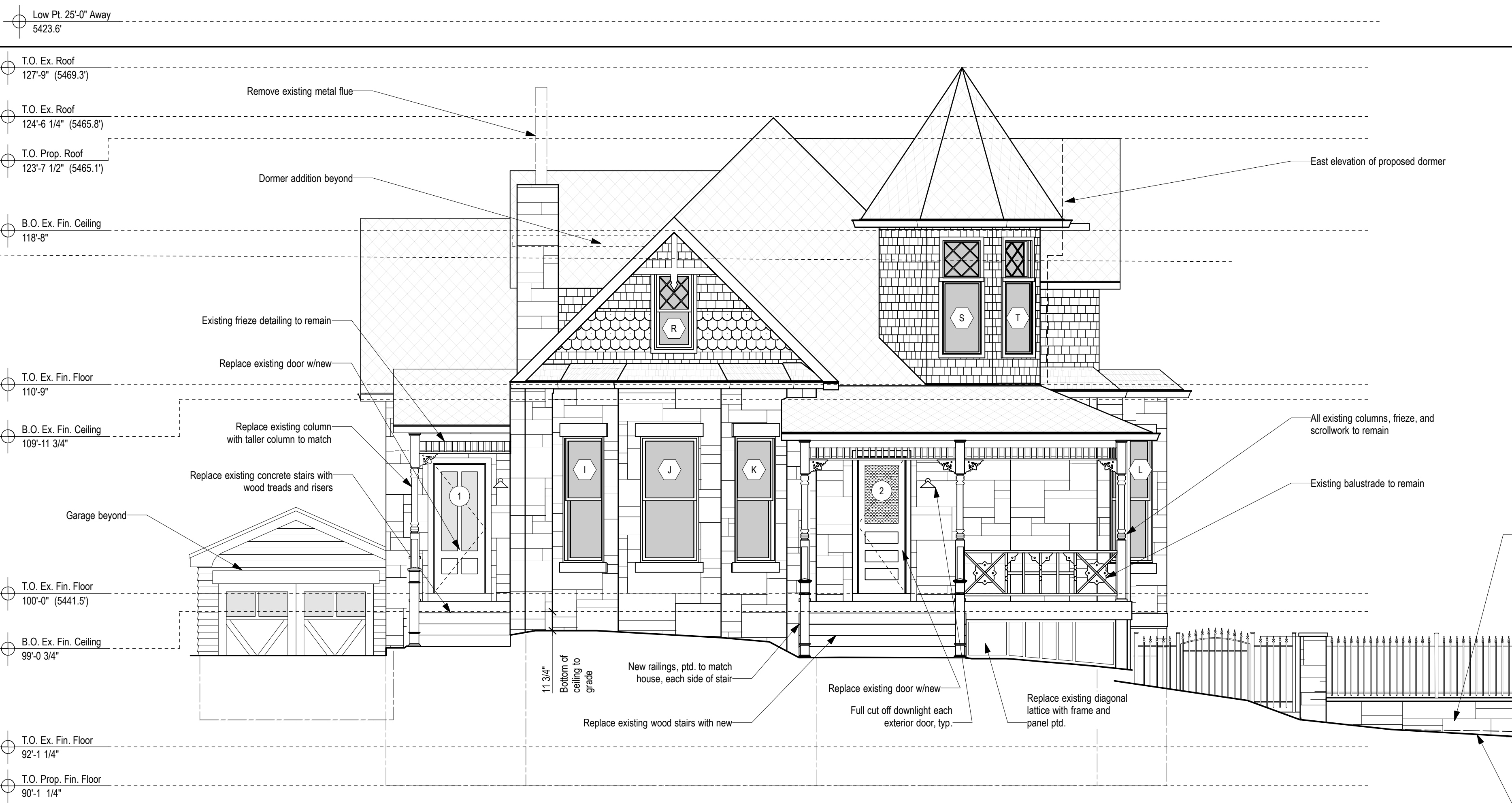
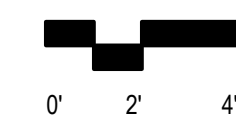
Site Plan Review - Height Modification

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| 31 | 1.25.26 |

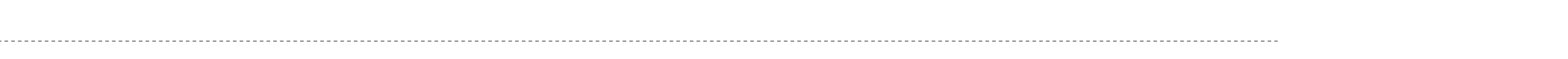
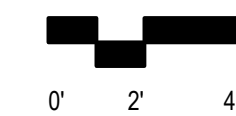
A4.0



