



**CITY OF BOULDER
PLANNING BOARD MEETING AGENDA**

DATE: December 17, 2024

TIME: 6:00 PM

PLACE: Hybrid Meeting

1. CALL TO ORDER

2. PUBLIC PARTICIPATION

3. APPROVAL OF MINUTES

- A. The July 23, 2024 Planning Board Minutes are scheduled for approval.
- B. The August 6, 2024 Planning Board Minutes are scheduled for approval.
- C. The August 20, 2024 Planning Board Minutes are scheduled for approval.
- D. The October 8, 2024 Planning Board Minutes are scheduled for approval.

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

5. PUBLIC HEARING ITEMS

- A. AGENDA TITLE:** Public hearing and consideration of a Site Review to develop the site at 5675 Arapahoe Ave. in the IG zone district with two new life sciences buildings totaling approximately 206,978 square feet in size. Includes a request for a 19% parking reduction to allow for 420 spaces where 518 are required. Reviewed under case no. LUR2023-00036.

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

- A. Introduction to Wildfire Hardening and Waterwise Landscaping Policy and Code Update Projects and Scope Discussion
- B. Update to the Planning Board Rules of Procedure

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

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
July 23, 2024
Hybrid Meeting

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

PLANNING BOARD MEMBERS PRESENT:

Jorge Boone, Chair (virtual)
Mark McIntyre, Vice Chair
ml Robles
Kurt Nordback
Laura Kaplan (virtual)

PLANNING BOARD MEMBERS ABSENT:

Claudia Hanson Thiem
Mason Roberts

STAFF PRESENT:

Tess Schorn, City Planner
Christopher Ranglos, City Planner Senior
Amanda Cusworth, Internal Operations and Board Support Manager
Kristofer Johnson, Comprehensive Planning Manager Senior
Brad Mueller, Director Planning & Development Services
Thomas Remke, Board Specialist
Laurel Witt, Assistant City Attorney II
Vivian Castro-Wooldridge, Planning Engagement Strategist

1. CALL TO ORDER

2. PUBLIC PARTICIPATION

In Person: No one spoke.

Virtual: No one spoke.

3. APPROVAL OF MINUTES

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

5. PUBLIC HEARING ITEMS

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

A. Matters: Training and Pre-Update Overview of the Boulder Valley Comprehensive Plan

Staff Presentation:

T. Schorn and C. Ranglos introduced the item and presented to the board.

Board Questions:

T. Schorn, C. Ranglos, K. Johnson, and B. Mueller answered questions from the board.

Board Discussion:

The discussion focused on the intention of the BVCP as a foundational instrument guiding the city of Boulder and the surrounding unincorporated areas of Boulder County in achieving community goals through a comprehensive planning approach. Comprehensive plans, like the BVCP, serve as visionary frameworks outlining growth, land use, transportation, and essential community services over a 15-year horizon.

Updates to the plan occur regularly, with a major update scheduled for 2025. This update aims to ensure the BVCP remains reflective of community values and needs. The city’s collaborative community engagement strategy aims to involve residents throughout the planning process, ensuring inclusivity and attention to the diverse needs within Boulder and its surrounding areas. The meeting concluded with a commitment to fostering continued dialogue and collaboration among community members and planning officials in shaping Boulder’s future.

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 7:15 p.m.

APPROVED BY

Board Chair

DATE

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
August 6, 2024
Hybrid Meeting

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

PLANNING BOARD MEMBERS PRESENT:

ml Robles
Kurt Nordback
Laura Kaplan, Acting Chair
Claudia Hanson Thiem
Mason Roberts

PLANNING BOARD MEMBERS ABSENT:

Jorge Boone, Chair (virtual)
Mark McIntyre, Vice Chair

STAFF PRESENT:

Becca Hieb, City Planner
Christopher Ranglos, City Planner Senior
Kristofer Johnson, Comprehensive Planning Manager Senior
Brad Mueller, Director Planning & Development Services
Thomas Remke, Board Specialist
Laurel Witt, Assistant City Attorney II
Vivian Castro-Wooldridge, Planning Engagement Strategist

1. CALL TO ORDER

The meeting was called to order and Laura Kaplan was nominated to serve as acting chair for the meeting in the absence of Chair Jorge Boone and Vice Chair Mark McIntyre.

2. PUBLIC PARTICIPATION

In Person: No one spoke.

Virtual: No one spoke.

3. APPROVAL OF MINUTES

A. [The Planning Board Minutes from May 21, 2024 are set for approval.](#)

K. Nordback made a motion seconded by ml Robles to approve the May 21, 2024 Draft Planning Board

Minutes. Planning Board voted 4-0, L. Kaplan abstaining. Motion passed.

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

A. CALL UP ITEM: Non-Conforming Use Review to expand a nonconforming use by 38 square feet. Two single-family residences exist on a single lot, addressed as 2530 and 2532 6th St. The property is zoned RL-1 and is nonconforming because it does not meet intensity standards (Table 8-1) for minimum lot area per dwelling unit and it does not meet parking requirements (Table 9-1) for off-street parking. The expansion involves an increase of 3.8% total floor area, as well as landscaping improvements, exterior changes to both dwelling units, added bike parking, and setback variance. The call up period expires on August 9, 2024.

This item was not called up by the board.

5. PUBLIC HEARING ITEMS

A. AGENDA TITLE: Public hearing and consideration of the following related to the North Boulder Subcommunity Plan: 1. Motion to approve limited amendments to the North Boulder Subcommunity Plan to include a vision for a mixed-use creative campus in the Village Center area and update the land use description for the Ponderosa manufactured housing community as outlined in Attachment A to the staff memorandum.

Staff Presentation:

Becca Hieb introduced the item and presented to the board.

Board Questions:

Becca Hieb answered questions from the board.

Public Participation:

In Person: No one spoke.

Virtual:

- 1) Andrew Ghadimi
- 2) David Dadone

Board Discussion:

MI Robles introduced thoughts about maintaining the visionary quality of the subcommunity plan, questioning whether the creative campus project's location aligns with the original intentions.

L. Kaplan expressed concerns about ensuring that the vision is not restricted to one site, emphasizing the need for versatility in its application across potential locations in the arts district. Discussion extended to considerations of flexibility regarding the creative campus, suggesting it need not be tied to a specific parcel.

M. Roberts touched on how past neighborhood plans reflect current community desires, especially since older plans might not resonate with today's needs. He acknowledged the challenge of ensuring

existing plans remain relevant, with considerations for more frequent periodic updates to keep pace with community dynamics.

C. Hanson Thiem asked about staff's ability to make Land Use Map updates and embed the concept of a creative campus into the North Boulder Subcommunity Plan without tying the campus to a specific location. **K. Johnson** responded, noting that the change would require that the Planning Board pass a motion that included the condition for those two things to be separated, and then staff would need to make changes to the proposed amendment before bringing the project to Council.

K. Nordback appreciated the feedback and questions offered by his colleagues. He noted that the amended North Boulder Subcommunity Plan indicates that the creative campus area will serve as an anchor to the NoBo art district.

The Board discussed that there is a current application in progress to locate the creative campus on the site indicated. If this application were to fall through, there could be future conversations regarding the best location for a creative campus as part of the BVCP update.

K. Nordback made a motion seconded by M. Roberts to approve limited amendments to the North Boulder Subcommunity Plan to include a vision for a mixed-use creative campus in the Village Center area and update the land use description for the Ponderosa manufactured housing community as outlined in Attachment A to the staff memorandum. Planning Board voted 5-0. Motion passed with the two amendments below..

MI Robles made a motion seconded by **C. Hanson Thiem** to amend the motion to add the condition that the Community Facilities Map on Page 18 and any associated texts be updated with any facilities that have been completed to date. Planning Board voted 5-0. Motion to amend passed.

MI Robles made a motion seconded by **K. Nordback**, that the Creative Campus boundary in the Village Center diagram on page 15 will include the mixed-use area on the east side of Broadway. Planning Board voted 4-1. Motion to amend passed.

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

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 7:58 p.m.

APPROVED BY

Board Chair

DATE

DRAFT

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
August 20, 2024
Virtual Meeting

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

PLANNING BOARD MEMBERS PRESENT:

Jorge Boone
Mark McIntyre
Kurt Nordback
Laura Kaplan
Claudia Hanson Thiem
Mason Roberts (virtual)

PLANNING BOARD MEMBERS ABSENT:

ml Robles

STAFF PRESENT:

Lisa Houde, Code Amendment Planner Principal
Charles Ferro, Development Review Planning Senior Manager
Chris Hagelin, Transportation Planner Principal
Samantha Bromberg, Community Vitality Senior Project Manager
Karl Guiler, Policy Advisor Senior
Kristofer Johnson, Comprehensive Planning Manager Senior
Brad Mueller, Director Planning & Development Services
Thomas Remke, Board Specialist
Laurel Witt, Assistant City Attorney II
Vivian Castro-Wooldridge, Planning Engagement Strategist

1. CALL TO ORDER

J. Boone called the meeting to order at 6:02 PM.

2. PUBLIC PARTICIPATION

In Person:

- 1) Martha Roskowski
- 2) Tom Volckhausen

Virtual:

- 1) Lynn Segal

3) APPROVAL OF MINUTES

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

5) PUBLIC HEARING ITEMS

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

A. Access Management and Parking Strategy: Code and Policy Enhancements Project Introduction

Staff Presentation:

L. Houde introduced the item and presented to the board.

Board Questions:

L. Houde, C. Hagelin, and S. Bromberg answered questions from the board.

Board Discussion:

M. Roberts believes that the scope is thorough and is excited to see this step towards creating a more equitable, sustainable, and just community.

K. Nordback is excited to see this project moving forward. He raised concern with the amount of staff involvement time and consultant costs with TDM requirements. He questioned whether creating impact fees to fund citywide multimodal transportation improvements, rather than localized mandates, could lead to. He noted that parking is a costly resource, and so providing it for free effectively makes it a socialized cost.

M. McIntyre suggested clearer communication about the project's purpose to ensure public understanding and buy-in project. He suggested adding a preamble to the project stating something along the lines of, "TDM and Parking policy will reflect our goals for climate resilience and improvement, equity goals, and economic welfare of all residents. Parking will be priced - everywhere. Any subsidies will be used to reach our equity and climate goals. The city will be a partner in, and adhere to, the parking regulations we develop for off-street parking for implementation of on-street parking."

L. Kaplan supported **K. Nordback's** suggestion to consider studying and assessing per-project TDM impact fees to contribute to city-wide TDM improvements and programs (similar to affordable housing impact fees and the IH program), rather than focusing on site-specific TDM measures as projects are approved. Staff cautioned that any new impact fees would need to be studied, and must directly correspond to the specific services impacted by the development. Staff also noted that they had intended to bring a transportation mobility fee proposal to Council in 2020, which was put on hold during COVID, but which may be revived. This would impose recurring fees on all development, not just new projects, and would therefore provide a much broader and more stable base than one-time impact fees on new development.

C Hanson Thiem echoed K. Nordback and M. McIntyre’s concerns and noted that around 30 percent of Boulder’s population are non-drivers. She encouraged a focus on broader goals that encourage moving away from reliance on car-dependent infrastructure. She supported considering eliminating minimums for off-street parking citywide, implementing parking maximums, and systemwide changes for TDM plans. She suggested staff consider public engagement strategies to reach both drivers and non-drivers.

J. Boone mentioned the rise of electric vehicles and the related need for off street parking. He noted that off street parking and roads are infrastructure, not a subsidy. He mentioned the value to impacted land owners that is created through the removal of parking minimums.

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 8:33 p.m.

APPROVED BY

Board Chair

DATE

DRAFT

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
October 8, 2024
Virtual Meeting

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

PLANNING BOARD MEMBERS PRESENT:

Mark McIntyre, Vice Chair
ml Robles
Laura Kaplan
Mason Roberts
Claudia Hanson Thiem
Kurt Nordback

PLANNING BOARD MEMBERS ABSENT:

Jorge Boone, Chair

STAFF PRESENT:

Charles Ferro, Development Review Planning Senior Manager
Chandler Van Schaack, Development Review Planner Principal
Alison Blaine, City Planner Senior
Adam Olinger, City Planner
Thomas Remke, Board Specialist
Hella Pannewig, Senior Counsel
Vivian Castro-Wooldridge, Planning Engagement Strategist

1. CALL TO ORDER

2. PUBLIC PARTICIPATION

Virtual:

- 1) Lynn Segal

3. APPROVAL OF MINUTES

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

- a. **CALL UP:** Site Review Amendment to amend a previous approval to convert existing offices into attached residential dwelling units. There are no proposed changes to the size of the existing building. Scope includes updates to the building façade and materials and improved landscaping.

This item was not called up by the board.

Board members expressed concerns with the TDM plan including the need for non-hanging bike parking especially for heavy e-bikes, car charging and bicycle charging, unbundling and pricing of parking.

5. PUBLIC HEARING ITEMS

- a. **AGENDA TITLE:** Concept Plan Review and Comment for the redevelopment of 1840 and 1844 Folsom St. The proposal includes demolition of the two existing office uses and redevelopment of the site with 183 dwelling units including studio, one-, two-, and three-bedroom units for a total of 160,296 square feet. Parking will be primarily located below-grade. Reviewed under case no. LUR2024-00029.

Staff Presentation: Alison Blaine presented the item.

Staff Questions: Alison Blaine answered questions from the board.

Applicant Presentation: Bill Hollicky and Chris Jacobs presented the item.

Applicant Questions: Bill Hollicky and Chris Jacobs answered questions from the board.

Public Participation:

- 1) Douglas Bendt
- 2) Lynn Segal
- 3) Douglas Penick
- 4) Brian Otte
- 5) Del Armstrong
- 6) Jonathan Singer
- 7) Hannah George
- 8) Betsy Imig
- 9) Barbara Croissant
- 10) Macon Cowles

Board Discussion:

KEY ISSUES

1) Is the proposal consistent with the policies of the BVCP and the vision for the area as shown in the BVRC plan and Boulder Plaza Subarea Plan?

2) Does Planning Board have feedback for the applicant on the conceptual site plan and building design?

M. Roberts believes the proposal is consistent with the policies of the BVCP, noting goals of increasing housing density and addressing housing imbalances. He would like to see a further parking reduction if possible, in exchange for additional green space, view shed considerations, or an increase in units. He had some concerns around bike and pedestrian safety and suggested the applicant prepare a strong TDM plan.

C. Hanson Thiem agreed with M. Roberts on many points, including supporting a larger parking reduction, and believes this is an appropriate site for intense housing uses. She suggested looking for more opportunities for interior circulation and permeability.

K. Nordback agreed with his colleagues that this is an appropriate location for intense housing usage. He would like to see the façade simplified a bit for a cleaner design. He suggested flipping the orientation of the design to allow additional green space on the North side.

Ml Robles encouraged finding ways to make the open spaces vital and usable parts of the resident experience. She suggested that the applicant review design guidelines in the BDRC regarding how people walk past and through the site and the related pedestrian experience.

L. Kaplan agreed with the views of her colleagues and generally supported the staff analysis. She especially seconded K. Nordback's suggestion to flip the design and allow more green space on the north side. She supported the applicant's desire for a greater parking reduction, their commitment to avoiding larger luxury units, and their ideas for best in class secure bike parking. She encouraged the applicant to think carefully about pet relief areas to ensure that courtyard space remains usable. She thought a use review for an amenity space on the ground floor could be supportable.

M. McIntyre thanked the board for their comments and agreed with their analysis.

- b. **AGENDA TITLE:** Public hearing and consideration of a Site Review for a 2,096 square-foot third story addition at 2040 14th Street within the Downtown- 3 (DT-3) zoning district. The proposal includes the construction of a third story and a 100% vehicle parking reduction. The applicant has requested Vested

Staff Presentation: Charles Ferro introduced the item and Adam Olinger presented the item.

Staff Questions:, and Charles Ferro answered questions from the board.

Applicant Presentation: Andy Olry presented the item.

Applicant Questions: Pete Weber, Ali Gidfar, and Dave Bacon answered questions from the board.

Public Participation:

Virtual:

1) Lynn Segal

Board Discussion:

KEY ISSUES

1) Is the proposed project, with its modification to vehicular parking standards, maximum stories, setbacks, and an open space modification consistent with the Site Review Criteria of the Land Use Code section 9-2-14(h)?

M. Roberts believes the project is consistent with Site Review Criteria.

MI Robles supported the project and noted that it fits the site and accomplishes the owners goal of providing a residence without creating any public distress.

L. Kaplan believes the project is consistent with Site Review Criteria.

K. Nordback agreed that the project is consistent with Site Review Criteria.

C. Hanson Thiem agreed that the project is consistent with Site Review Criteria and believes that the modifications that the applicant is asking for are sensible.

M. McIntyre concurred with his colleagues.

MI Robles made a motion seconded by **C. Hanson Thiem** to approve the Site Review application #LUR2024-00009, adopting the staff memorandum as findings of fact, including the attached analysis of review criteria, and subject to the conditions of approval recommended in the staff memorandum. Planning Board voted 6-0. Motion passed.

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

A. INFORMATION ITEM: Ordinance 8658 amending Title 2, Chapter 3, "Boards and Commissions," and Title 9, Chapter 11, "Historic Preservation," B.R.C. 1981, to remove the appointment of a Planning Board member to the Landmarks Board and to revise review process timelines and expiration dates.

B. Discussion of Virtual vs. In-Person Meeting Rules for Hybrid Meetings

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 10:42 PM

APPROVED BY

Board Chair

DATE

DRAFT



**CITY OF BOULDER
PLANNING BOARD AGENDA ITEM
MEETING DATE: December 17, 2024**

AGENDA TITLE

Public hearing and consideration of a Site Review to develop the site at 5675 Arapahoe Ave. in the IG zone district with two new life sciences buildings totaling approximately 206,978 square feet in size. Includes a request for a 19% parking reduction to allow for 420 spaces where 518 are required. Reviewed under case no. LUR2023-00036.

Applicant: Joseph Anastazi, Oz Architecture
Owners: 5675 Arapahoe Property Holdings. LLC

REQUESTING DEPARTMENT / PRESENTERS

Brad Mueller, Director Planning & Development Services
Charles Ferro, Senior Planning Manager
Chandler Van Schaack, Principal Planner

OBJECTIVE

Define the steps for Planning Board consideration of this request:

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: 5675 Arapahoe
Location: 5675 Arapahoe Ave.
Size of Property: 413,983 sq. ft. (9.5 acres)
Zoning: Industrial – General (IG)
Comprehensive Plan: Light Industrial (LI)

EXECUTIVE SUMMARY

The purpose of this item is for the Planning Board to review and take action on the Site Review application to develop the site at 5675 Arapahoe Ave. in the IG zone district with two new life sciences buildings totaling approximately 206,978 square feet in size. The application includes a request for a 19% parking reduction to allow for 420 spaces where 518 are required. There are no additional modifications to the Land Use Code proposed. This item was called up by Planning Board at the September 24, 2024 meeting. Because this item was called up by the Planning Board, a final decision to approve, approve with conditions, or deny the application will now be made at a public hearing and will be subject to call-up by City Council.

Staff is recommending approval of the Site Review Amendment 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 #LUR2023-00036, adopting the staff memorandum as findings of fact, including the attached analysis of review criteria.

KEY ISSUE

- 1. Is the proposed project consistent with the Site Review Criteria of the Land Use Code section 9-2-14(h) including findings related to consistency with the BVCP policies?**

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. Staff received verbal comments

from one neighbor who expressed concern regarding potential traffic impacts on Arapahoe Ave.

BACKGROUND

As shown below in **Figure 1**, This subject property is located less than one-quarter mile east of the 55th Street and Arapahoe Avenue intersection, on the north side of Arapahoe, near the eastern edge of the city and within the IG (Industrial-General) zone district.

The site is roughly 9.5 acres and is currently vacant. City records indicate that the property was annexed in 1987. Climate controlled self-storage was approved as part of Site and Use Review applications for the property in 2010 replacing an office building on the site. The site was cleared for the use but has never been developed. The subject site is within the boundaries of the East Boulder Subcommunity Plan (EBSP). The land use designation is Light Industrial and the site is not within an area of change although it is proximate to the 55th and Arapahoe Station Area. Additional information can be found under the project description below.