Existing South Elevation Scale: 1/4" = 1' - 0" 1



Proposed South Elevation Scale: 1/4" = 1' - 0" 2

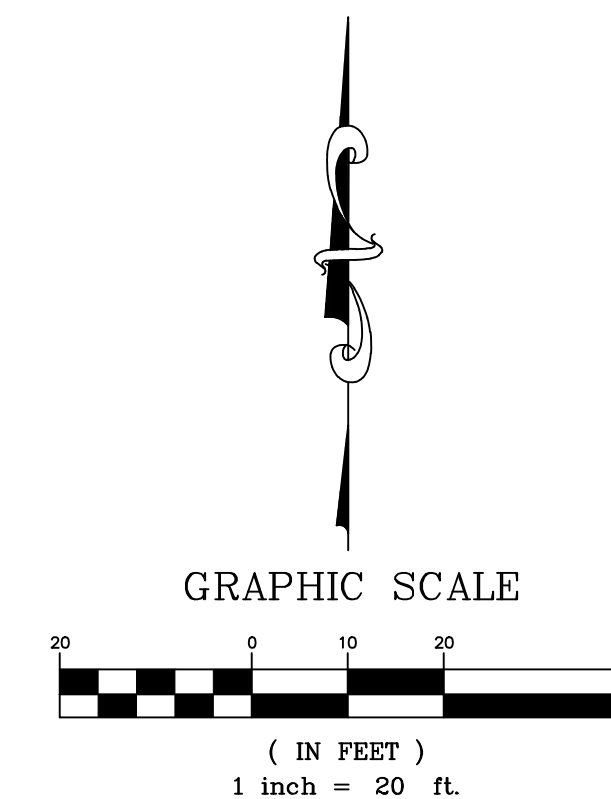
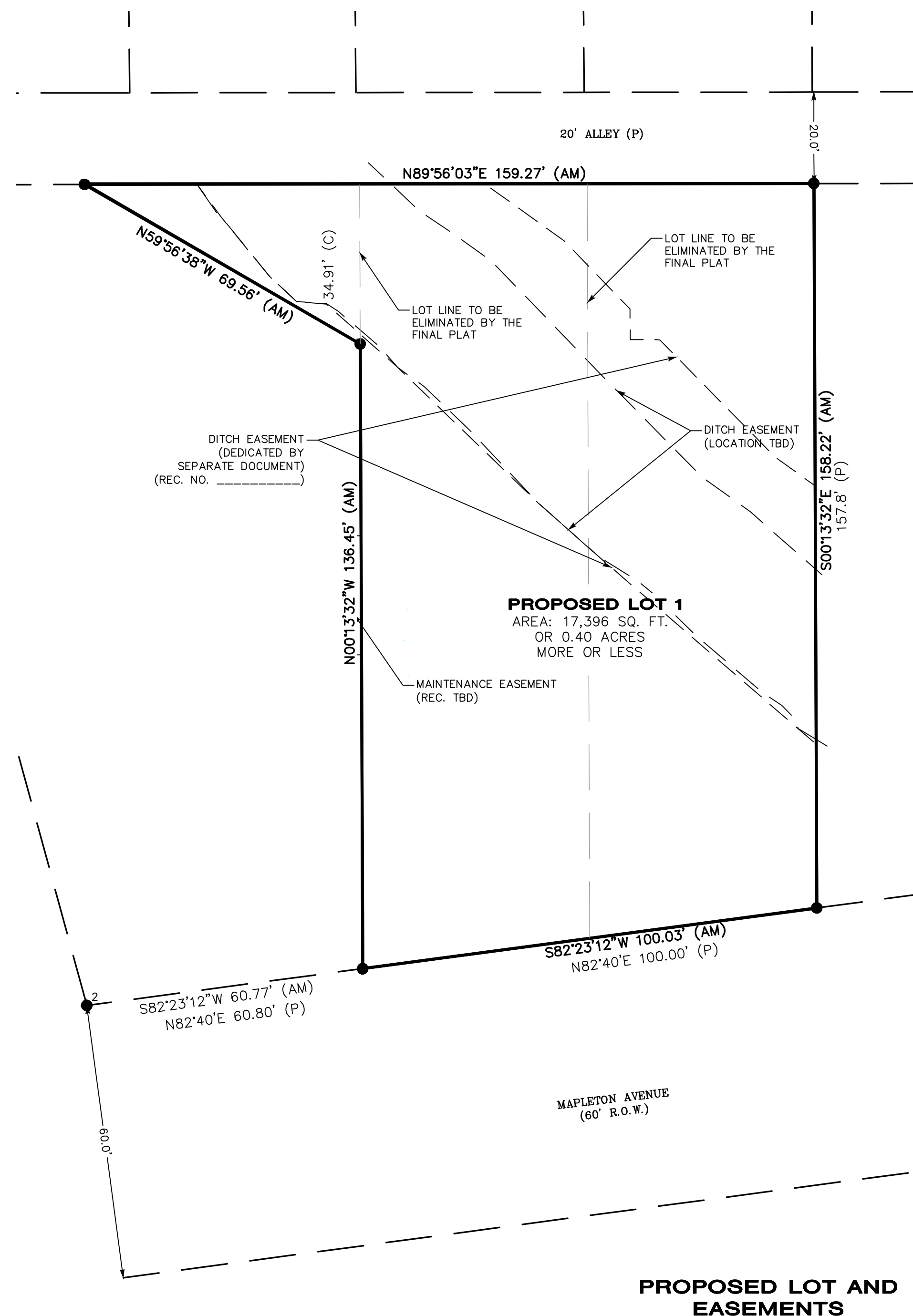


1039 MAPLETON AVENUE PRELIMINARY PLAT & UTILITY CONNECTION PLAN

LOTS 9 AND 10, AND PART OF LOT 8, BREATH'S SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 3

- Legend**
- FOUND #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "PLS 36070"
 - ² FOUND 3/4" BRASS TAG "FLATSURV LS16406"
 - (AM) AS MEASURED AT TIME OF SURVEY
 - (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
 - (P) AS PER THE PLAT OF BREATH'S SUBDIVISION DATED AUGUST 3, 1882 AT BOOK 2, PAGE 20.
 - (R) AS PER RECORD INFORMATION
 - CONCRETE
 - GRAVEL
 - FLAGSTONE
 - FENCE
 - HANDRAIL
 - WATER LINE
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - CLEANOUT
 - ELECTRIC METER
 - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - GUY WIRE
 - FIBEROPTIC LINE
 - FIBEROPTIC VAULT
 - GAS LINE
 - GAS METER



| REVISION | DATE |
|----------|------|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |

1039 MAPLETON AVENUE
PRELIMINARY PLAT

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

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

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

3825 IRIS AVE.,
SUITE 395
BOULDER, CO 80301
(303) 443-7001

DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP
AND SIGNATURE

JOB NUMBER:
24-81,963

DATE:
02-04-2026

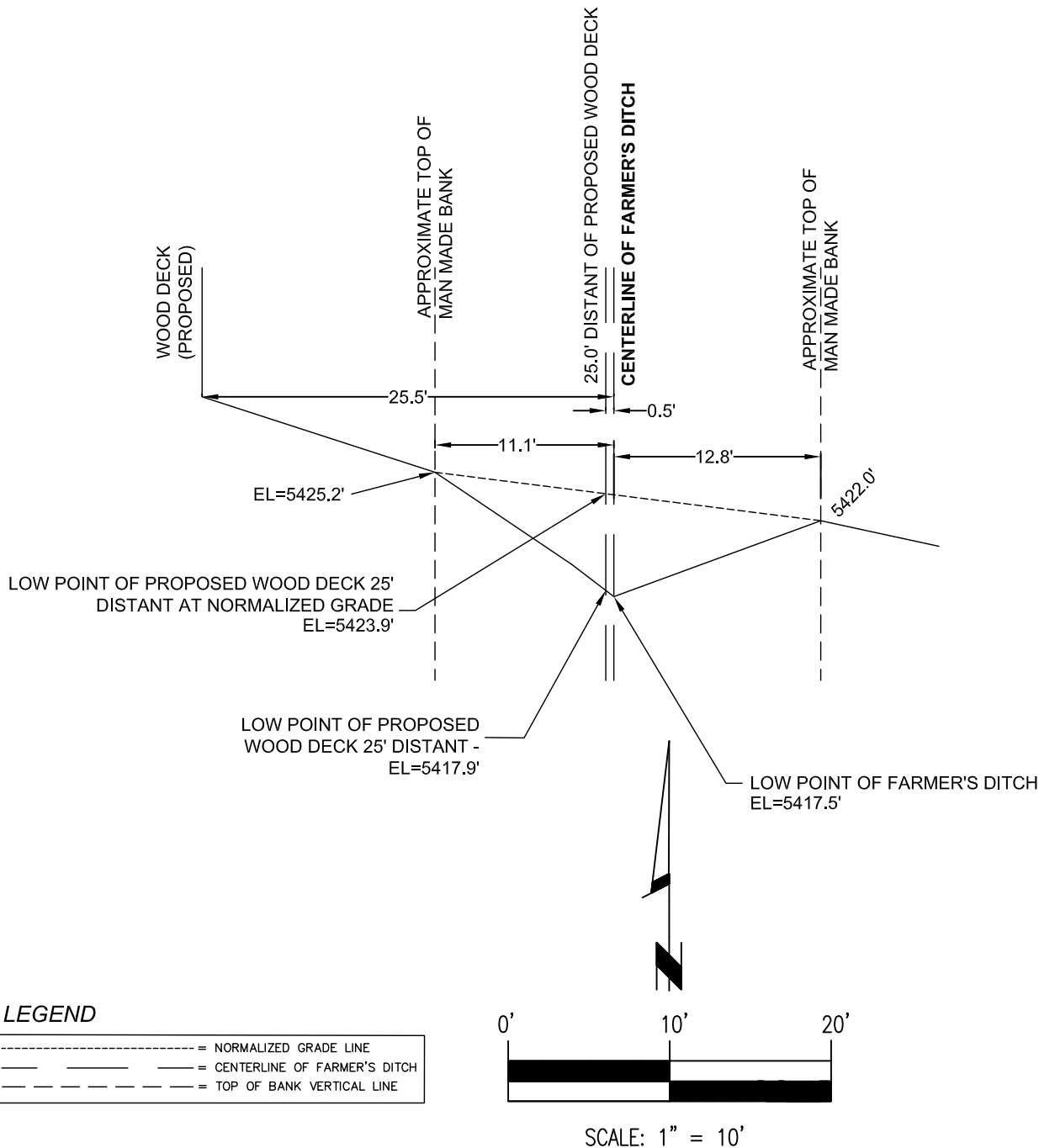
DRAWN BY:
M. ROBAK

CHECKED BY:
TDH/SB/JJK

SHEET 2 OF 3

FARMER'S DITCH ELEVATION CROSS-SECTION EXHIBIT

THIS IS NOT A LAND SURVEY
 1039 MAPLETON AVENUE, BOULDER, CO 80304
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 25,
 TOWNSHIP 1 NORTH, RANGE 71 WEST, OF THE 6TH P.M.,
 COUNTY OF BOULDER, STATE OF COLORADO.



LEGEND

| | |
|-------|--------------------------------|
| ----- | = NORMALIZED GRADE LINE |
| ==== | = CENTERLINE OF FARMER'S DITCH |
| ----- | = TOP OF BANK VERTICAL LINE |

ELEVATIONS ARE BASED ON DIFFERENTIAL GPS OBSERVATIONS AND ARE BASED ON NAVD88 VERTICAL DATUM

PROPERTY ADDRESS:
 1039 MAPLETON AVENUE,
 BOULDER, CO 80304

FARMER'S DITCH ELEVATION CROSS-SECTION EXHIBIT

I HEREBY CERTIFY THAT THIS EASEMENT EXHIBIT WAS PREPARED FOR GEORGE WATT AND THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

ORDERED BY:
 GEORGE WATT



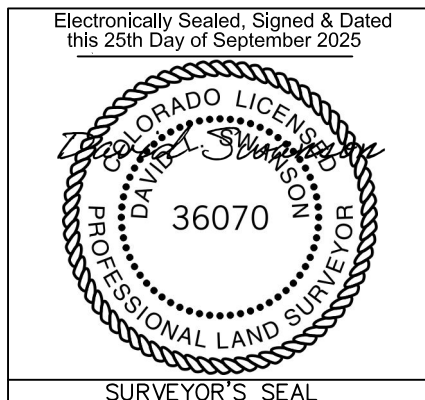
REVISIONS

REV: 02

DATE PREPARED: 09/25/2025
 3000 Lawrence Street
 Ste. 111, Denver, CO 80205

DRAWN BY:
 CHRIS FRANKS
 JOB # 24-06-567

DAVID L. SWANSON,
 COLORADO P.L.S.# 36070
 ELECTRONICALLY STAMPED





Existing House

Materials for addition and garage to match existing.