Much of the surrounding development on the north side of Arapahoe Avenue is characteristic of Industrial-General land uses and includes a variety of warehouse, manufacturing, and auto-service oriented uses. Land uses immediately surrounding the subject property include ScienTech Inc. research and manufacturing to the west, Burning Tree office warehouses to the east, the Union Pacific Railroad to the north, and



Figure 1: Vicinity Map

across Arapahoe Avenue from the site is the Flatirons Municipal Golf Course. The entry to the Golf Course aligns with the existing east entry to the subject property. At the intersection of 55th and Arapahoe are the Boulder Dinner Theater, offices, and gasoline stations. Just to the west of the intersection of 55th and Arapahoe, there is a commercial area that includes a car rental office, sandwich and coffee shops, a liquor store, insurance agency, copy shop and other retail uses. There is no identifiable architectural character to the area, with parcels developing over time. Refer to **Figure 2** for existing conditions.



Figure 2: Existing Character Surrounding Site

The essentially flat site slopes gently from south to north with a 13-foot grade difference over the 1,174-foot deep site. A significant site feature is the existing, approximately one-half acre, man-made pond. The pond and Dry Creek No. 2 Ditch are designated wetlands as set forth in the city’s Wetland Regulations. The pond is considered the origin of Dry Creek Ditch No. 2 that flows from the pond off the property toward the northwest. The ditch eventually flows below the railroad bridge west of the site.

The property is also in the 100-year, conveyance and high hazard floor boundaries, which will require Floodplain Development Permits for work in those areas (see **Figure 3** below). In addition, there are a number of large, long-lived trees on the south side of the pond between the Arapahoe Avenue right-of-way and the pond.

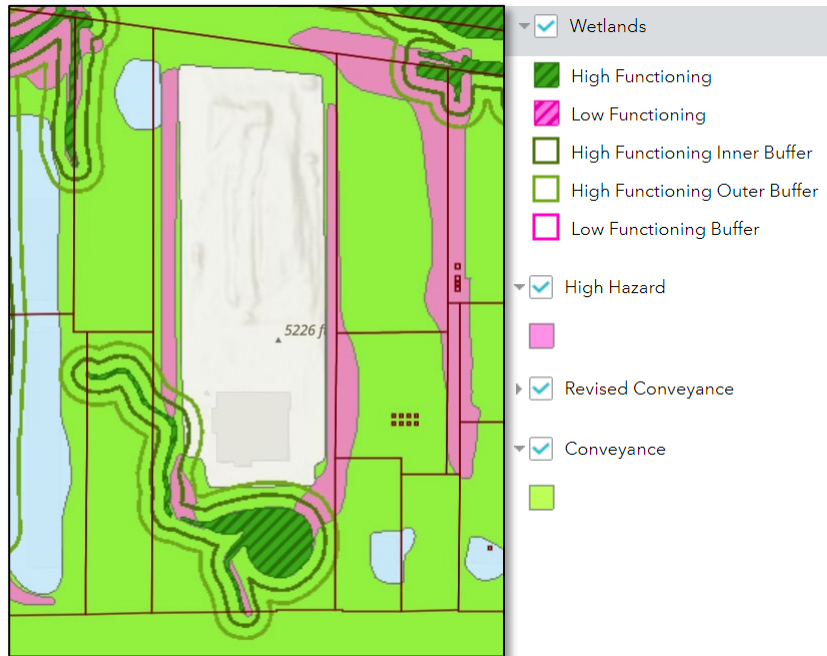


Figure 3: Floodplain and Wetland Map

Boulder Valley Comprehensive Plan (BVCP) Land Use Designation: The Boulder Valley Comprehensive Plan (BVCP) Land Use designation for the site is Light Industrial, which is described in the BVCP as areas consisting primarily of research and development, light manufacturing and assembly, media and storage or other intensive employment uses. The site is located in the East Boulder subcommunity, which was recently adopted by City Council.

BVCP Policy 2.21, Light Industrial Areas, includes specific guidance for Boulder’s light industrial areas including guiding principles which focus on preserving established businesses, encouraging more housing in appropriate locations, offering a mix of uses and exploring more enhanced transportation amenities and parking management strategy. See [HERE](#) for page 46 of the BVCP on light industrial areas.

East Boulder Subcommunity Plan (EBSP) - The subject site is within the boundaries of the EBSP. The land use designation is Light Industrial and the site is not within an area of change although it is proximate to the 55th and Arapahoe Station Area. The adopted East Boulder Subcommunity Plan can be found [HERE](#).

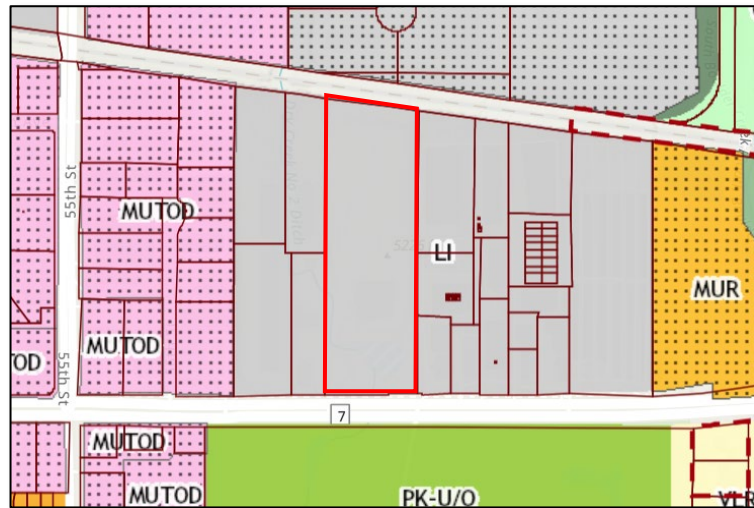


Figure 4: BVCP Land Use Designation

Zoning. The property is within the Industrial- General (IG) zoning district, which is described in Section 9-5-2(c)(5)(B), B.R.C. 1981, as areas including “a wide range of light industrial uses, including research and manufacturing operations and service industrial uses. Residential uses and other complementary uses may be allowed in appropriate locations.” The IG zone includes a maximum floor area ratio (FAR) of 0.5 and requires a minimum of 20% of the site to be provided as useable open space. Research and Development uses are a permitted use in the IG zoning district, and are defined in Chapter 9-16 of the Land Use Code as “a facility that engages in product or process design, development, prototyping, or testing for an industry. Such industries may include but are not limited to biotechnology, life sciences, pharmaceuticals, medical or dental instruments or supplies, food, clothing, outdoor equipment, computer hardware or software, or electronics. Facilities may also include laboratory, office, warehousing, and light manufacturing functions as part of the research and development use.” The site is surrounded by IG zoning to the east, west and north, and P zoning to the south. Refer to **Figure 5** below.

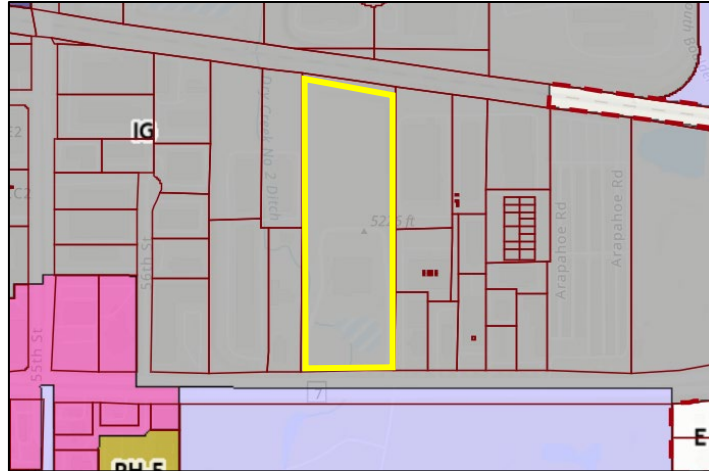


Figure 5: Zoning Map

PROJECT DESCRIPTION

As described above, the project proposal is to develop the vacant site with two new life sciences buildings (classified as “Research and Development” uses per the Land Use Code) totaling approximately 206,978 square feet in size. As shown in the Architectural Set included as **Attachment A**, the parking and buildings are set back in response to the existing wetlands and floodplain, which form a natural landscape buffer. The buildings are proposed to be within the maximum allowable conditional height of 45 feet, with Building A on the south shown at 42 feet in height and Building B to the north shown at 40 feet. A surface parking lot containing 147 spaces is located behind Building A to the east of Building B, with the remaining 273 parking spaces provided in a single-level underground parking structure below Building B. The project includes a request for a 19% parking reduction to allow for 420 spaces where 518 are required. Refer to staff’s criteria analysis in **Attachment B** regarding the submitted Transportation Demand Management (TDM) plan, as well as the TDM included in **Attachment D**.

In terms of site layout, the project utilizes the existing wetlands and floodplain constraints on the southern portion of the property to create a landscaped natural buffer between the project and Arapahoe Ave. The angled design of Building A further hides the surface parking from view and frames a large, shared open space plaza between the two buildings, with a vehicular drop off zone located behind Building A providing direct access to both primary building entrances. Vehicular access to the site is provided via a single drive aisle on the southeastern corner, which includes a parallel paved pathway (8 feet in width) for use by pedestrians and bicyclists. Access to the below-grade parking garage is provided at the rear (north) side of Building B. A meandering soft surface trail connects to the paved entry path and extends around the site, providing three different pedestrian access points to the buildings and open space plaza as well as a pedestrian entry to the Arapahoe Ave. multi-use path on the southwest corner of the site. See **Figure**

6 below for a site plan with vehicular and multimodal circulation shown and **Figure 7** for a rendering of the buildings and open space plaza.

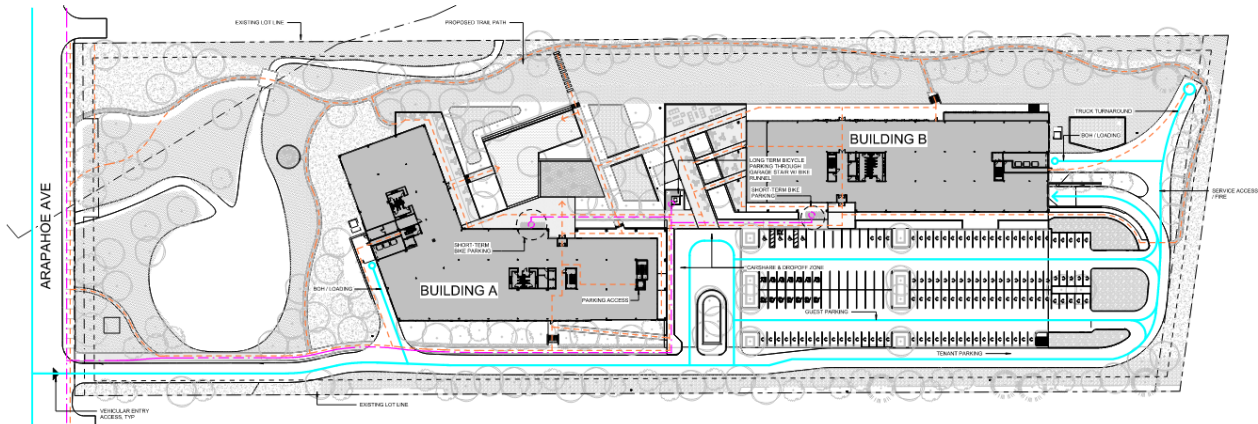


Figure 6: Site Plan



Figure 7: Rendering of Open Space Plaza looking northeast

The site maintains and enhances much of the existing natural landscape on the southern and western site boundaries, with new landscaping provided along the eastern and northern boundaries to screen the access drive.

Building A is 42 feet, 0.5 inches in height and Building B is 40 feet in height. Both buildings are within the allowable 45-foot conditional height limit for the IG zone. The total floor area for the development is 206,978 square feet, which represents the maximum FAR of 0.5 allowed on the site. Aside from the requested parking reduction, there are no other modifications to the standards in the Land Use Code as part of this proposal.

The building design uses a modern vernacular and consists of a palette of metal paneling, glazing and wood-lock soffit. The buildings provide a high degree of transparency while

incorporating simple, human scaled detailing to create visual interest on all floors. Wrap-around balconies are provided at the primary corners of each building, and building entrances are clearly defined by architectural features and changes in building material and mass. Variety in building height is achieved through reduced building heights at entry recesses and angled roof forms at building corners. **Figure 8** below shows a rendering of the project as seen from the east.



Figure 8: Architectural Rendering of Proposed Project

PROCESS

Per Section 9-2-14, B.R.C. 1981, the project requires Concept Plan and Site Review because the site is over 5 acres and the proposal is greater than 100,000 square feet. Site Reviews are subject to the Site Review criteria in Section 9-2-14(h), B.R.C. 1981. Per Section 9-2-14(g), B.R.C 1981, Site Reviews are subject to call up by the Planning Board. Because this item was called up by the Planning Board at their September 24, 2024 hearing, a final decision to approve, approve with conditions, or deny the application will now be made at a public hearing and will be subject to call-up by City Council.

As noted in the staff call-up memorandum to the Planning Board, a Concept Review application for the project was submitted in 2022 and reviewed by Planning Board on Feb 21, 2023 (the staff memo and applicant’s plan set can be found [HERE](#)). The Concept Review went before City Council for call-up consideration on March 16, 2023. The item was not called up by council, but council referred the project to both the Design Advisory Board (DAB) and Transportation Advisory Board (TAB) for feedback.

The staff memorandum, meeting audio and meeting minutes from the October 9, 2023 TAB meeting are available [HERE](#). The materials from the October 11, 2023 DAB meeting can be found [HERE](#). A video of the DAB meeting can be found [HERE](#). As noted in the staff call-up memorandum to the Planning Board, through discussions and the collaborations of the DAB/TAB process and in alignment with Staff input, the Applicant has elected to:

1. Flip Buildings A-B to shift the surface parking away from the South side (Arapahoe) as recommended and noted by staff, DAB and Planning Board. This conceals the surface parking lot from the street side and to the North of the site.

2. Remove total site parking from zoning required 2.5:1000 spaces initially provided spaces to ~2:1000 which translates approximately to a 19% total vehicular parking reduction. Please refer to the updated trip generation/TDM plan.
3. In coordination with the Boulder Fire Department, a full site circulation loop has been eliminated with one singular access point to both buildings. Overall, circulation area has been reduced, as reflected in the area matrices, Landscaping Set, Sheet L5.0
4. Provide eco-passes and enhanced bicycle storage options for building occupants. Refer to Arch/Landscape plans for long-term and short term bicycle parking respectfully, located on site. Additionally, please refer to the Site Matrix per the ArchPlans, Sheet 8.0 for bike metrics.
5. An Architectural feature/monument is to be provided as noted along Arapahoe, please refer to Arch Plans, Sheet 8.0. Further design to be clarified in future date prior to permit, and in alignment with the City of Boulder standards for such elements.

ANALYSIS / KEY ISSUES

1. Is the proposed project consistent with the Site Review Criteria of the Land Use Code section 9-2-14(h) including findings related to consistency with the BVCP policies?

A Site Review application is subject to the evaluation of the project with the Site Review criteria in Section 9-2-14(h), B.R.C. 1981. The analysis of these criteria is found in **Attachment B**. There are no proposed modifications to the Land Use Code apart from the 19% parking reduction. The development meets setback, intensity, and height requirements.

Staff found that the project is consistent with the Site Review criteria as well as applicable floodplain and wetland development standards. Refer to **Attachment B** for analysis of review criteria. Staff also finds that the project meets the criteria for parking reductions as set forth in Section 9-9-6(f), B.R.C. 1981, with TDM measures such as provision of Eco-passes for employees, provision of bicycle parking and facilities in excess of code requirements, and new bike and pedestrian connections within the site and on Arapahoe Ave. anticipated to reduce the demand for parking to such a degree that parking needs for the use will be adequately accommodated.

RECOMMENDED CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant on July 22, 2024** and the **Transportation Demand Management (“TDM”) Plan dated March 1, 2024**, all on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.

2. Prior to 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 July 22, 2024 is acceptable. Planning staff will review plans to assure that the architectural intent is performed.
 - b. A **final site plan** which includes detailed floor plans and section drawings.
 - c. A **final utility plan** meeting the City of Boulder Design and Construction Standards.
 - d. A **final storm water report and plan** meeting the City of Boulder Design and Construction Standards.
 - e. **Final transportation plans** meeting the City of Boulder Design and Construction Standards and the CDOT State Highway Access Code, 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 design report.
 - f. **CDOT access permit** meeting the CDOT State Access Code Standards, for all transportation improvements within the CDOT right-of-way including the change of use of the Arapahoe Avenue access and removal of the existing access on the west side of the property.
 - g. 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.
 - h. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981.
 - i. A **detailed shadow analysis** to ensure compliance with the City's solar access requirements of section 9-9-17, B.R.C. 1981.

- j. An **address plat** following the city’s addressing policy to create a new address.
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 Civil Plans prepared by the Applicant on August 16, 2024, 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 **20-foot wide Utility and Emergency Access Easement** running north/south and parallel to the east property line and east/west through the middle of the site with a turnaround area.
 - b. **Five Detention, Water Quality and Drainage Easements.**
 - c. A **25-foot wide Utility and Emergency Access Easement** running north/south along the west property line.
 - d. A **Flood Control Easement** adjacent to and along the east property line.
 4. Prior to a building permit application, **the Applicant shall submit a financial guarantee**, in a form acceptable to the Director of Public Works, in an amount equal to the cost of providing eco-passes to the employees of the development for three years after the issuance of a certificate of occupancy.
 5. The Applicant shall be responsible for **maintaining all stormwater quality and detention improvements.**
 6. Prior to building permit issuance for any new commercial building greater than 30,000 square feet in floor area, the Applicant shall demonstrate that the building will 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, consistent with Subparagraph 9-2-14(h)(1)(C), B.R.C. 1981. For the purpose of this requirement, “commercial building” shall have the meaning defined in the City of Boulder Energy Conservation Code.

By:

Brad Mueller, Secretary to the Planning Board

ATTACHMENTS

Attachment A – Applicant’s Proposed Plans

Attachment B – Staff Responses to Review Criteria

Attachment C – Applicant’s Written Statement

Attachment D – Applicant’s TDM Plan

ABBREVIATIONS

Table of abbreviations with columns for symbol, description, and full name. Includes terms like #, @, ASMB, ASWB, AV, AB, ACS DR, ACT, AD, ADD, ADJ, AFF, AFG, AGGR, AHU, ALT, ALUM, ANOD, APPROX, ARCH, ASI, ASPH, ASSY, AUTO, AVE, AVG, AWP, B.O., BALC, BE, BITUM, BLDG, BLKG, BM, BN, BOT, BR, BRG, BSMT, BTWN, CAB, CCD, CCTV, CDDT, CEM, CF, CFLG, CO, CIP, CJ, CL, CLG, CLL, CLD, CLR, CM, CMJ, CO, COM, CONF, CONN, CONSTR, CONT, CONTR, CORR, CPT, CT, CTR, CTY, CU, CUH, CY, DBL, DEG, DEMO, DEPT, DET, DF, DH, DIA, DIM, DISP, DIV, DMPP, DN, DR, DS, DSP, DW, DWG, DWR, E, EA, EF, EL, ELEV, ELEC, ELEV, EMER, ENGR, EOS, EQ, EQUIP, ES, ESMT, EST, EW, EWC, EWH, EXCL, EXH, EXH DT, EXH FN, EXP, EXP BT, EXST, EXT, F, FA, FACP, FBO, FD, FDC, FDN, FE, FEED, FF, FHC, FH, FHMC, FHV, FHW, FIN, FIN FLR.

GENERAL NOTES

- 1 THE TERM "GC" SHALL MEAN THE GENERAL CONTRACTOR AND ITS SUB-CONTRACTORS.
2 THE GC SHALL THOROUGHLY FAMILIARIZE ITSELF WITH THE CONTRACT DOCUMENTS AND THE SITE.
3 THE INTENT OF THE CONTRACT DOCUMENTS IS TO PROVIDE A COMPLETE PROJECT.
4 THE ENTIRE SET OF CONTRACT DOCUMENTS REPRESENT THE PROJECT AS A WHOLE.
5 ANY ELECTRONIC CAD AND/OR BUILDING INFORMATION MODELING (BIM) FILES PROVIDED BY THE ARCHITECT OR ITS CONSULTANTS IS SOLELY TO ASSIST THE GC IN PREPARATION OF SHOP DRAWINGS AND/OR LAYOUT OF THE PROJECT.
6 THE GC IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, COORDINATION OF TRADES, AND SCHEDULING OF THE WORK.
7 THE GC SHALL NOT REVISE, SUBSTITUTE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
8 NOT EVERY CONDITION MAY BE DRAWN OR DETAILED.
9 THE GC SHALL FOLLOW THE RECOMMENDATIONS OF THE OWNER'S GEOTECHNICAL CONSULTANT.
10 DO NOT SCALE DRAWINGS.
11 PROVIDE NECESSARY BLOCKING IN WALLS, PARTITIONS, AND CEILINGS FOR ITEMS INCLUDING, BUT NOT LIMITED TO.
12 THE CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF OZ ARCHITECTURE, INC. AND ITS CONSULTANTS AND ARE TO BE USED AS INSTRUMENTS OF SERVICE FOR CONSTRUCTION OF THIS PROJECT ONLY.

*ARCHITECTURAL RENDERING FOR REFERENCE ONLY



5675 ARAPAHOE AVENUE
BOULDER, CO, 80303
SITE REVIEW
2024.07.22

OZ ARCHITECTURE logo and contact information: 3003 Larimer Street, Denver, Colorado 80205, phone 303.861.5704, www.ozarch.com

GRAPHIC STANDARDS

Graphic standards section containing various symbols and codes for structural grid, window identification, door identification, room/space identification, code room/space identification, interior elev. identification, exterior elev. identification, building section identification, wall/detail section identification, detail identification, enlarged detail identification, partition type identification, acoustic partition type identification, and assembly identification.

PROJECT TEAM

Table listing project team members: OWNER (SCHNITZER WEST), STRUCTURAL (DCI ENGINEERS), GEOTECHNICAL (CTL THOMPSON), ENERGY (GROUP 14 ENGINEERS), MECHANICAL (ME ENGINEERS), SPECIFICATIONS (OZ ARCHITECTURE), ARCHITECT (OZ ARCHITECTURE), ELECTRICAL (ME ENGINEERS), LIGHTING (AKLD LIGHTING DESIGN), CIVIL (JVA CONSULTING ENGINEERS), LANDSCAPE (WENK).

DRAWING INDEX

Drawing index table listing drawing numbers and titles: 0.0 COVER SHEET, 8.0 OVERALL SITE PLAN, 8.1 LEVEL P1, 8.2 LEVEL 1 - OVERALL, 8.2A LEVEL 1 BUILDING A, 8.2B LEVEL 1 BUILDING B, 8.3 LEVEL 2 - OVERALL, 8.3A LEVEL 2 BUILDING A, 8.3B LEVEL 2 BUILDING B, 8.4 LEVEL 3 - OVERALL, 8.4A LEVEL 3 BUILDING A, 8.4B LEVEL 3 BUILDING B, 8.5 ROOF - OVERALL, 8.5A ROOF - BUILDING A, 8.5B ROOF - BUILDING B, 8.6A ARCHITECTURAL ELEVATIONS, 8.6B ARCHITECTURAL ELEVATIONS, 8.7A BUILDING SECTIONS - BUILDING A, 8.7B BUILDING SECTIONS - BUILDING B, 8.8A WALL SECTIONS - A, 8.8B WALL SECTIONS - B, 8.9 EXTERIOR DETAILS, 8.10 SPEC DETAILS, 8.11A SHADOW ANALYSIS - WINTER, 8.11B SHADOW ANALYSIS - SUMMER, 8.12A SKETCH RENDERINGS, 8.12B SKETCH RENDERINGS, 8.12C SKETCH RENDERINGS, 8.12E SKETCH RENDERINGS, 8.12F SITE LAYOUT LOGIC, 8.13 PROJECT DIAGRAMS, 8.14 DATA TABLES, 8.15 MULTI-MODAL PLAN, 8.20 FAR AREA PLANS, 8.21 FAR AREA PLANS.

VICINITY MAP



5675 ARAPAHOE AVENUE
BOULDER, CO, 80303

PROJ. NO. 122122.00
DRAWN: OZ
CHECKED: OZ
APPROVED: OZ
DATE: 2024.07.22
REVISIONS:

CITY CASE #: LUR2023-00036
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5675 ARAPAHOE
ISSUED FOR: SITE REVIEW
SHEET TITLE: COVER SHEET
SCALE: 12" = 1'-0"
SHEET NUMBER
0.0



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5675 ARAPAHOE
5675 ARAPAHOE AVENUE
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REVISIONS:

CITY CASE #:
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5675 ARAPAHOE
ISSUED FOR:
SITE REVIEW

SHEET TITLE:
OVERALL SITE PLAN

SCALE: 1" = 40'-0"
SHEET NUMBER

8.0

5675 ARAPAHOE AVE | SITE REVIEW - LAND USE/OPEN SPACE CALCULATIONS

	SF
Overall Site Area	413,983
Building Footprint (Bldg A+B)	62,075
Parking Lot Area	40,187
Parking Spaces Required	518
Parking Spaces Provided	420 See parking chart on cover sheet for full details
Required Public Sidewalks or MU Paths on Property	N/A
Remaining Area for Landscape Calculations	311,721

PARKING LOT LANDSCAPE	Required	Provided	Notes
Interior			
Interior Parking Lot Landscape (5% of total area)	2,009	2,667	Exceeds Standards
Interior Parking Lot Landscape (percentage of parking area)	5%	7%	Exceeds Standards
Parking Lot Landscape - Trees Required 1/200 SF of Required Landscape	10	10	Fully Compliant
Parking Lot Landscape - Shrubs Required to fill all interior parking lot landscape areas	Full coverage	Full coverage	Fully Compliant
Screening			
Parking Lot Screening - min. 42" height shrubs	140	>140	
Parking Lot Screening trees - One tree per 25' (396 linear feet)	16	16	Fully Compliant
Screening Min. Width	6'	6-8'	Meets or Exceeds Standards

SITE LANDSCAPE	Required	Provided	Notes
Landscape Trees Required (1/1500 SF of Landscape Area)	118	178	Exceeds Standards (does not include existing trees to remain on site)
Landscape Shrubs Required (5/1500 SF of Landscape Area)	589	(*) 1500	Exceeds Standards
Turf Grass	25% Max	3%	Exceeds Standards
Total Amount of High Water Use Zones	50% Max	TBD	

ROW LANDSCAPE	Required	Provided	Notes
Arapahoe Ave (327 linear feet)	8	6	Due to existing sanitary sewer, proposed trees are planted behind back of walk

OPEN SPACE	Required	Provided	Notes
15% Open Space Required (IG Zoning, between 35' and 45')	62,097	168,173	
Enhanced paving and site amenity areas		37,171	
Planting Area, Screening and Parking Lot		5,567	
Planting Areas (On property, excluding slopes over 15%)		131,002	
Percentage	15%	41%	Exceeds Standards
% of Open Space within Outer Wetland Buffer	50% Max	30%	Fully Compliant

*Landscape Site Calculations included for reference. Please refer to Landscape package for comprehensive data and supporting graphics

5675 ARAPAHOE AVE | SITE REVIEW - DEVELOPMENT AND PARKING

Building	Total Site Area (SF)	Total Building Area (SF)	EXISTING CONDITIONS										
			Site FAR Used (B.S. Avail.)	Building Footprint (SF)	Parking Required	Parking Provided ¹	Parking SF Ratio	Standard Provided	EV Provided (Installed)	ADA Provided (2% Rest.)	Compact Provided	On-Street	
5675 Arapahoe Ave	413,983	-	-	-	-	0	0	0	0	0	0	0	0
Totals	413,983	-	0.00	-	-	0	0	0	0	0	0	0	0

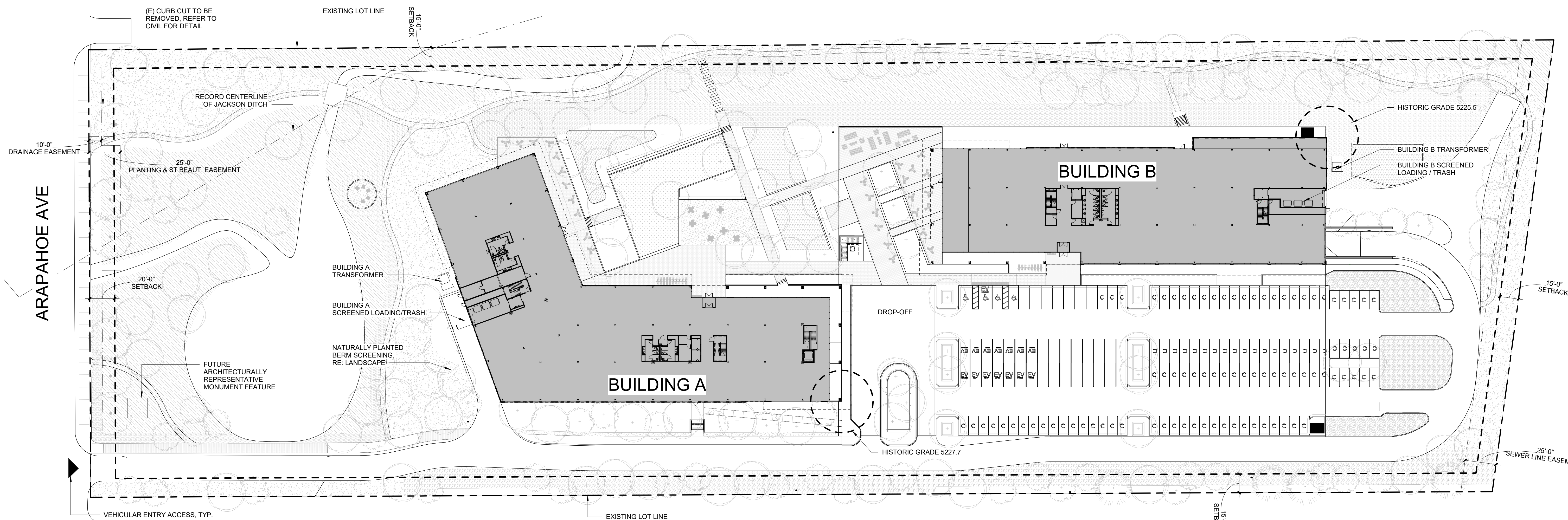
Building	Total Site Area (SF)	Total Building Area (SF)	PROPOSED										
			Site FAR Used (B.S. Avail.)	Building Footprint (SF)	Parking Required	Parking Provided ¹	Parking SF Ratio	Standard Provided	EV Provided (2% Installed)	ADA Provided (2% Rest.)	Compact Provided (Max 10% Table 9-7)	On-Street	
Building A	413,983	111,734	0.27	33,683	279								
Building B		95,132	0.23	28,362	238								
Parking P1		112	0.00	3,445	0	420	493	218	21	9	172	0	
Totals	413,983	206,978	0.50	62,075	518	420	1 per 493	218	21	9	172	0	

¹ Refer to Landscape Matrix, typical for site area permeability and paving calculations
² EV requirements per COMECC (10% EV ready, 42 spaces, 10% of remaining EV capable, 36 spaces; 5% EV installed, 21 spaces)
³ 147 Surface spaces of total, remaining in P1 garage level
⁴ Refer to Architectural Sheet 8-20 and 8-21 for detailed SF/FAR analysis

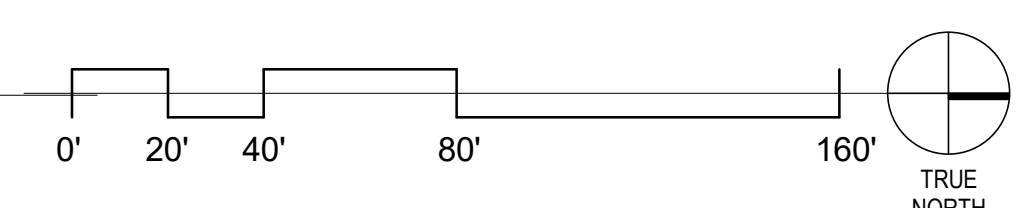
5675 ARAPAHOE AVE | SITE REVIEW - BICYCLE PARKING

Building	Total Building Area (SF)	Bike Rate	EXISTING CONDITIONS				Total Provided
			Total Required	Long Term Required (75%)	Long Term Provided	Short Term Required (25%)	
5675 Arapahoe Ave	-	1 per 1500sf	0	0	-	0	0
Totals	-	-	0	0	0	0	0

Building	Total Building Area (SF)	Bike Ratio BRC	PROPOSED				Total Provided
			Total Required	Long Term Required (75%)	Long Term Provided	Short Term Required (25%)	
Building A	111,734	1 per 1500sf	74	56	56	19	20
Building B	95,132	1 per 1500sf	63	48	48	15	16
Parking P1	112	1 per 1500sf	1	1	2	0	2
Totals	206,978	1 per 1500sf	138	104	106	34	36



1 ARCHITECTURAL SITE PLAN
1" = 40'-0"





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5675 ARAPAHOE
5675 ARAPAHOE AVENUE
BOULDER, CO, 80303

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DRAWN: OZ
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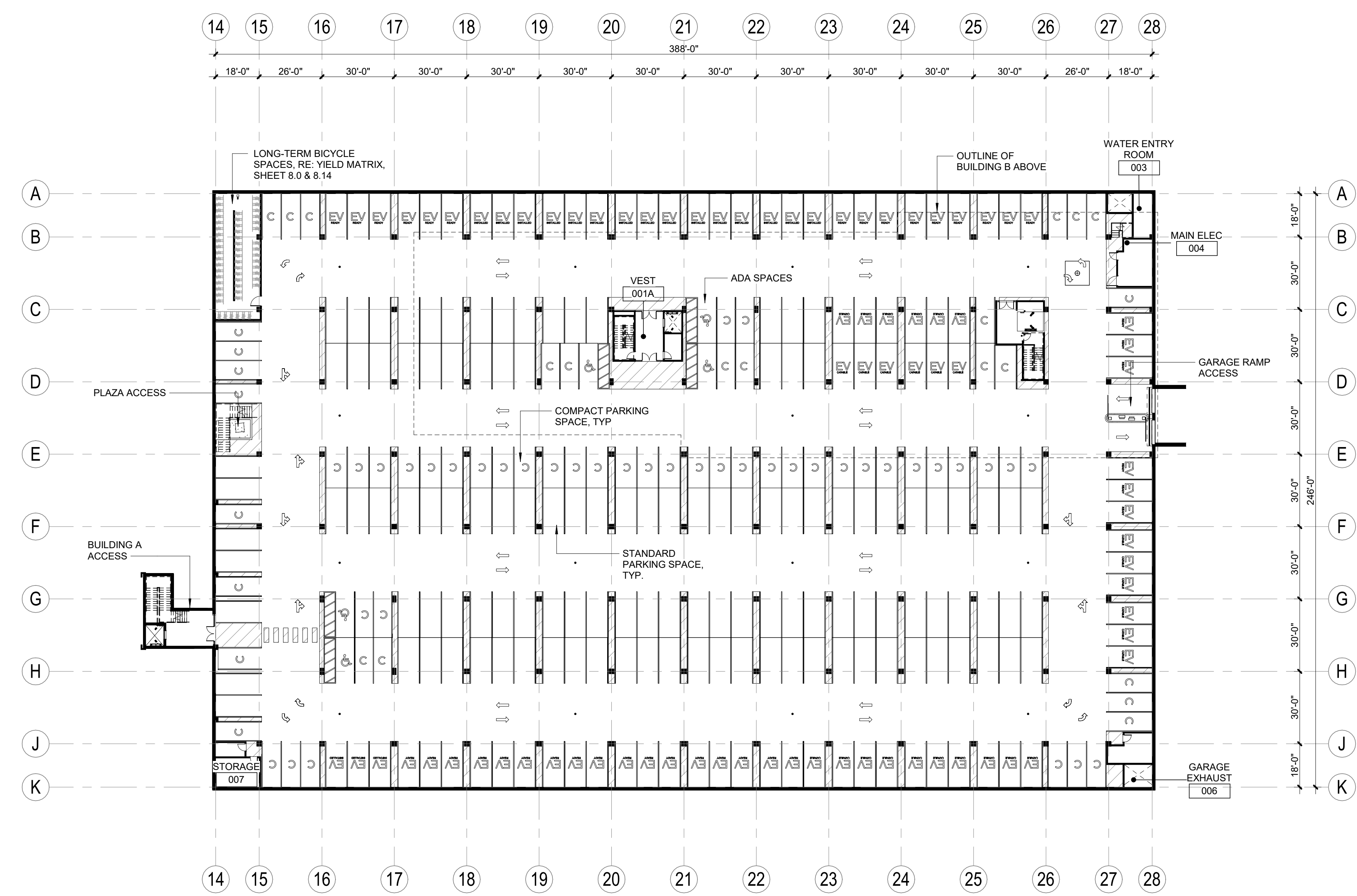
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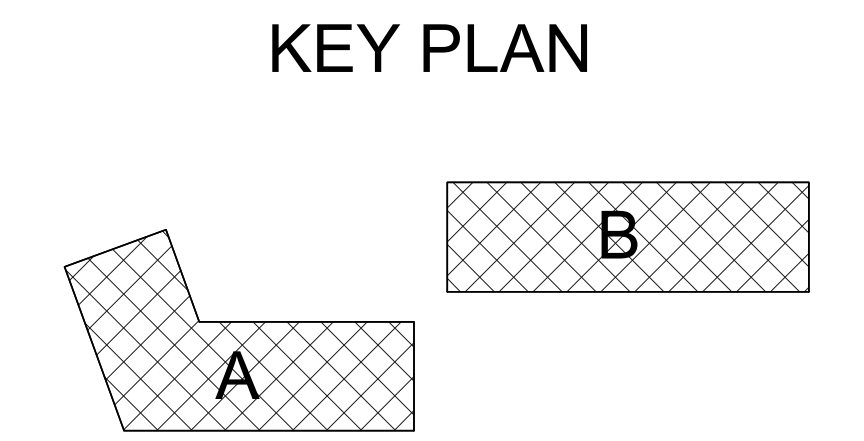
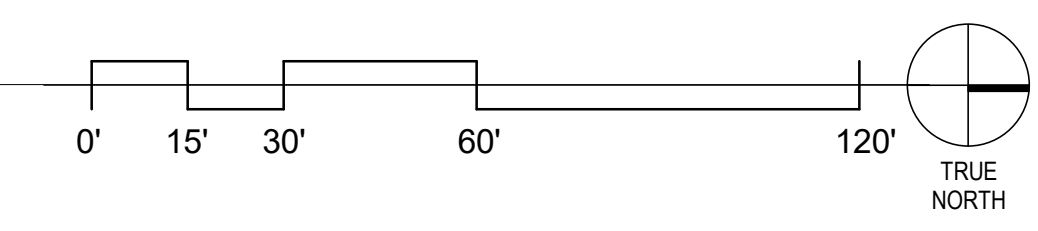
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LEVEL P1