Stone Veneer



Dark Grey Asphalt Roof Shingles



Grey Sidewall Shakes



Grey Scalloped Wood Siding Shingles



White Painted Wood Trim



White Metal Gutters and Fascia



Lap Siding, 4" TTW, with Sawtooth Corners



White Painted Wood Detail



White Painted Windows and Doors



Stone Lintels and Sills

















City of Boulder
Planning and Development Services
1739 Broadway, Third Floor, Boulder, Colorado
1.25.26

Site Plan Review for Height Modification – LUR2024-00028

1039 Mapleton Ave., Boulder, Colorado

Written Statement

Dear Staff,

Over the past months, we have been working with the owners of 1039 Mapleton Ave., Charles and Sylvia Dauber, and the Landmarks Design Review Committee to arrive at a design for the remodel and addition that meets the goals of all parties. With the issuance of the Landmark Alteration Certificate, we have accomplished this. Our current submittal drawings are consistent with those approved by the LDRC.

During the process with the LDRC we learned the house, known as the Daniel/Burnham House, was built in the Queen Anne style in 1895-1896 with the cupola added and the dormers modified during the years 1904 - 1911 and the rear porch enclosed post 1948 with the rear deck added at an unknown date.

We are currently in the TEC process for the Lot Line Elimination and have reached consensus with the Farmers Ditch Company and staff as to the ditch easement. A TEC application for the ditch easement will be submitted shortly.

The current submittal drawings illustrate an addition primarily to the north per LDRC comments with a resulting FAR and building coverage similar to that submitted in our previous application. The physical height of the proposed addition is the same as submitted in our previous application. In addition, the low point as measured from the northeast corner of the proposed deck results in the same elevation as our previous application. As such, the addition and remodel of the second floor with the resulting proposed roof, and the proposed deck to the north will still require a height modification due to the topography of the site as the site drops quickly to the north and east as can be seen on the previously submitted Improvement Survey Plat dated 2.22.24 by Colorado ILC.

When plotting the point twenty-five horizontal feet from the tallest side of the proposed addition per Boulder Revised Code 9-7-5, that point lies within the existing Farmers Ditch excavation located in the north backyard of the property. Please see attached drawings A1.0, A1.0a, and A1.0b dated 1.25.26 demonstrating proposed height calculations for both the house and garage.

Attachment A - Applicant's Plan Set and Written Statement

The height to the hipped roof ridge of the existing house is 5465.8'. This does not include additional height of the existing cupola facing Mapleton Avenue. The height of the existing cupola is 5469.3', an additional 3.5' above the hipped roof's ridge. With the low point of the existing house at 5423.6' (measured from the northeast corner of the existing deck and using the normalized grade shown on Colorado ILC's Farmer's Ditch Cross Section Exhibit), the height of the existing house is 45.7' to the top of the cupola.

The low point 25'-0" away from the proposed addition is 5423.9' (based on the normalized grade shown on Colorado ILC's Farmer's Ditch Cross Section Exhibit). The height of the ridge of the proposed roof is 5465.1', resulting in a calculated height of 41.2' or 6.2' above the code allowed maximum of 35'-0". The height of the proposed roof's ridge is 4.2' lower than the height of existing cupola.

The proposed addition will comply with the Boulder Revised Code 9-9-17, Solar Access as shown on A1.1, dated 1.25.26.

Our construction is anticipated to begin @ 4 months after the conclusion of the Site Review Process to allow time for design and permitting. Construction is anticipated to take @ 1 year.

Thank you in advance for your consideration.

George Watt
Architect
LEED AP

Revised Documents Submitted:

- Revised Architectural Drawings: ArchPln_1039 Mapleton_1.25.26
- Revised As Built and Proposed Streetscape: Misc #1_1039 Mapleton_1.25.26
- Revised Renderings: Misc #5_1039 Mapleton_10.1.25
- Structures within 100 feet of 1039 Mapleton Avenue: Misc #6_1039 Mapleton Avenue_1.25.26
- Landmark Alteration Certificate: Misc #7_1039 Mapleton_10.1.25
- Ditch Easement Documents: Survey_1039 Mapleton_1.25.26
- Response to Comments: RespComm_1039 Mapleton_1.25.26
- Written Statement: WrtnStmnt_1039 Mapleton_1.25.26



City of Boulder
Planning and Development Services
1739 Broadway, Third Floor, Boulder, Colorado
5.1.24 [Revised 4.1.25](#)

Site Review Response to Criteria - 1039 Mapleton Ave., Boulder, Colorado

Our responses are in blue. **Revised responses in blue bold.**

CRITERIA FOR REVIEW

Submit a response to each criterion with the application.