SCALE: 1" = 30'-0"
SHEET NUMBER

8.1

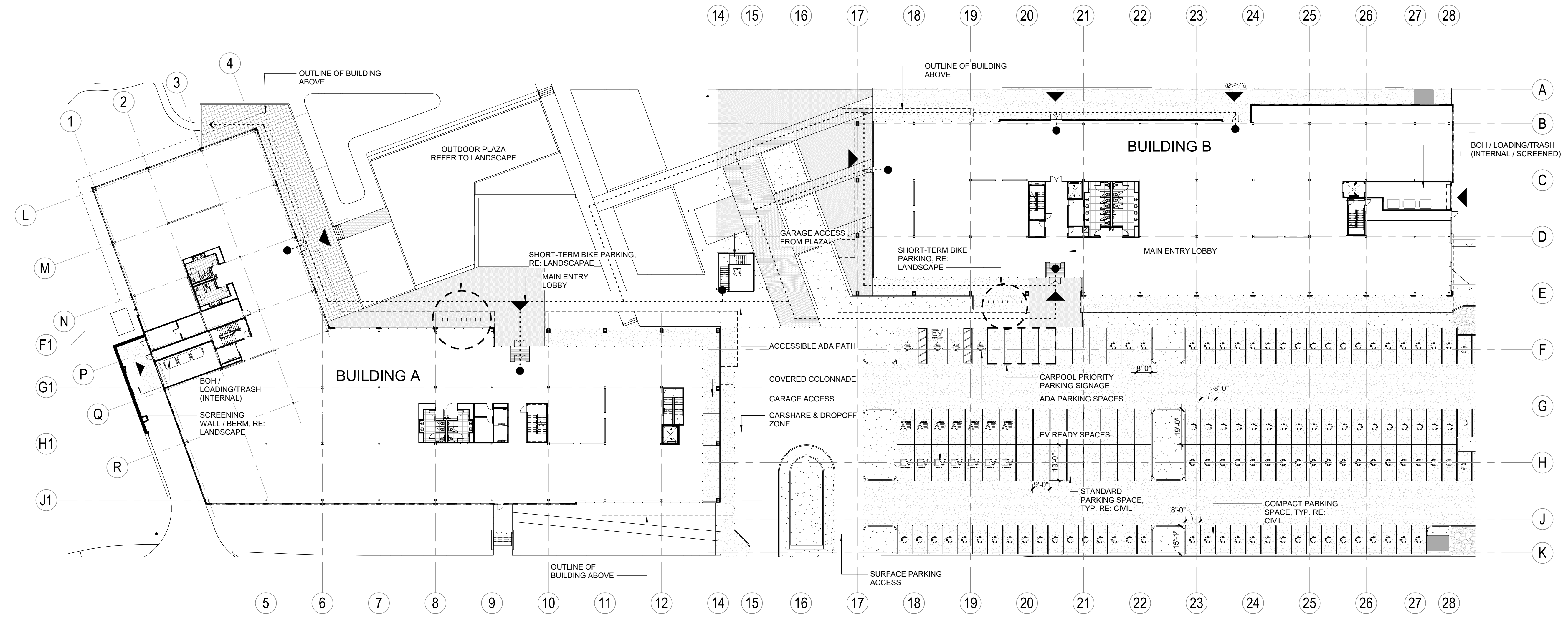
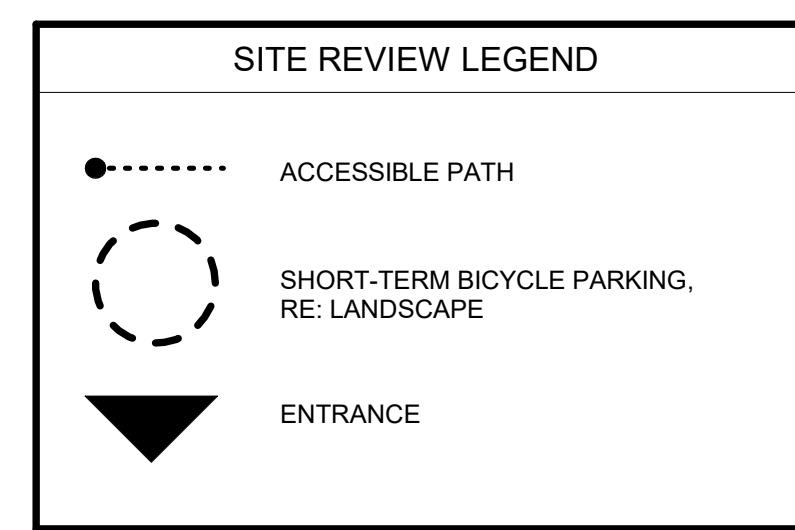


1 LEVEL P1 FLOOR PLAN
1" = 30'-0"





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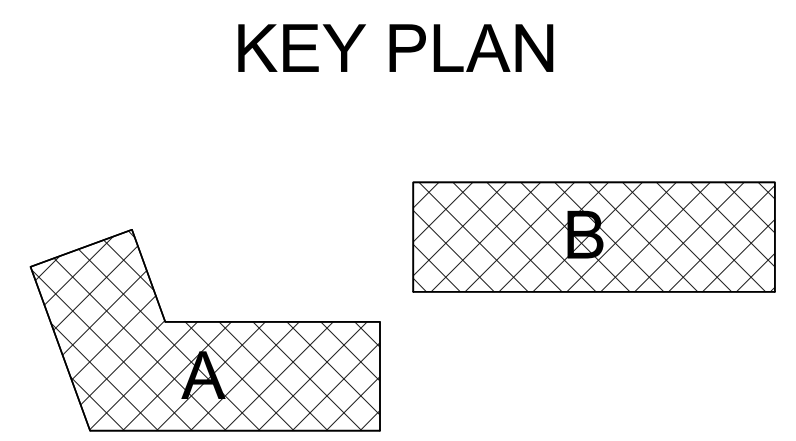
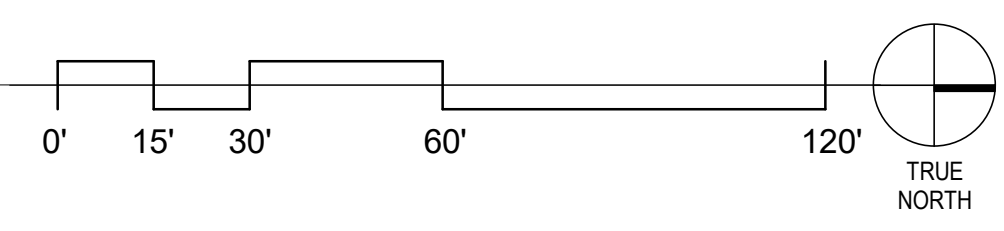
CITY CASE #:
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5675 ARAPAHOE
ISSUED FOR:
SITE REVIEW

SHEET TITLE:
LEVEL 1 - OVERALL
SCALE: As indicated
SHEET NUMBER

8.2

1 LEVEL 1 OVERALL PLAN
1" = 30'-0"





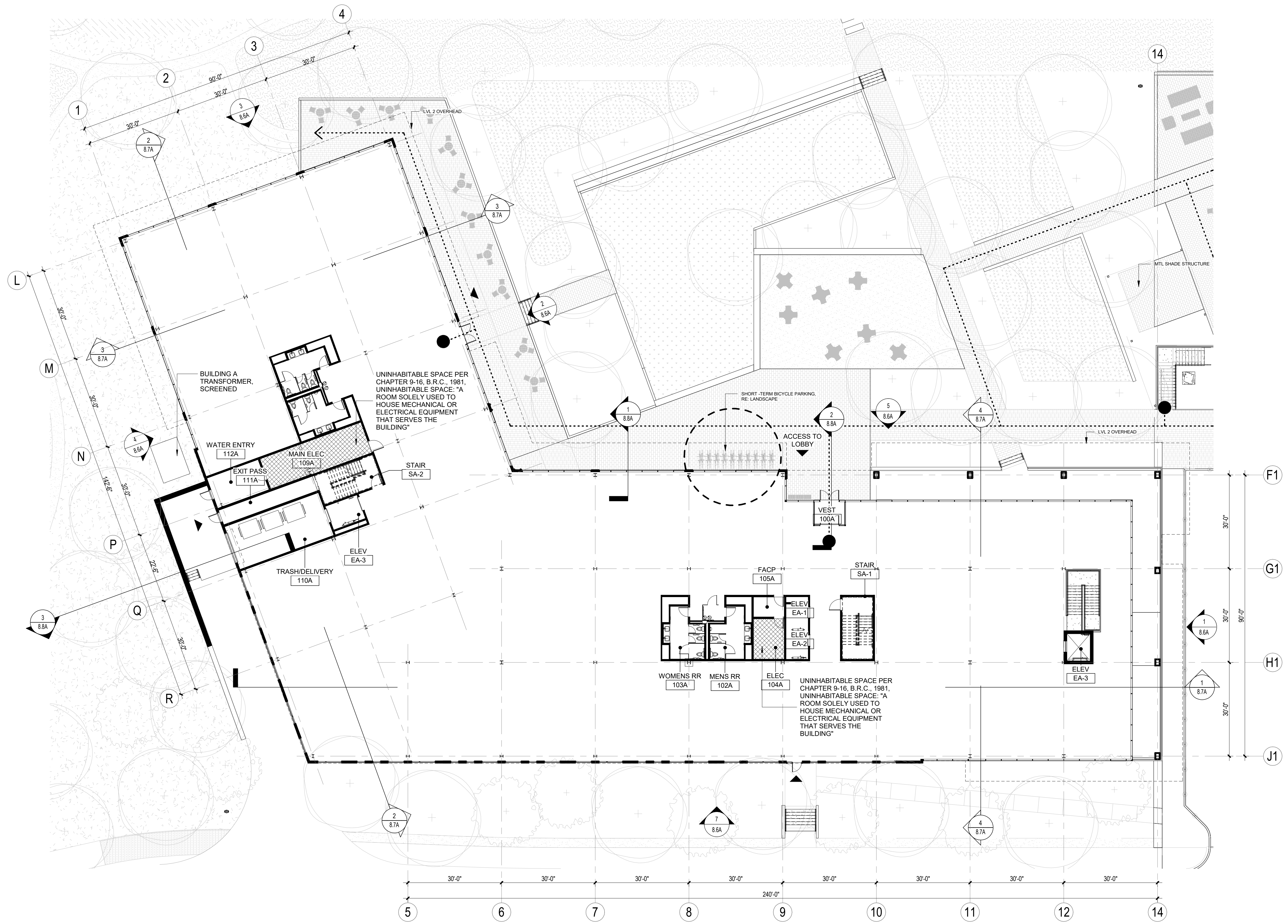
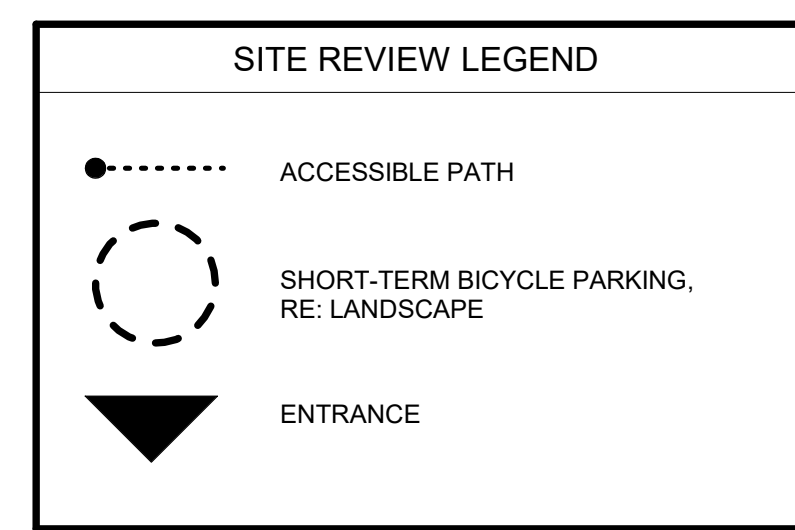
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5675 ARAPAHOE
 5675 ARAPAHOE AVENUE
 BOULDER, CO, 80303

PROJ. NO. 122122.00
 DRAWN: OZ
 CHECKED: OZ
 APPROVED: OZ
 DATE: 2024.07.22
 REVISIONS:

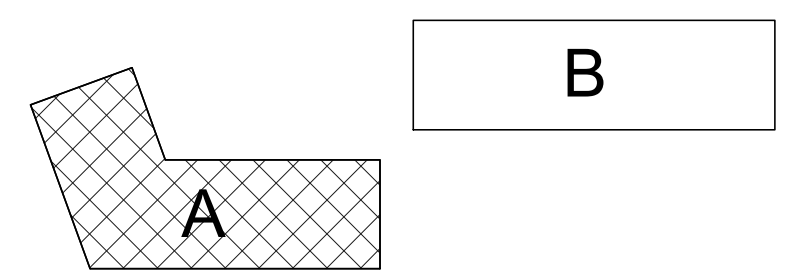
CITY CASE #:
 LUR2023-00036
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5675 ARAPAHOE
 ISSUED FOR:
 SITE REVIEW
 SHEET TITLE:
 LEVEL 1 BUILDING A
 SCALE: As indicated
 SHEET NUMBER
8.2A



1 LEVEL 1 PLAN - BUILDING A
 1/16" = 1'-0"

KEY PLAN

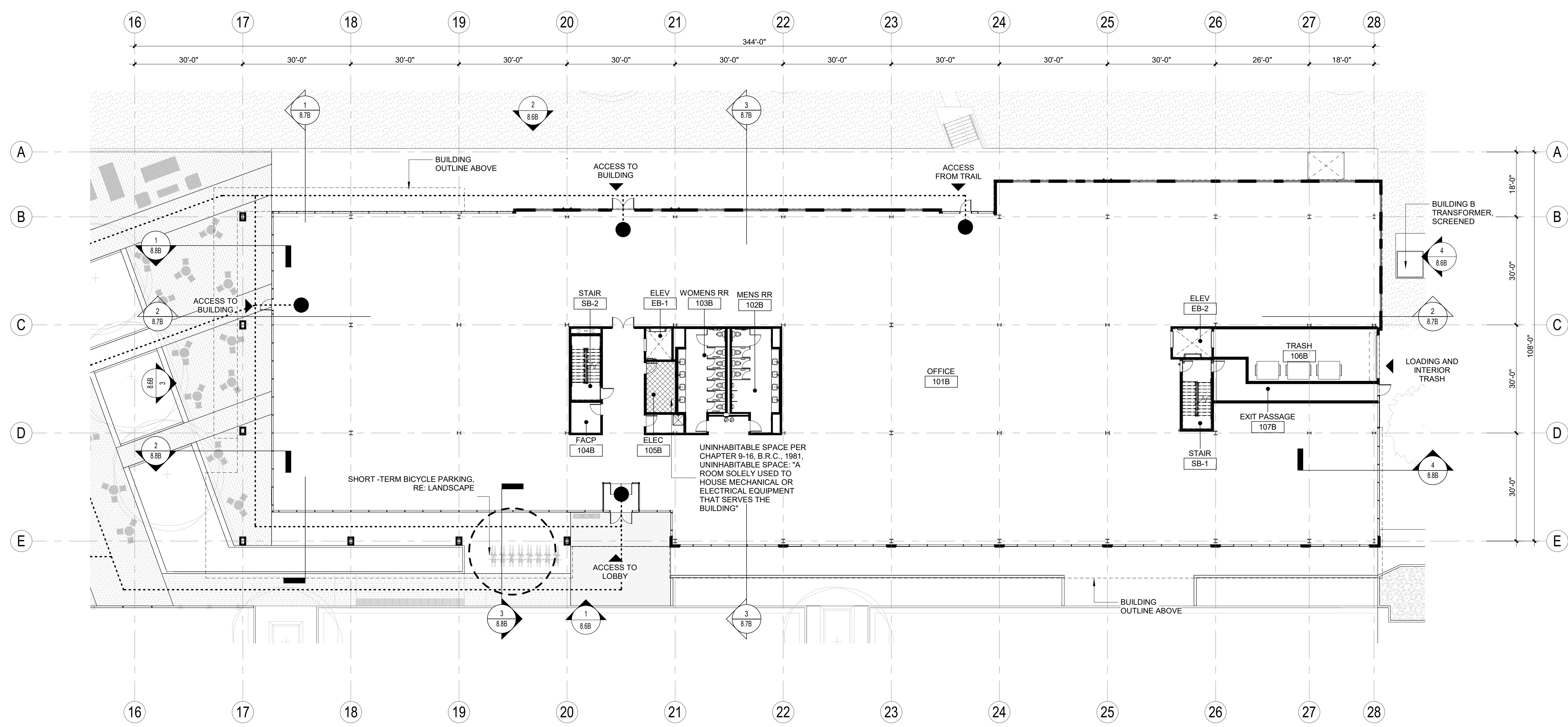
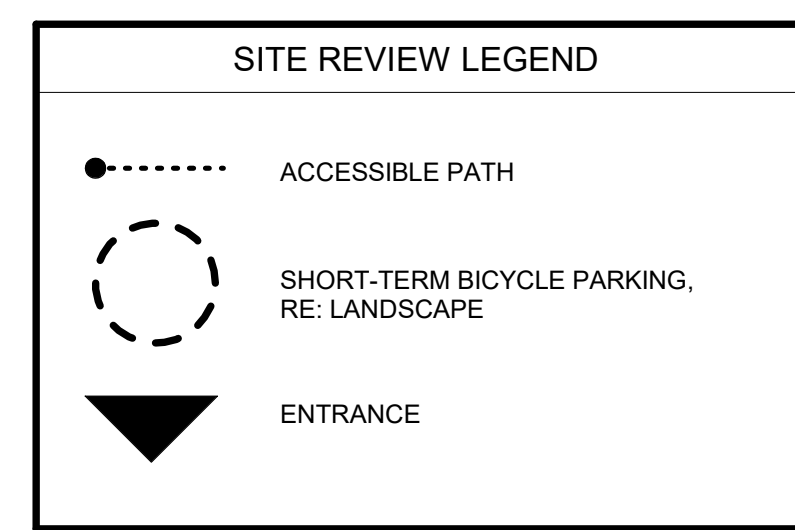


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7/22/2024 5:13:10 PM



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 REVISIONS:

CITY CASE #:
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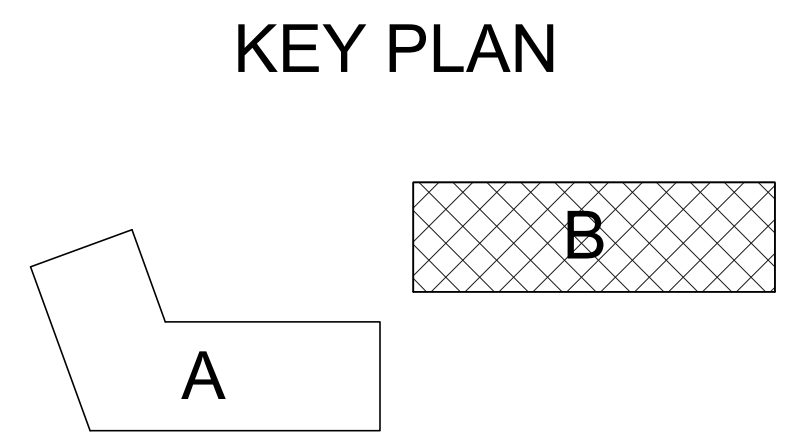
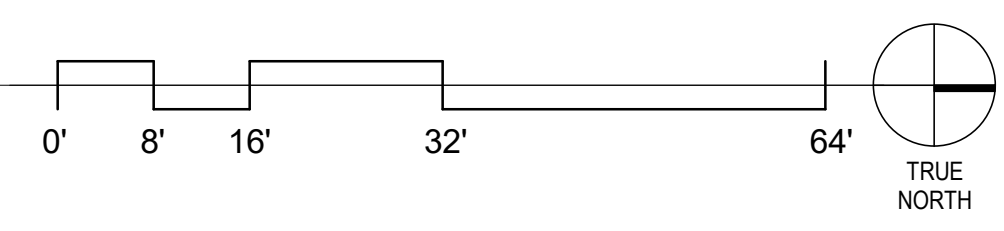
5675 ARAPAHOE
 ISSUED FOR:
 SITE REVIEW

SHEET TITLE:
 LEVEL 1 BUILDING B

SCALE: As indicated
 SHEET NUMBER

8.2B

1 LEVEL 1 PLAN - BUILDING B
 1/16" = 1'-0"





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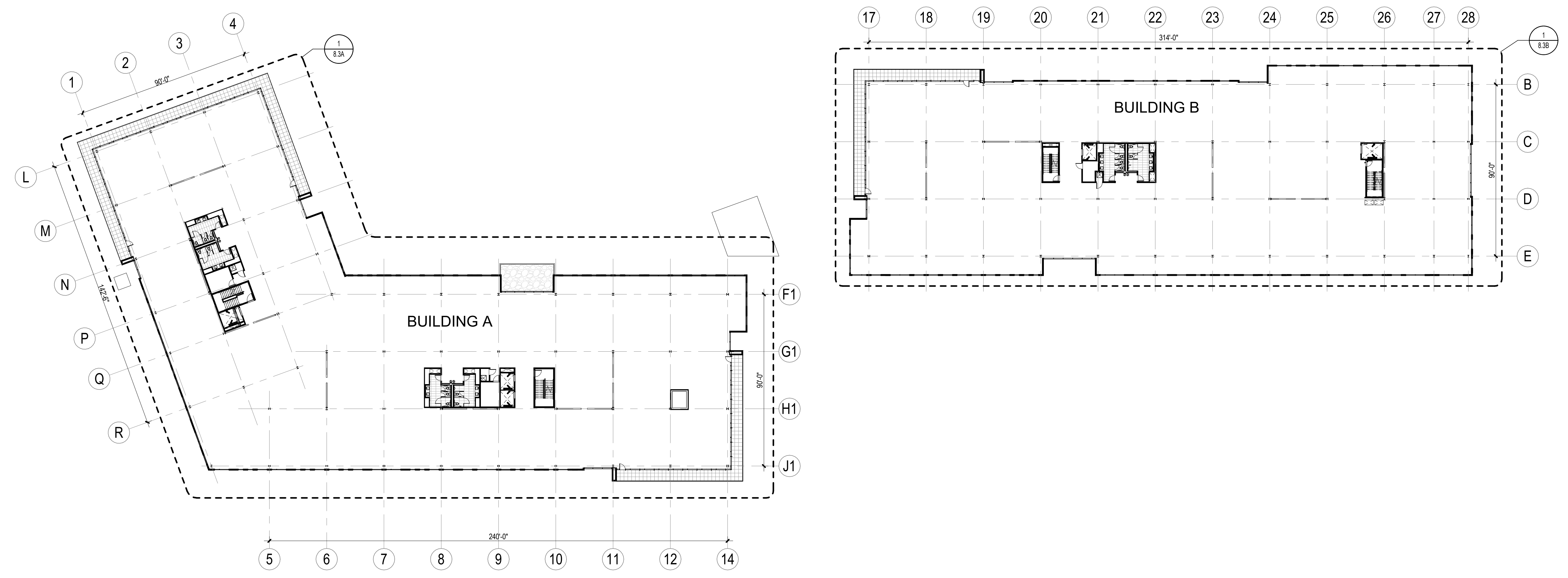
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DRAWN: OZ
CHECKED: OZ
APPROVED: OZ
DATE: 2024.07.22
REVISIONS:

CITY CASE #:
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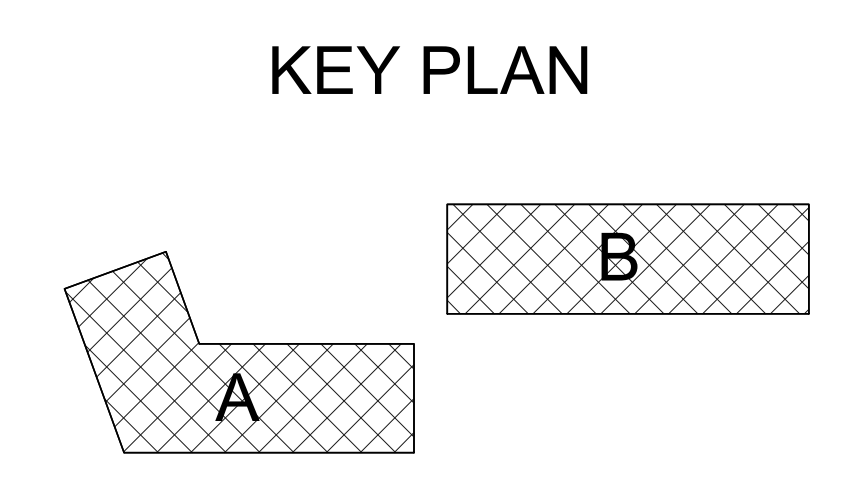
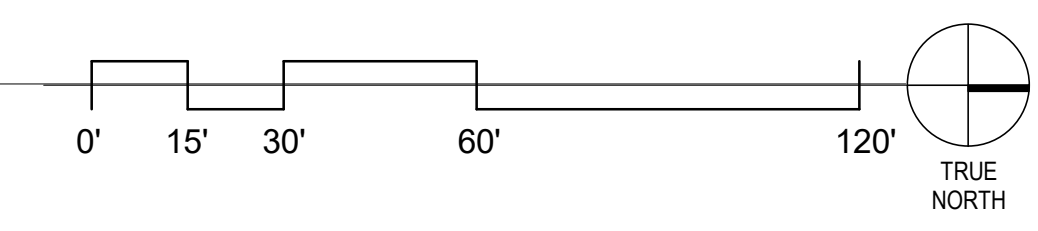
5675 ARAPAHOE
ISSUED FOR:
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SHEET TITLE:
LEVEL 2 - OVERALL

SCALE: 1" = 30'-0"
SHEET NUMBER
8.3



1 LEVEL 2 OVERALL PLAN
1" = 30'-0"





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CHECKED: OZ
APPROVED: OZ
DATE: 2024.07.22
REVISIONS:

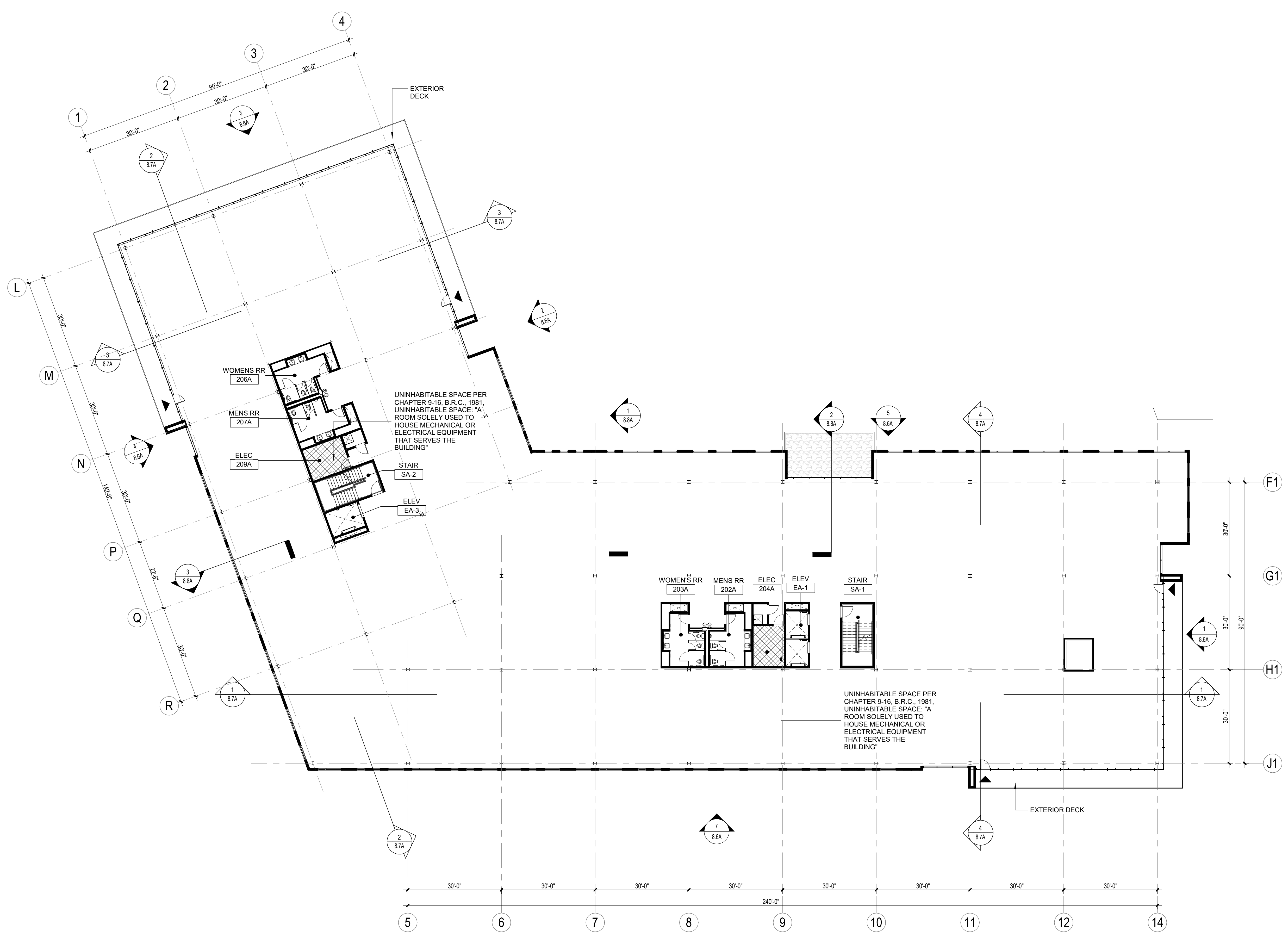
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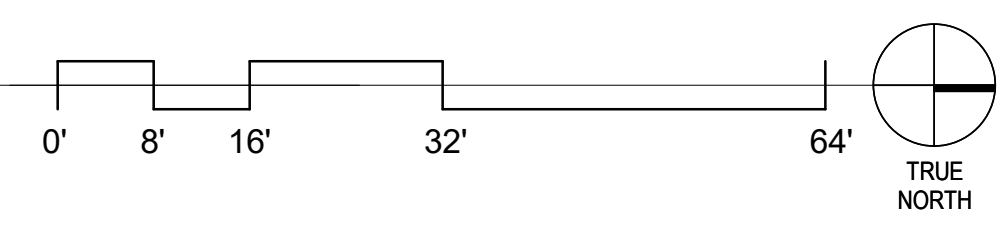
SHEET TITLE:
LEVEL 2 BUILDING A

SCALE: 1/16" = 1'-0"
SHEET NUMBER

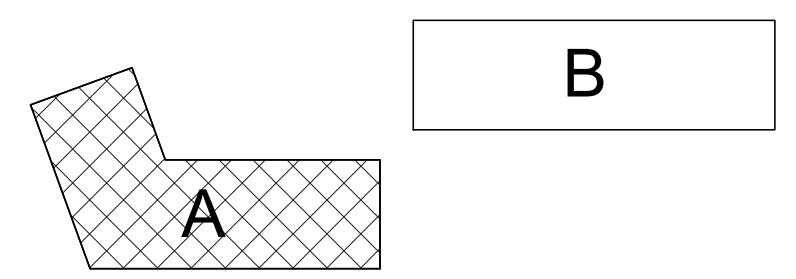
8.3A



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



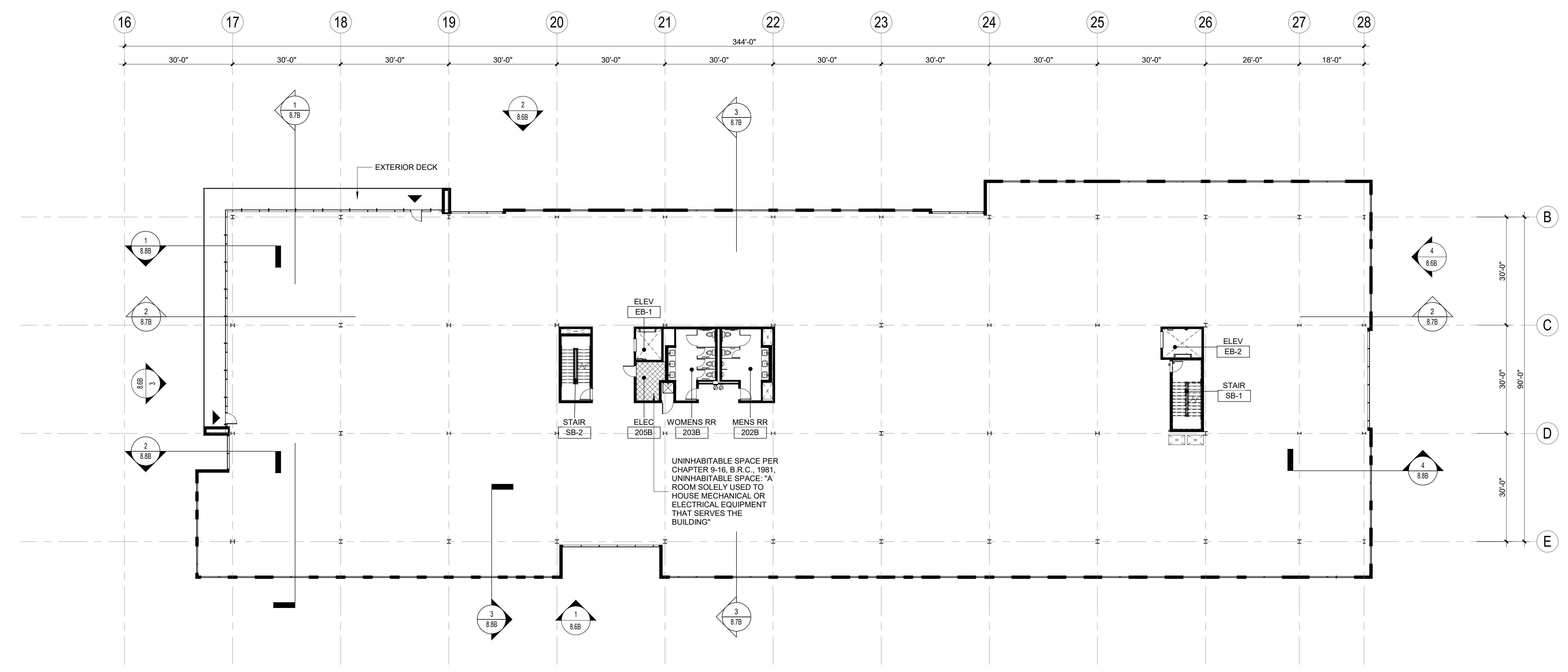
KEY PLAN



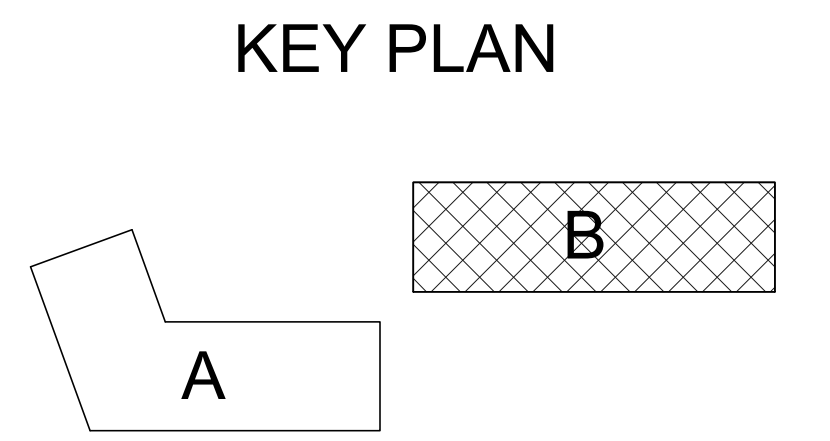
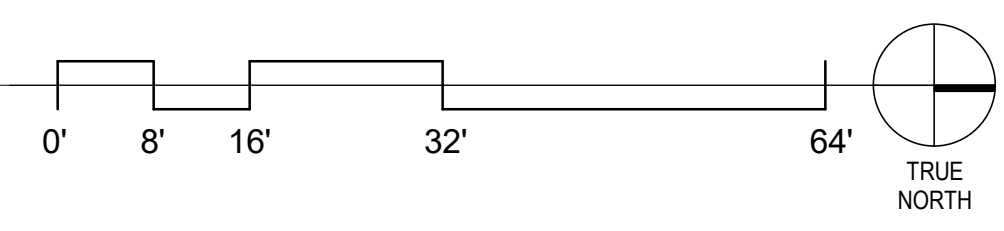


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1 LEVEL 2 PLAN - BUILDING B
 1/16" = 1'-0"



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SHEET TITLE:
 LEVEL 2 BUILDING B

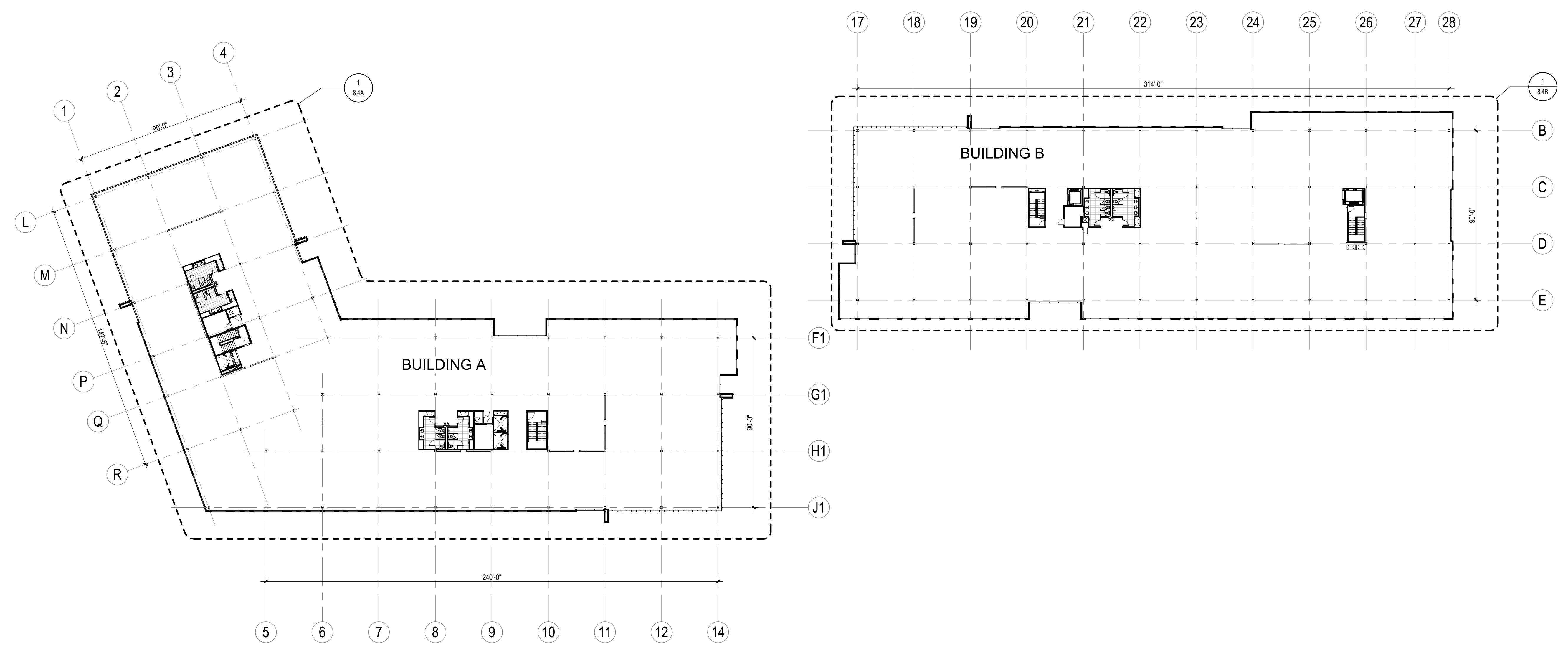
SCALE: 1/16" = 1'-0"
 SHEET NUMBER

8.3B

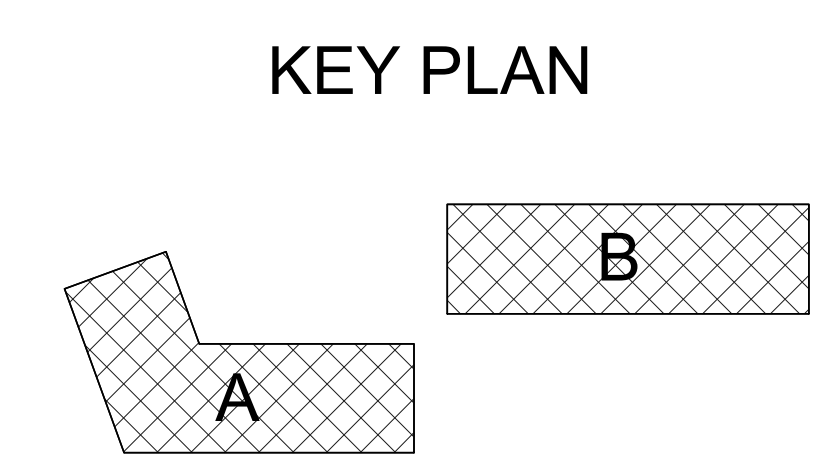
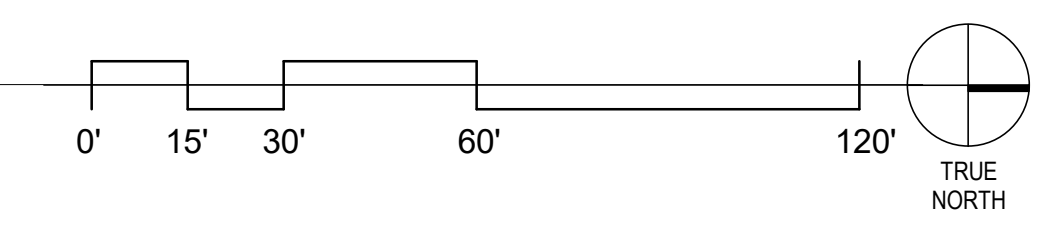