No site review application shall be approved unless the approving agency finds that the project is consistent with the following criteria:

(1) Boulder Valley Comprehensive Plan (BVCP) criteria:

- (A) **BVCP Land Use Map and Policies:** 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. [The land use and proposed project is consistent with the BVCP land use map.](#)
- (B) **Subcommunity and Area Plans or Design Guidelines:** 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.
[The proposed project is not subject to an adopted plan or guidelines.](#)
- (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 in the City of Boulder Energy Conservation Code. [The proposed project is a residential project.](#)
- (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 and building design elements visible upon entry to the city. [The proposed project is not on an urban edge.](#)
- (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. [The project is within the Mapleton Hill Historic District. We have been in touch with Landmarks staff concerning our Site Review application. Upon conclusion of the Site Review process, we will submit for a Landmarks Alteration Certificate. **A LAC will be submitted concurrently with the response to comments.**](#)

(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-bedroom units, or three-bedroom 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; **NA**
- (ii) Projects greater than five acres shall include at least two qualifying housing types; **NA**
- (iii) Projects ten acres or more shall include at least three qualifying housing types; **NA**
Projects greater than five acres shall include at least five dwelling units of each required qualifying housing type; **NA**
- (iv) Projects with more than 20 attached dwelling units shall include at least two different bedroom types, and; **NA**
- (v) 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. **NA**

(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 project provides for protection of existing trees and surface water in 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. **The proposed addition will sit on an existing level terrace. Minor earth work will be required downslope. A grading plan is included in the revised plan set to illustrate this.**

(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 will not require any alteration to existing access, transportation, or mobility infrastructure.**

- (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. *NA*
- (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. *NA*
- (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. *NA*
- (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. *No change to vehicular circulation or parking is proposed.*
- (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. *NA*

(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 majority of the open space will remain as is.*
- (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. *The open space will meet the needs of the residents. Upon construction of the addition, the property will still have ample open space for recreation, exterior patios, gardens, etc. With a building coverage of 2,487 SF (actual, no exemptions for porches. (max allowed is 3,906 SF)) upon construction of the addition, the property will still have 14,899 SF of open space.*
- (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. *NA*
- (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. *NA*

(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. *The project will exceed the minimum landscaping requirements of Section 9-9-12, "Landscaping and Screening Standards," B.R.C. 1981, by at least fifteen percent. Additional trees are to be planted to the east of the addition to screen the addition from view. See A1.0.*
- (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. *The design will achieve this goal by using sandstone to match for exterior patios that tie into the columns on the addition using the same sandstone color and texture as the original house. The landscape to the east of the addition will also include a variety of native plantings and gardens taking full advantage of the southern exposure of the property.*

- (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 design will achieve this goal through the use of native and xeric plantings, minimizing turf areas, and an irrigation system designed to meet the needs of the landscape design. No stormwater facilities are required on this site.**
- (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. **NA.**

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

(A) Building Siting and Public Realm Interface:

- (i) New buildings and, to the extent practicable, additions to existing buildings are positioned towards the street, respecting the existing conditions or the context anticipated by adopted plans or guidelines. In urban contexts, buildings are positioned close to the property line and sidewalk along a street; whereas, in lower intensity contexts, a greater landscaped setback may be provided to match the surrounding context. *The proposed addition will be to the north of the existing house consistent with Mapleton Hill Historic District Design Guidelines and the General Design Guidelines for Boulder's Historic Districts and Individual Landmarks that require preservation of the front of the house facing Mapleton Ave.*
- (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. *No change to the parking areas are proposed. The existing curb cut will remain and will provide access to a one story garage that is setback from the front of the house. See A1.0.*
- (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. *No change to the building entry is proposed.*
- (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. *No change to the building entry is proposed.*
- (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. *NA*
- (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 proposed addition will be to the north of the existing house consistent with Mapleton Hill Historic District Design Guidelines and the General Design Guidelines for Boulder's Historic Districts and Individual Landmarks that require preservation of the front of the house facing Mapleton Ave. The addition is lower in actual height than the existing house, reducing the visual impact of the addition and making the mass of the addition subservient to the original house, consistent with the Guidelines. The exterior material palette for the addition uses the materials of rusticated stone, wood shingle, and wood windows matching the existing house.*

(B) Building Design:

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

- (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. NA
- (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. **Detailing will be consistent with the existing house and the Mapleton Hill Historic District Design Guidelines and the General Design Guidelines for Boulder's Historic Districts and Individual Landmarks. New windows, exterior trim (fascia, frieze, soffet, rope trim at windows and doors, etc.) and railings will either match in detailing or complement the detailing of the original house.**
- (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. NA

- (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 proposed addition's design will be consistent with Mapleton Hill Historic District Design Guidelines and the General Design Guidelines for Boulder's Historic Districts and Individual Landmarks through the use of similar geometry for the massing of the addition, similar roof forms, windows and doors to match existing, and colors of all exterior materials to match existing.*

(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. *The proposed addition's design, materiality, and detailing will be consistent with Mapleton Hill Historic District Design Guidelines and the General Design Guidelines for Boulder's Historic Districts and Individual Landmarks through the use of stone and wood shingles to match the existing house on all four elevations, not just those facing the public realm.*
- (ii) Monolithic roofing membranes, like Thermoplastic Polyolefin, are not used on roof surfaces that are visible from the street level. *NA*
- (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. *The proposed addition's design, materiality, and detailing will be consistent with Mapleton Hill Historic District Design Guidelines and the General Design Guidelines for Boulder's Historic Districts and Individual Landmarks through the use of similar geometry for the massing of the addition with materials to match existing (stone on the lower floors and shingles on the upper) windows and doors to match existing, and colors of all exterior materials to match existing.*
- (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. *NA*
- (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. *NA*

► **(4) ADDITIONAL CRITERIA FOR BUILDINGS REQUIRING HEIGHT MODIFICATION OR EXCEEDING THE MAXIMUM FLOOR AREA RATIO:**

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

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

- (i) The building does not exceed 200 feet in length along any public right-of-way. [NA](#)
- (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: [NA](#)
 - a. Type of dominant material or color, scale, or orientation

- Facade recessions and projections;
- b. Location of entrance and window placements;
- c. Roof forms; and
- d. Building height.

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

- (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. [The height modification for the addition will not result in a height greater than the existing roof ridge line, a height 3'-6" lower than the existing height of the cupola facing Mapleton Avenue.](#)
 - 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: [NA](#)
 - 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
 - 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;
 - 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:
 - 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;

Attachment A - Applicant's Plan Set and Written Statement

- 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.



City of Boulder
Planning and Development Services
1739 Broadway, Third Floor, Boulder, Colorado
10.1.25 *Revised 1.25.26 (Revisions in italics)*

Site Plan Review for Height Modification – LUR2024-00028
1039 Mapleton Ave., Boulder, Colorado

Structures within 100 feet of 1039 Mapleton Avenue

There is one structure within 100 feet of 1039 Mapleton Avenue, the neighboring house to the west, 1035 Mapleton Avenue (shown to the left of 1039 Mapleton Avenue in the photo). As can be seen from the *new* photo below, the elevation of the existing uppermost ridge of 1035 Mapleton Avenue *closely matches the elevation of the existing cupola of 1039 Mapleton Avenue and lies @ 3'-0" above the uppermost hipped roof ridge of 1039 Mapleton Avenue.*



CRITERIA CHECKLIST AND COMMENT FORM

SITE REVIEW

SECTION 9-2-14(h)

LUR2024-00028

ADDRESS: 1039 Mapleton

DATE: March 11, 2026

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:

The Land Use designation for the site is Low Density Residential (LR). The existing use is a single detached dwelling unit, consistent with the Land Use Designation. The project scope will not alter the existing density or use. The proposal is consistent with the following BVCP goals and policies:

- *2.10 Preservation & Support for Residential Neighborhoods*
- *2.33 Sensitive Infill and Redevelopment*
- *2.27 Preservation of Historic & Cultural Resources*
- *2.41 Enhanced Design for All Projects*

(B) Subcommunity and Area Plans or Design Guidelines: *N/A*

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 is not subject to an adopted area plan or design guidelines. As part of the Landmarks and LAC process, the project was reviewed for consistency with the Mapleton Hill Historic District Design Guidelines.

(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:

N/A; residential only.

(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:

N/A; not within an urbanizing area along the boundaries of Area I and Area II or III. Within Area I.

(E) Historic or Cultural Resources: Yes

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:

The property is located in the Mapleton Hill Historic District, which requires a Landmark Alteration Certificate for building modifications. The applicant went before the Landmarks Design Review Committee and received LAC approval for the scope of the project.

(F) Housing Diversity and Bedroom Unit Types: N/A

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:

N/A; located in RL-1.

(G) Environmental Preservation: Yes**Staff Response:**

The project will not impact natural features, including landscaping or the existing ditch. The proposal does include adjustments to the grade just to the east and north of the building. Such grading changes are considered minimal and will provide more usable open space for the owners.