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1 LEVEL 3 OVERALL PLAN
1" = 30'-0"



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SHEET TITLE:
LEVEL 3 - OVERALL
SCALE: 1" = 30'-0"
SHEET NUMBER

8.4



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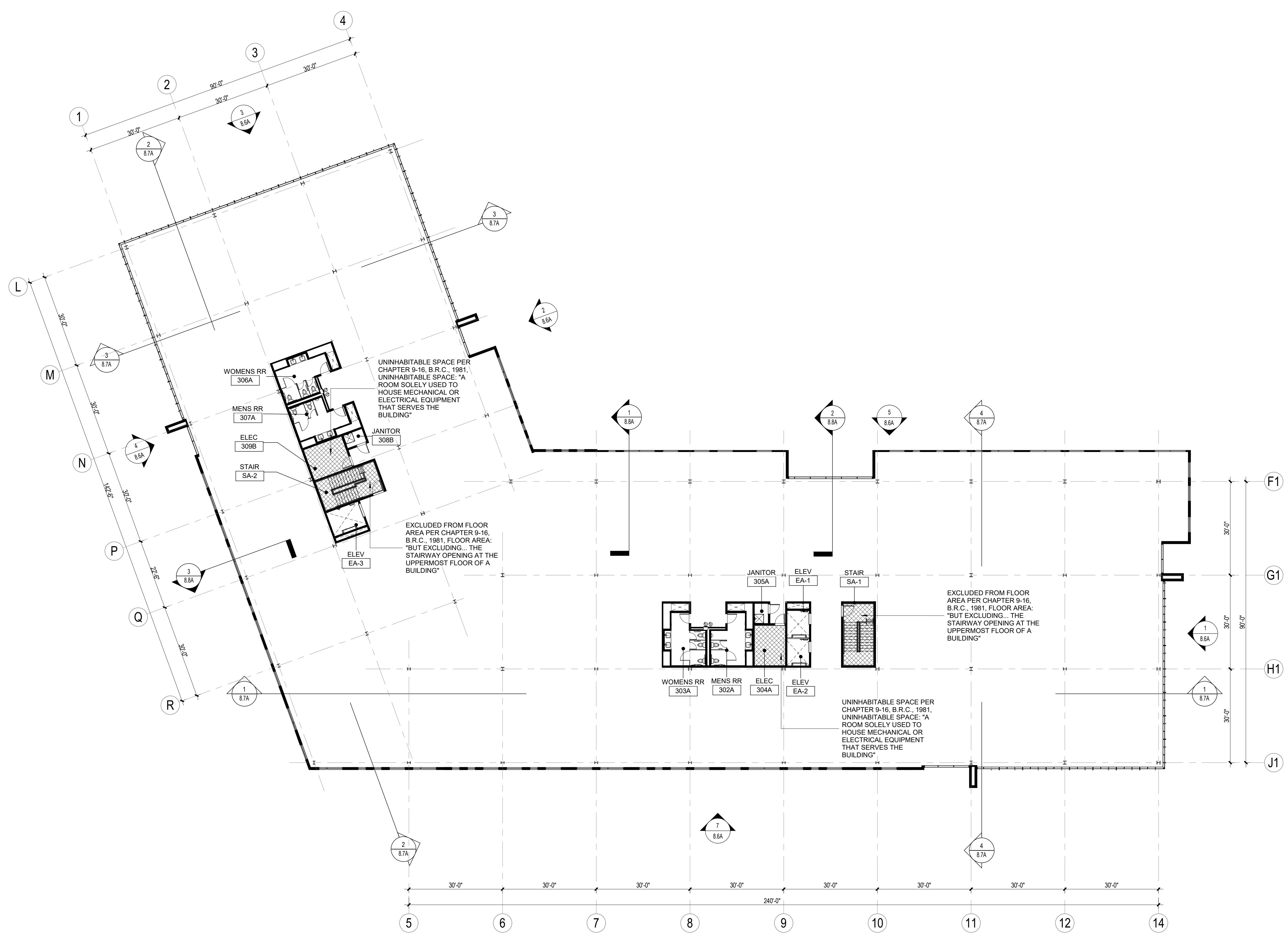
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APPROVED: OZ
DATE: 2024.07.22
REVISIONS:

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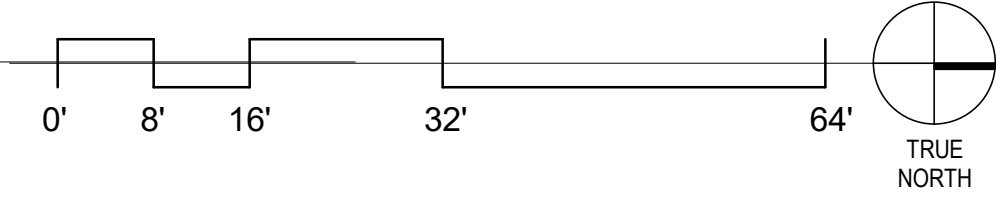
5675 ARAPAHOE
ISSUED FOR:
SITE REVIEW

SHEET TITLE:
LEVEL 3 BUILDING A

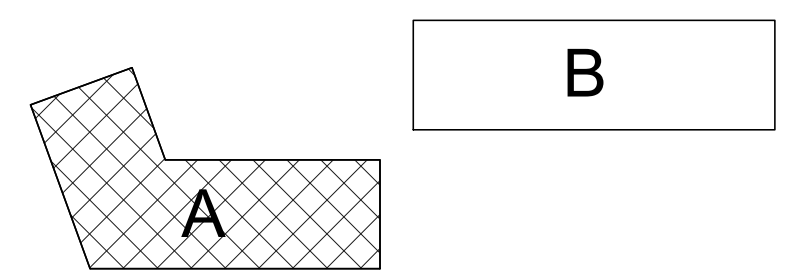
SCALE: 1/16" = 1'-0"
SHEET NUMBER
8.4A



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



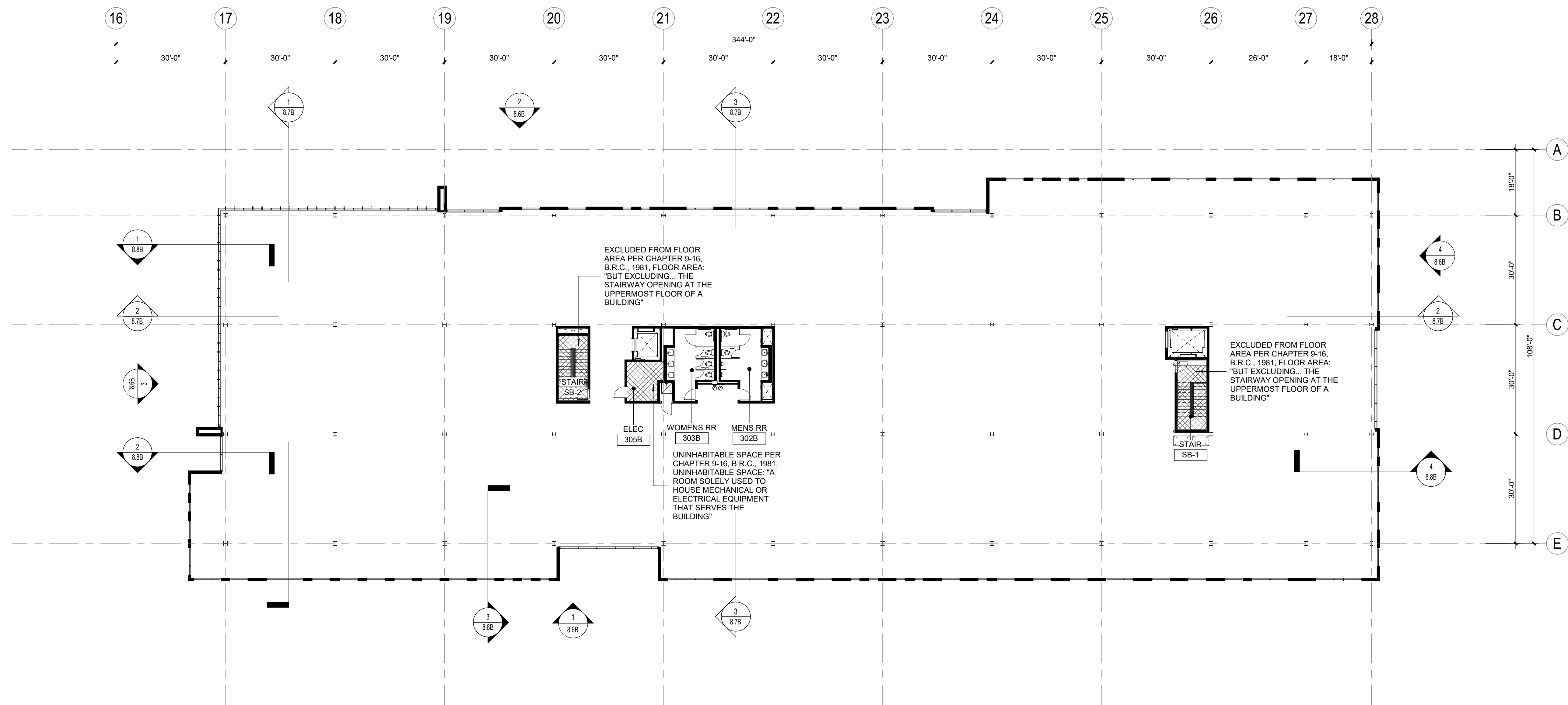
KEY PLAN



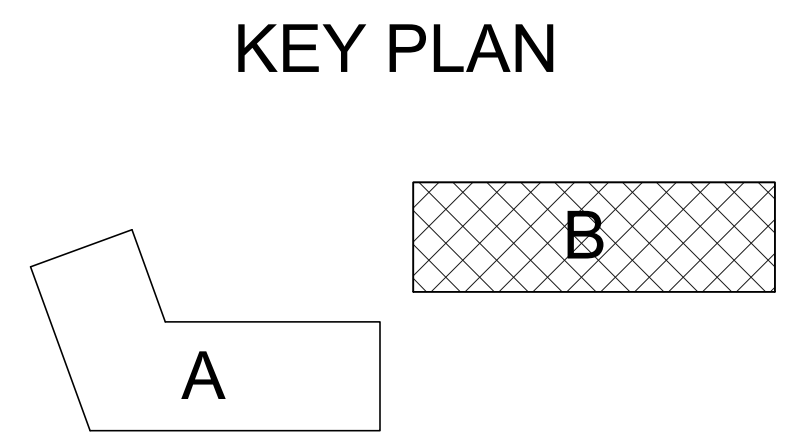
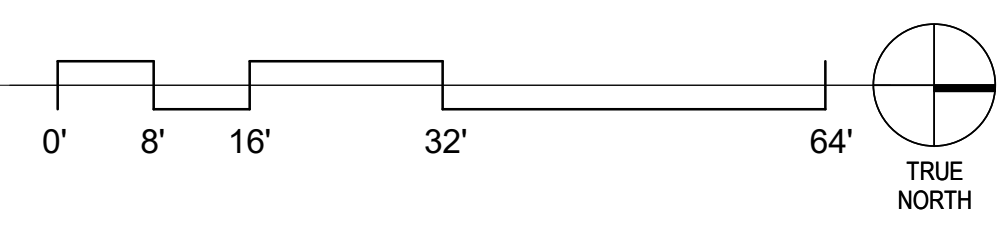


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1 LEVEL 3 PLAN - BUILDING B
 1/16" = 1'-0"



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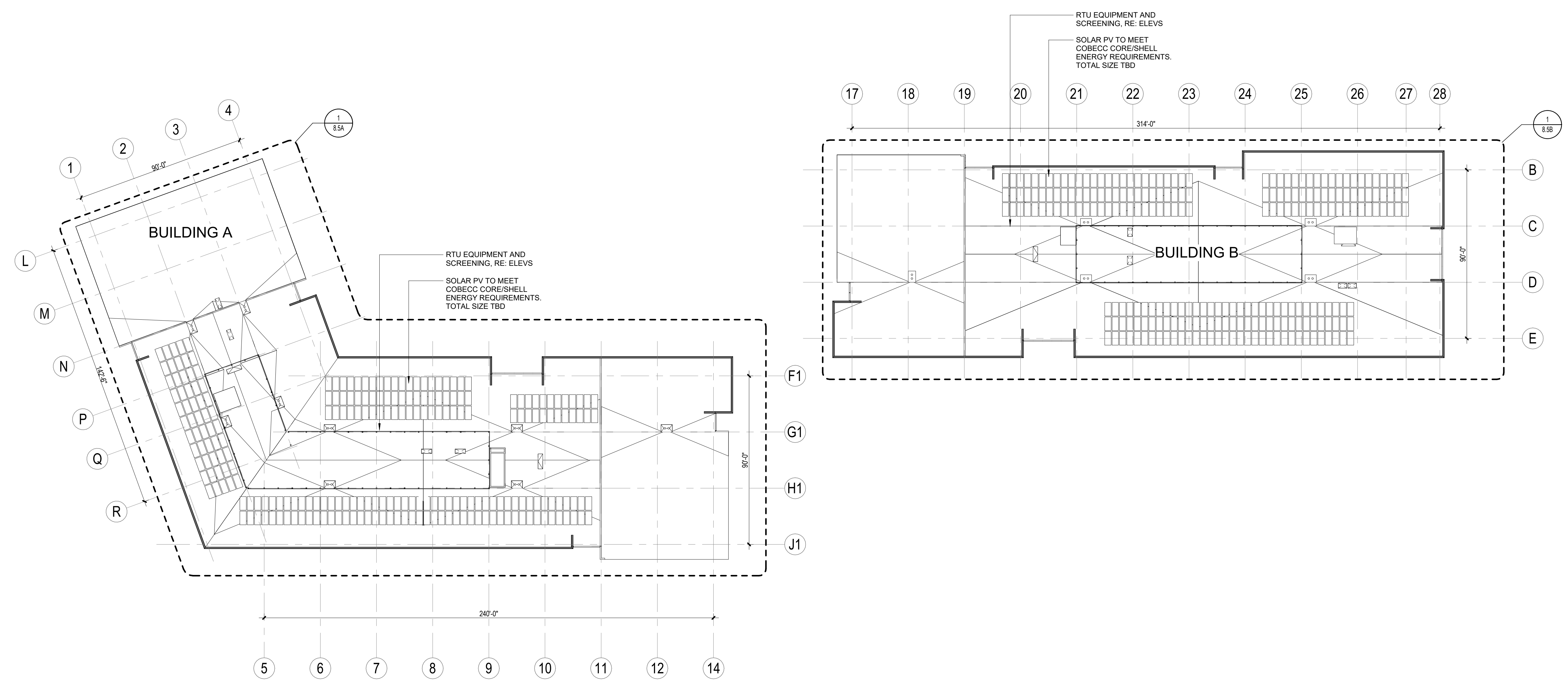
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 LEVEL 3 BUILDING B
 SCALE: 1/16" = 1'-0"
 SHEET NUMBER

8.4B

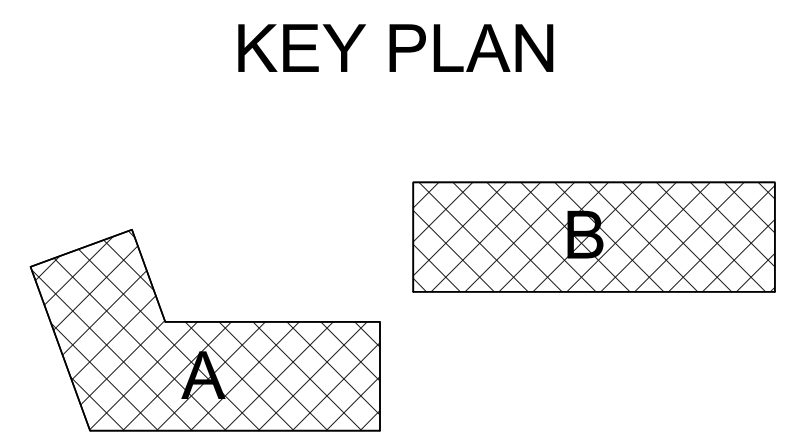
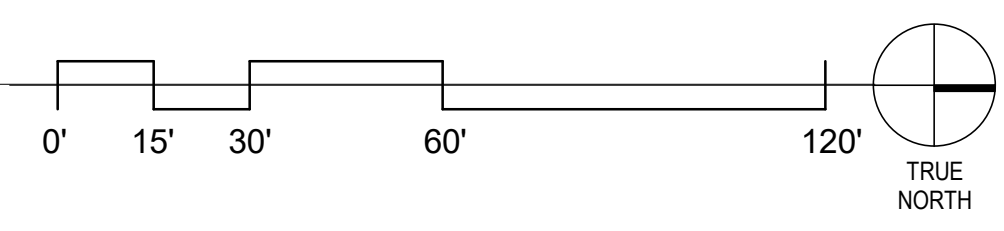


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1 OVERALL ROOF PLAN
1" = 30'-0"



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ISSUED FOR:
SITE REVIEW
SHEET TITLE:
ROOF - OVERALL

SCALE: 1" = 30'-0"
SHEET NUMBER

8.5



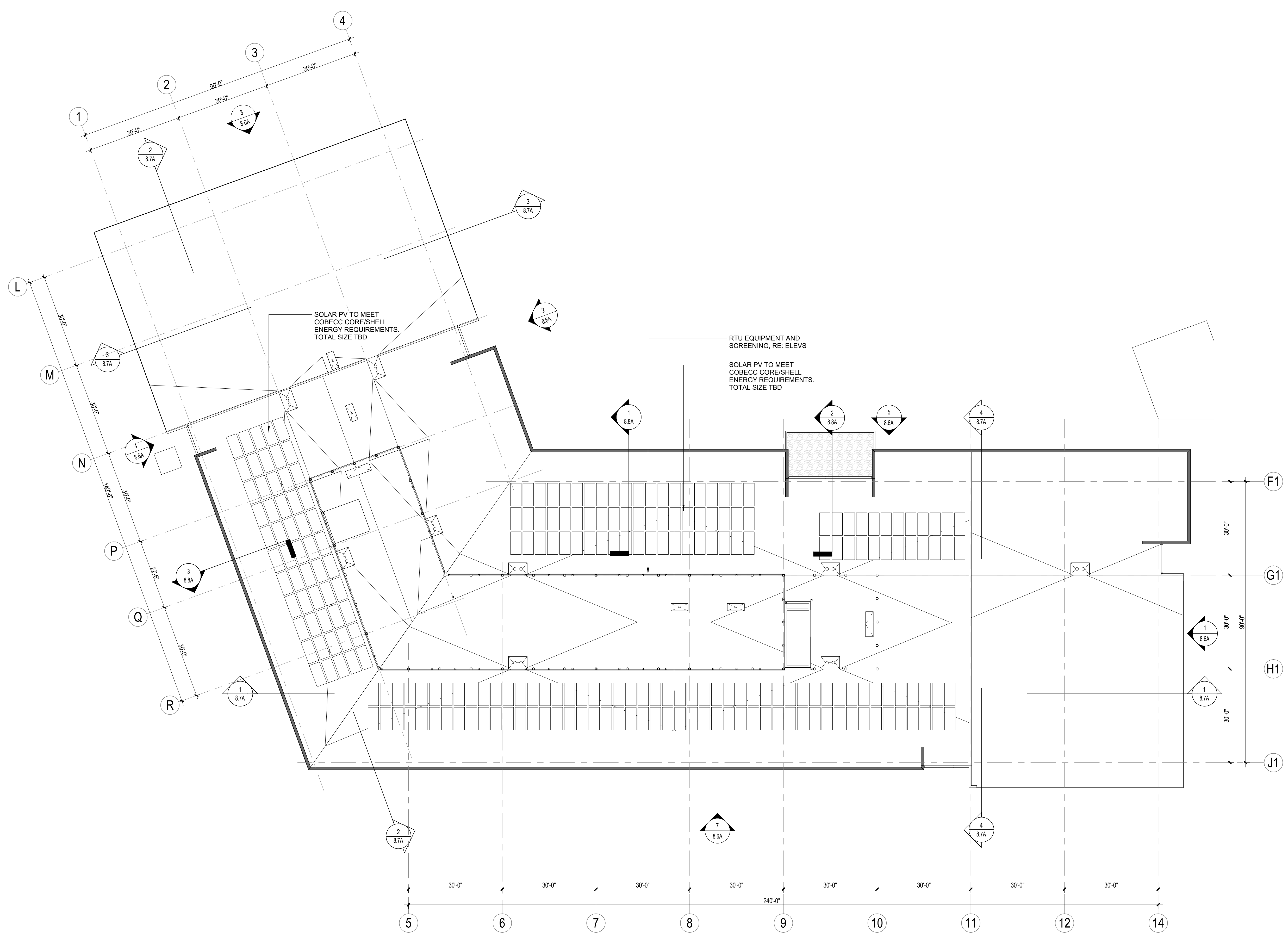
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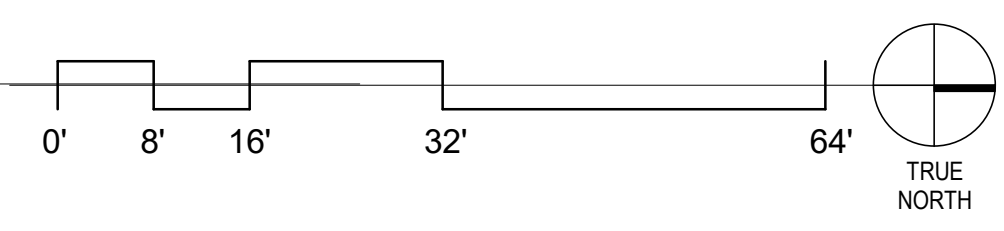
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APPROVED: OZ
DATE: 2024.07.22
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CITY CASE #:
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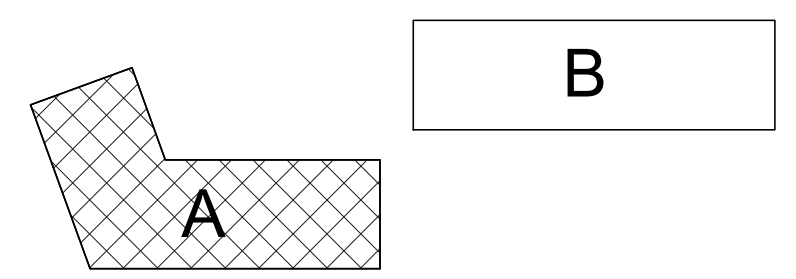
5675 ARAPAHOE
ISSUED FOR:
SITE REVIEW
SHEET TITLE:
ROOF - BUILDING A
SCALE: 1/16" = 1'-0"
SHEET NUMBER
8.5A