- (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:

(A) Access, Transportation, and Mobility: N/A

Staff Response: *The existing use is a detached dwelling unit and will not change as part of the scope. Pedestrian or vehicle connections are not proposed between sites, consistent with the nature of the existing neighborhood and development. There is no increase in intensity or density that would necessitate a TDM or increase vehicle miles traveled, and parking will be located within a garage accessible from the single driveway consistent with site access requirements for a detached dwelling unit. There is an existing detached sidewalk along Mapleton Ave. that will remain for access.*

(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 existing use is a single detached dwelling unit. The open space is consistent with the use and includes a deck and grassy areas for the use of the occupants.

- (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:

The open space meets the needs of the occupants, which includes the construction of retaining walls to level out a portion of the property for more useable open space.

- (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. *N/A*

Staff Response:

N/A; the project is for one detached dwelling unit.

- (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. *N/A*

Staff Response:

N/A; there are no adjacent public spaces, multi-use paths, city parks, or public open spaces to the subject site.

(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:

The project will exceed the minimum landscaping requirements and is providing additional trees to the east of the addition to screen the addition from view.

- (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:

Sandstone pavers will match the existing patios and complement the columns and sandstone texture of the original house. A variety of plantings are proposed to the east.

- (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:

Landscaping will include native and xeric plantings and minimal tur areas. Stormwater facilities are not required on the site.

- (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:

Parking will be located within the new garage. Operational elements such as trash storage and recycling areas will be away from the public realm.

(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:

(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:

Additional floor area is proposed to the rear of the house or otherwise contained within the footprint of the existing structure, which is positioned towards the street. The existing relationship to the public realm is not changing as part of this proposal.

- (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:

A new garage is proposed behind the principal building and is further from the streetscape than the primary building façade.

- (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:

There are no changes to the building façade along the public realm. The existing building entry is emphasized with a covered patio, stone walkway, and architectural elements consistent with the age and character of the home.

- (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:

The project is for a single detached dwelling unit. As such, one defined entry is located along the public realm. A separate side entry is located along the western façade and adjacent to the new detached garage.

- (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 project is split zoned RL-1 to the west with a portion of the site zoned RMX-1 on the northern side of the Farmers Ditch. RL-1 zone properties are to the west and south, and RMX-1 zoned properties are to the east and north. Therefore, the project is adjacent to zoning districts of similar intensity.

- (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 building's siting and relationship to the public realm is consistent with the character of the area, which is lower intensity residential uses where building setbacks are typically a greater distance from the public realm than higher intensity uses.

(B) Building Design:

- (i) Larger floor plate buildings and projects with multiple buildings have a variety of forms and heights. *N/A*

Staff Response:

N/A; this is a single detached dwelling unit. The existing building contains multiple roof forms, including a cupola. The proposed addition will include roof elements that will match the existing style.

- (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:

Mechanical equipment is located within the building and is not visible from the public realm.

- (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:

Existing windows provide transparency and create visual interest. New windows proposed for the addition will match the design of the historic home and is consistent with the Mapleton Hill Historic District Design Guidelines. The percentage of glazing is consistent with residential areas.

- (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:

Simple detailing such as windows, exterior trim (fascia, frieze, soffet, rope trim at windows and doors, etc.) and railings create visual interest while also matching or complementing the detailing of the original house, consistent with the Mapleton Hill Historic Design Guidelines.

- (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. *N/A*

Staff Response:

N/A; not attached dwelling units are proposed.

- (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 building's materials, colors, roof forms, and style are all consistent with the character of the Mapleton Hill Historic District, as determined by the Landmarks Design Review Committee.

(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:

Existing building materials include stone, wood detailing, and wood shingles. The proposed addition will use stone, wood shingles, and wood lap siding to match the existing house as well as meet the Mapleton Hill Historic District Design Guidelines and the General Design Guidelines for Boulder's Historic Districts.

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

Staff Response:

TPO is not proposed.

- (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:

The number of building materials is limited and will match the existing stone, windows/doors, and colors. The material assignment is consistent with Mapleton Hill Historic District Design Guidelines and the General Design Guidelines for Boulder's Historic Districts and Individual Landmarks.

- (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. *Yes*

Staff Response:

Building materials do not change in-plane unless there is a wall offset.

- (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:

N/A; building is not located near 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:

- (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. *Yes*
- (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. *N/A*

(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. *N/A*
- (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: *N/A*
- 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:

N/A; building length does not exceed 120 feet along Mapleton Ave.

(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. *Yes*

Staff Response:

The existing dwelling unit is two stories, consistent with the surrounding area. The overall roof ridge from grade is not increasing as part of the proposal. The building's mass and scale is compatible with the Mapleton Hill Historic District, as determined by the Landmarks Design Review Committee.

- 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: *N/A*

Choose an item.