1 ROOF LEVEL PLAN - BUILDING A
1/16" = 1'-0"



KEY PLAN





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 CHECKED: OZ
 APPROVED: OZ
 DATE: 2024.07.22
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CITY CASE #:
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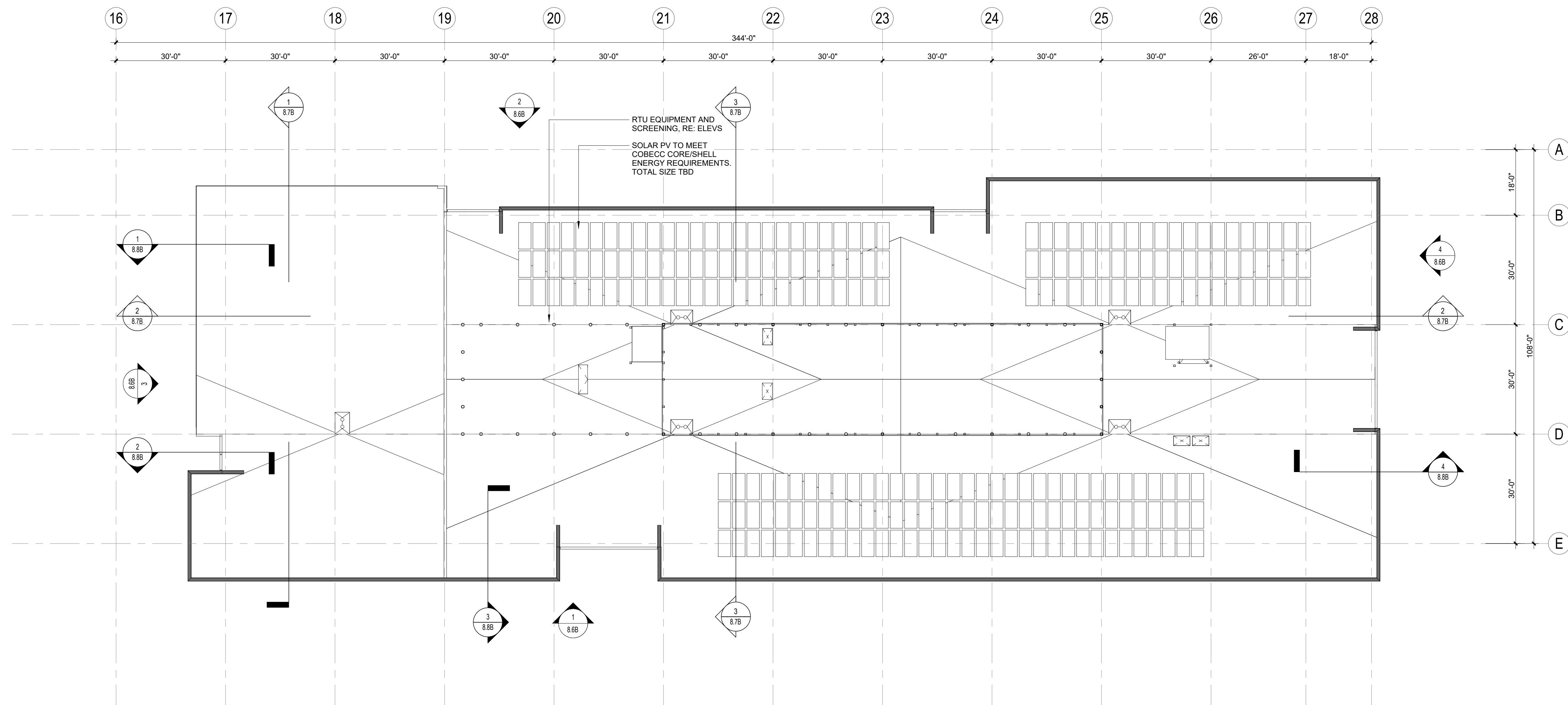
5675 ARAPAHOE

ISSUED FOR:
 SITE REVIEW

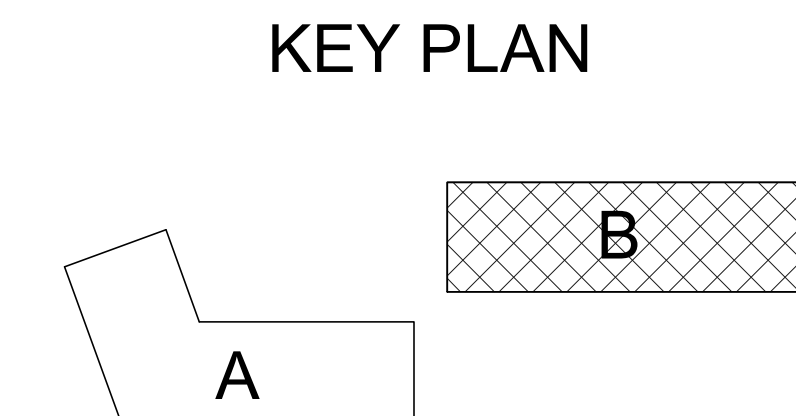
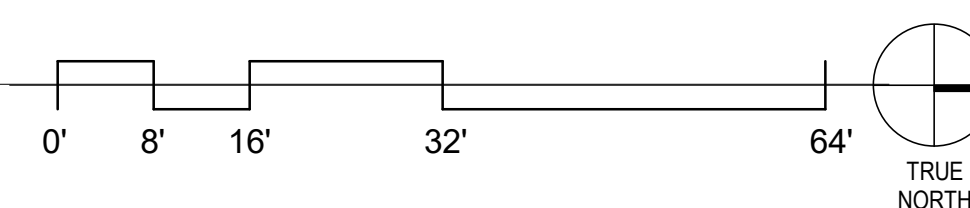
SHEET TITLE:
 ROOF - BUILDING B

SCALE: 1/16" = 1'-0"
 SHEET NUMBER

8.5B



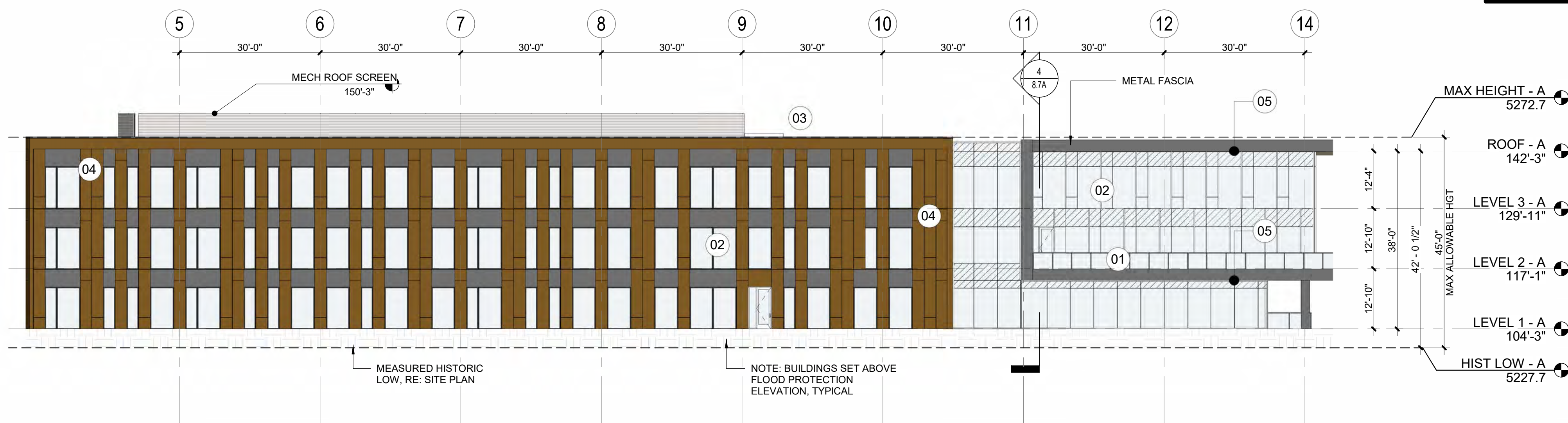
1 ROOF LEVEL PLAN - BUILDING B
 1/16" = 1'-0"



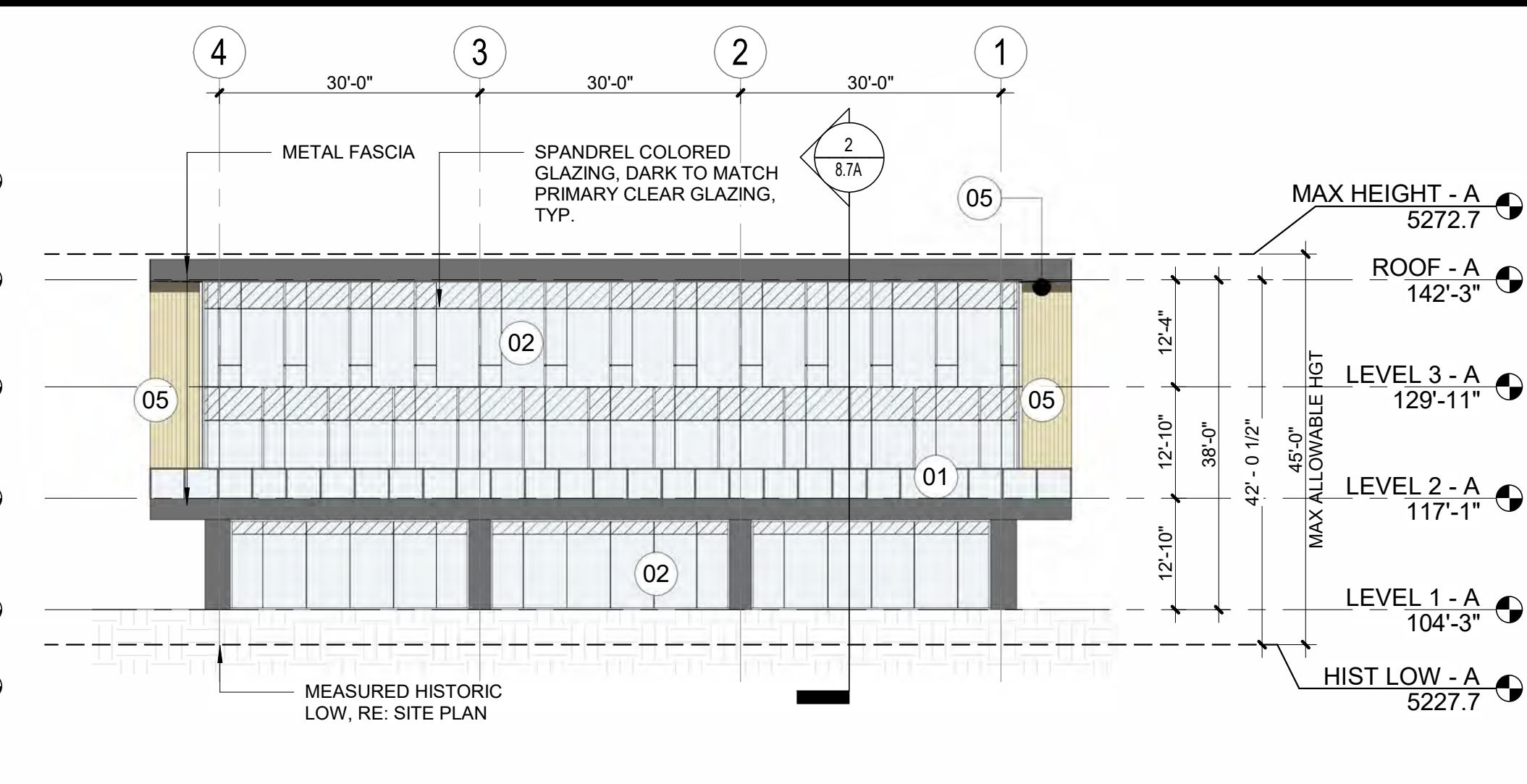


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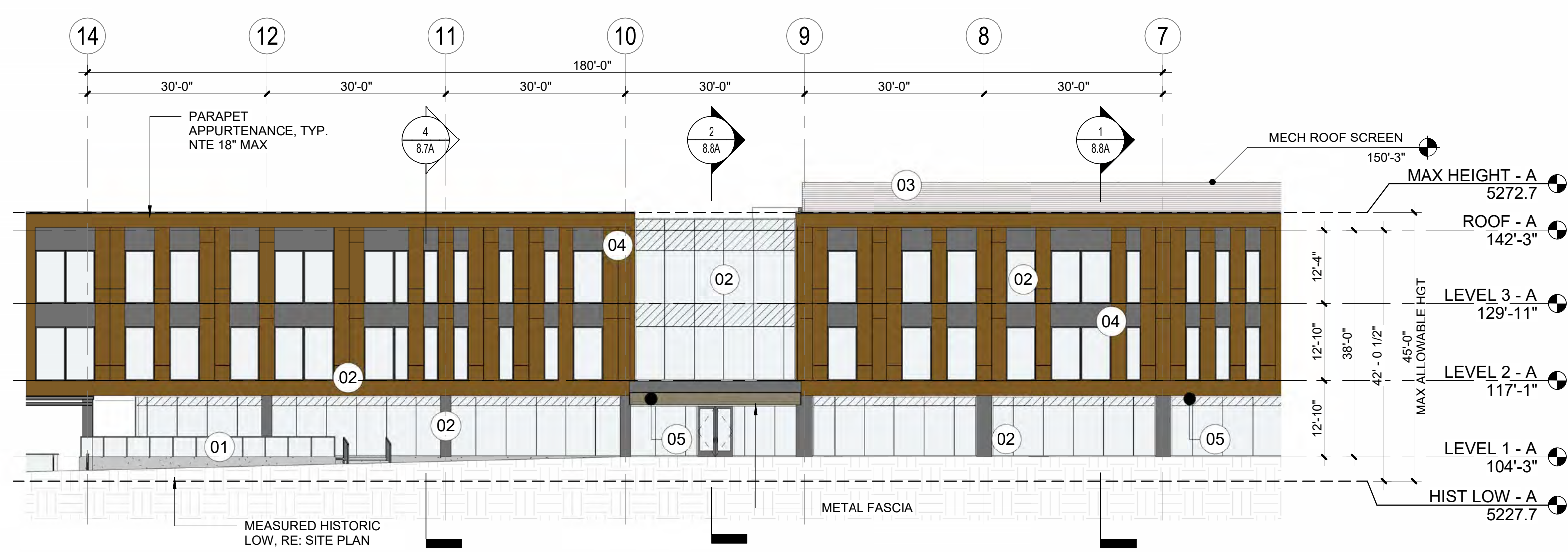
MATERIAL LEGEND					
	01 ALUM RAILING SYSTEM		03 METAL MECH SCREEN		05 WOOD-LOOK SOFFIT
	02 ALUM GLAZED SYSTEM		04 METAL PANEL		06 OTHERS AS NOTED



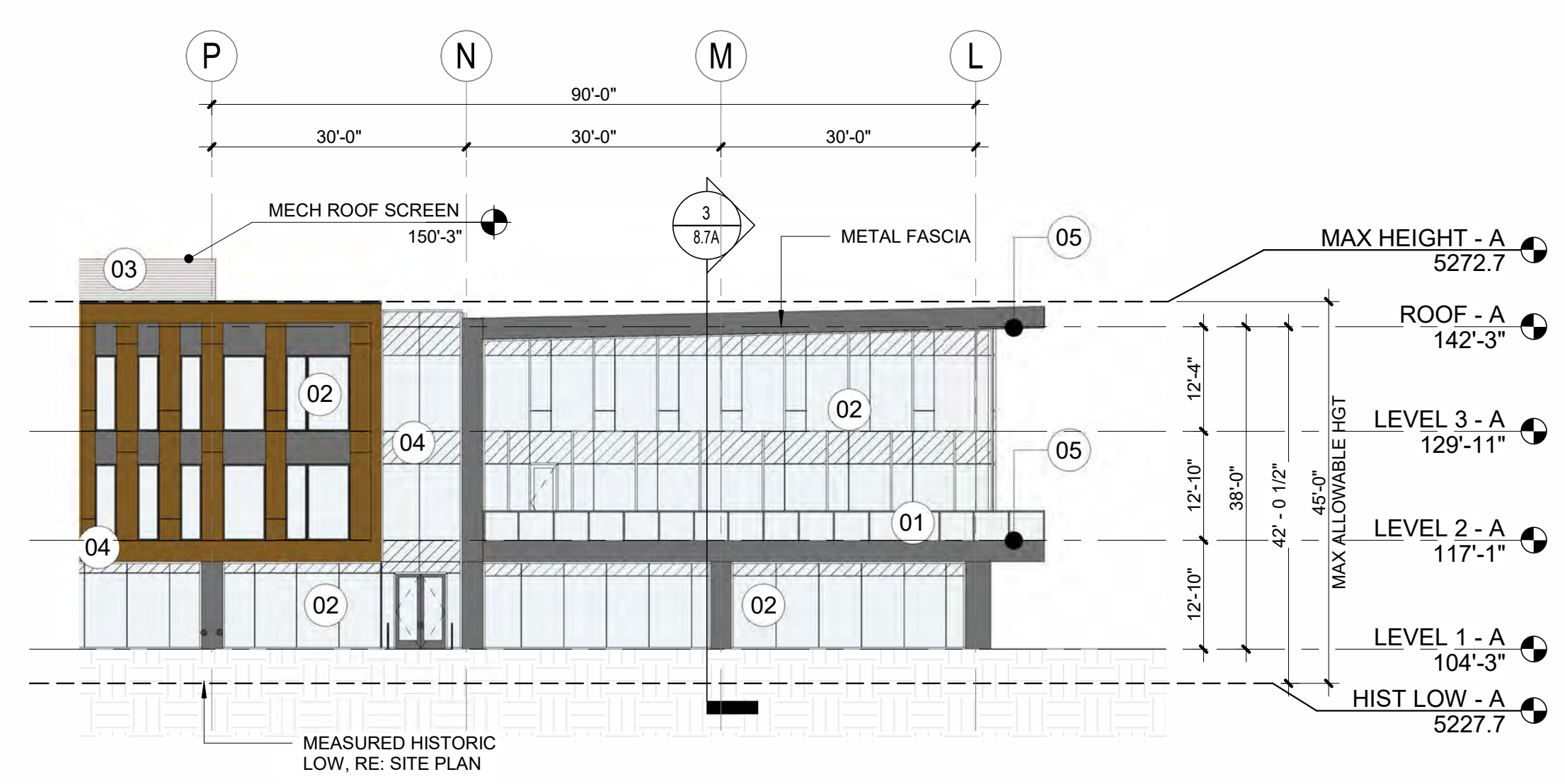
7 EAST ELEVATION - BUILDING A
1/16" = 1'-0"



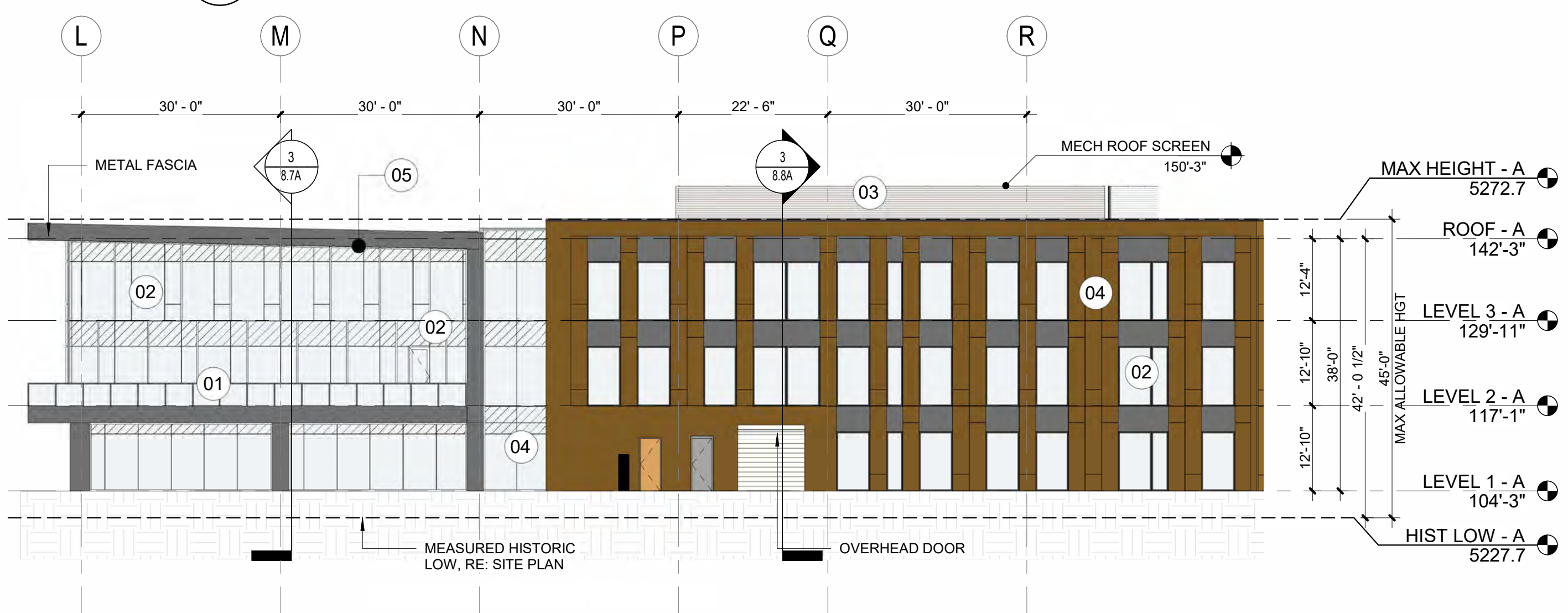
3 NORTHWEST ELEVATION - BUILDING A
1/16" = 1'-0"



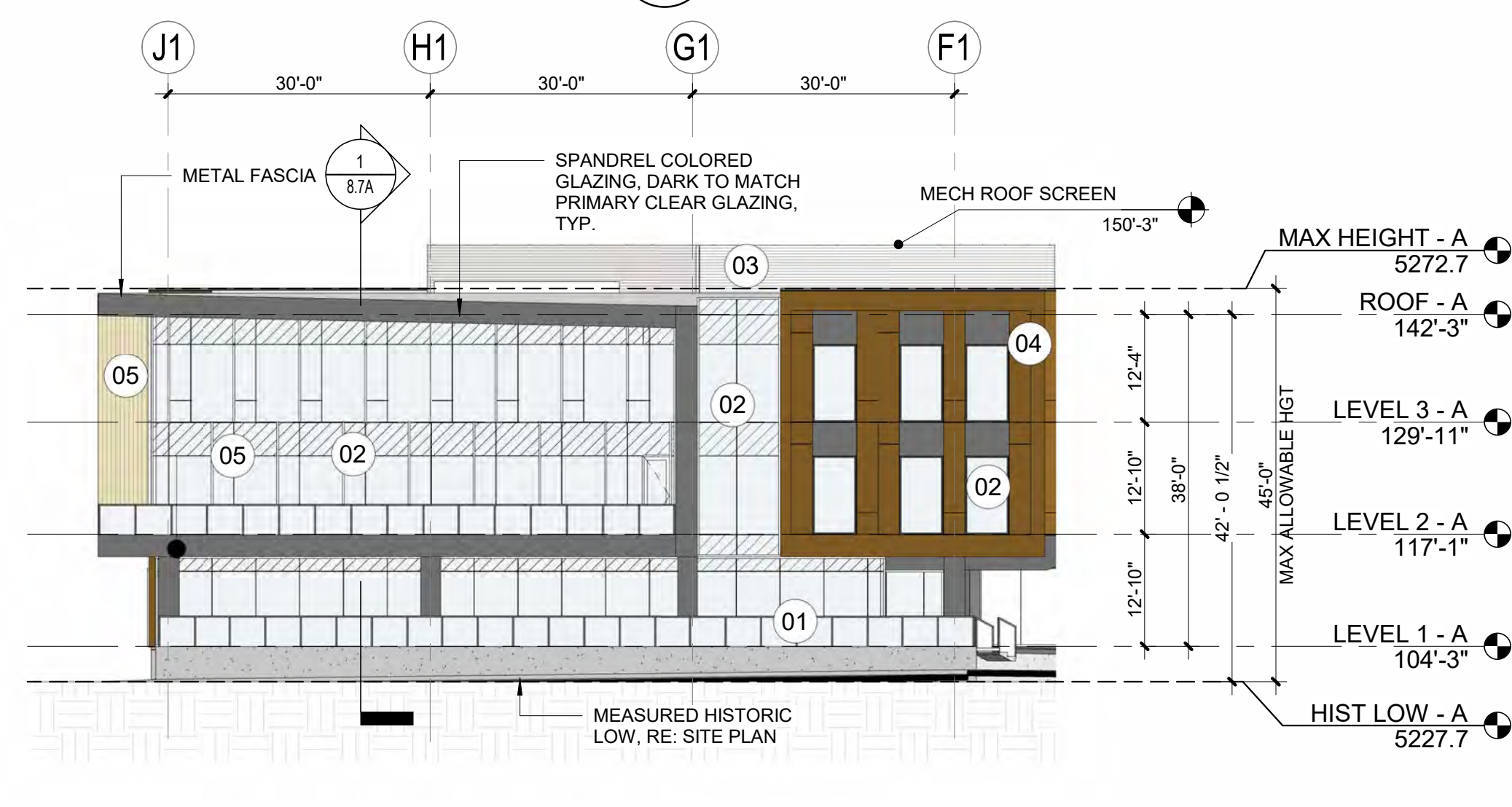
5 WEST ELEVATION - BUILDING A
1/16" = 1'-0"



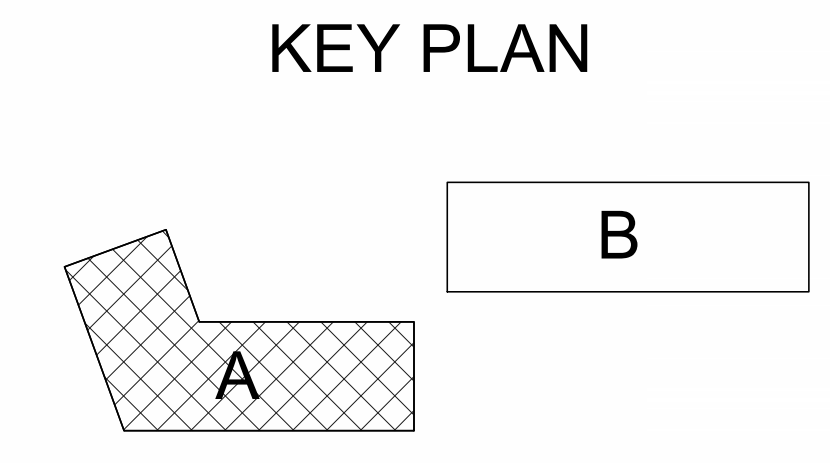
2 NORTH ELEVATION - BUILDING A
1/16" = 1'-0"



4 NORTHEAST ELEVATION - BUILDING A
1/16" = 1'-0"



1 SOUTH ELEVATION - BUILDING A
1/16" = 1'-0"



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REVISIONS:

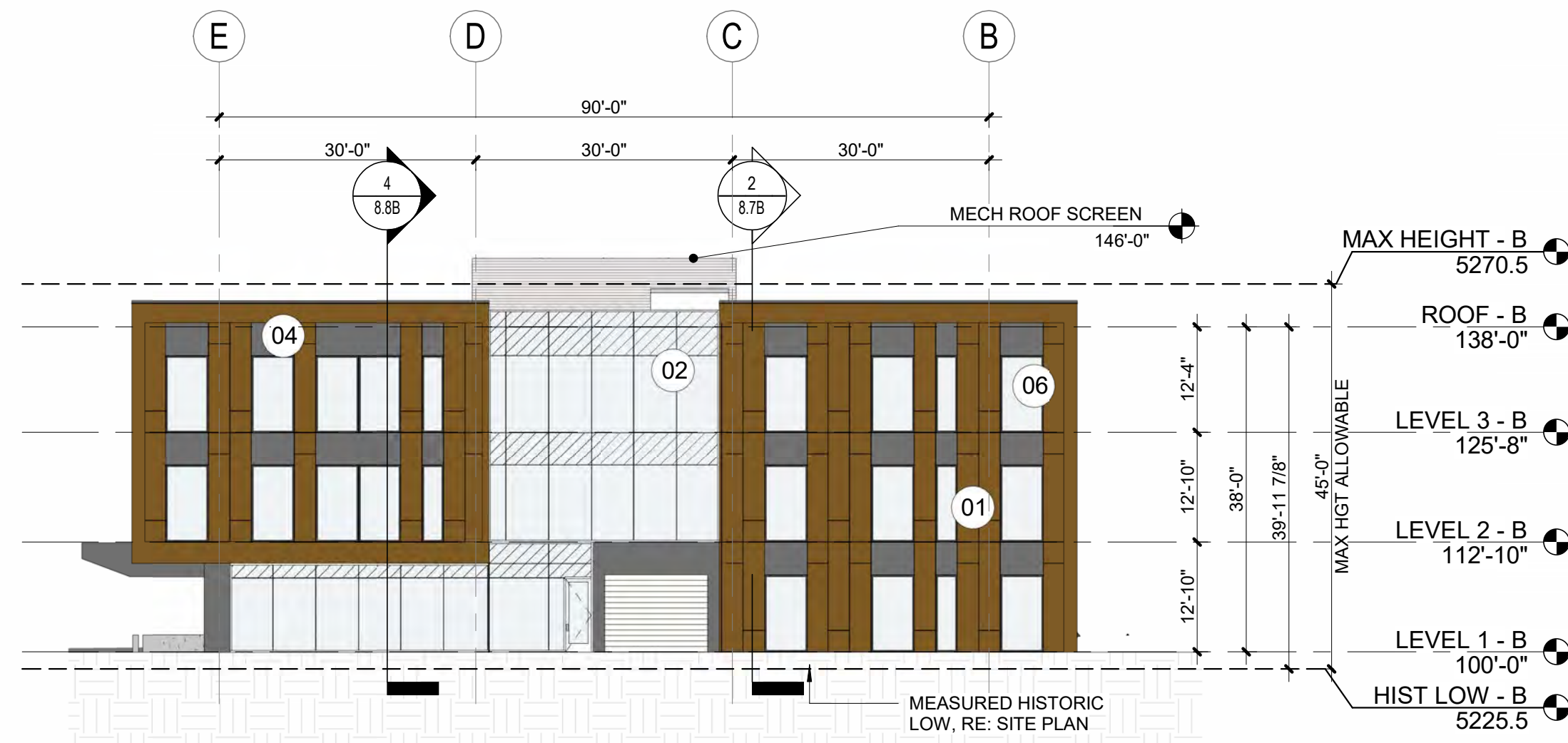
CITY CASE #:
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5675 ARAPAHOE
ISSUED FOR:
SITE REVIEW
SHEET TITLE:
ARCHITECTURAL
ELEVATIONS
SCALE: As indicated
SHEET NUMBER
8.6A

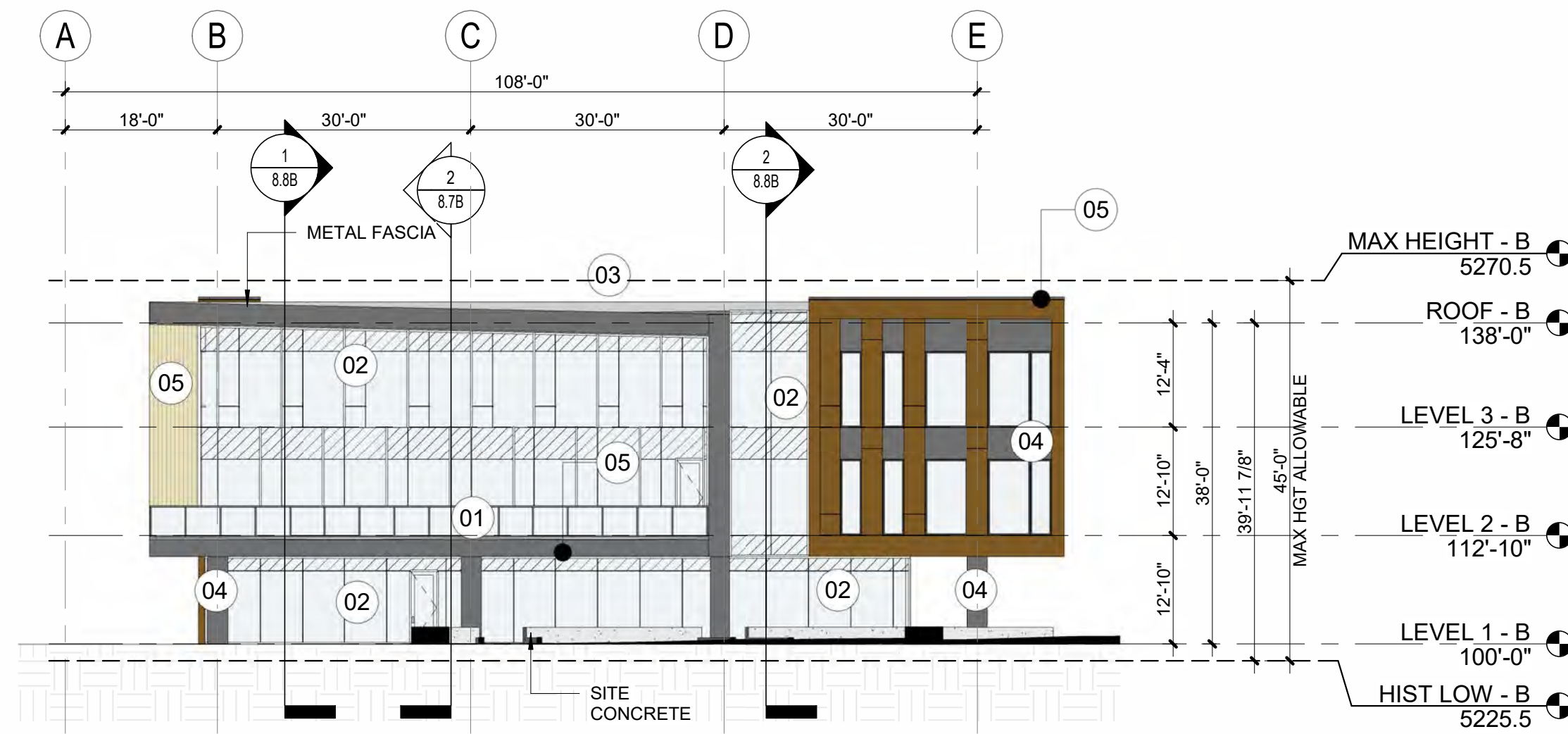


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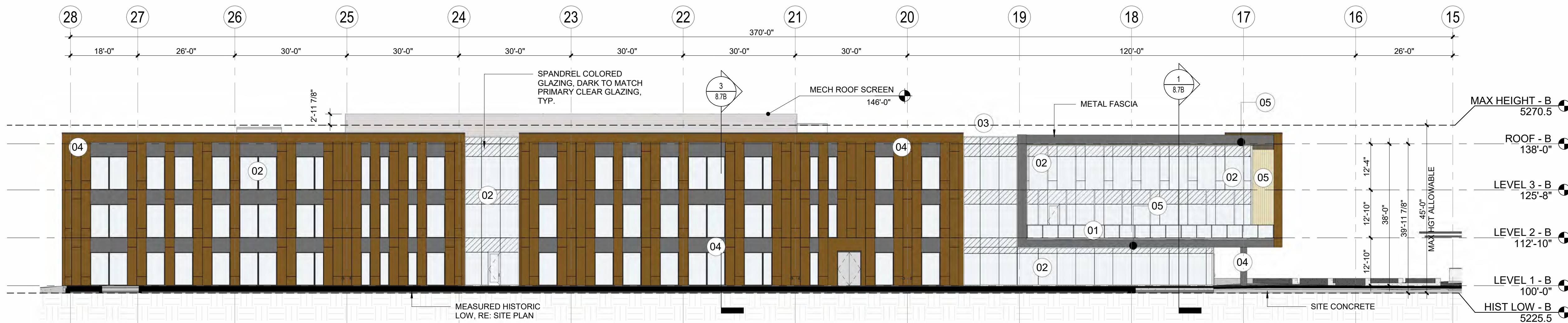
MATERIAL LEGEND					
	01 ALUM RAILING SYSTEM		03 METAL MECH SCREEN		05 WOOD-LOOK SOFFIT
	02 ALUM GLAZED SYSTEM		04 METAL PANEL		06 OTHERS AS NOTED



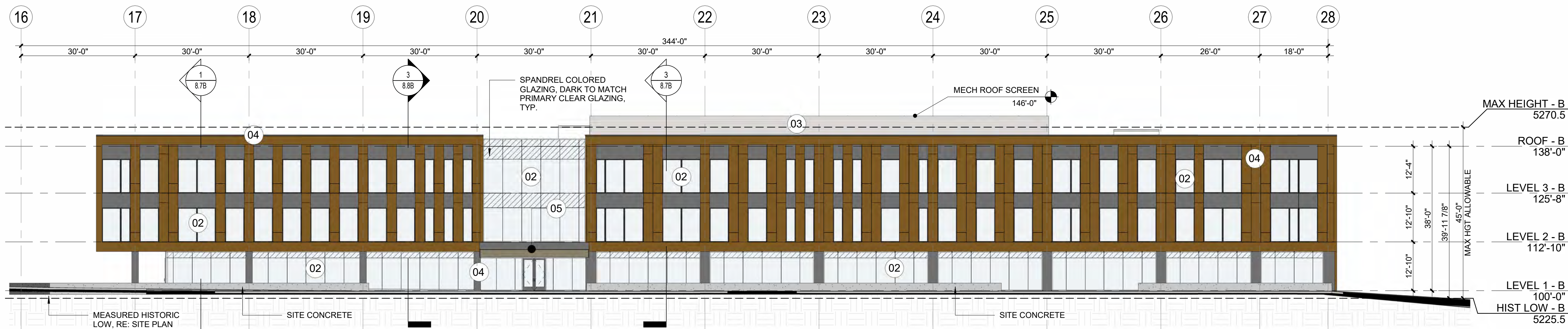
4 NORTH ELEVATION - BUILDING B
1/16" = 1'-0"



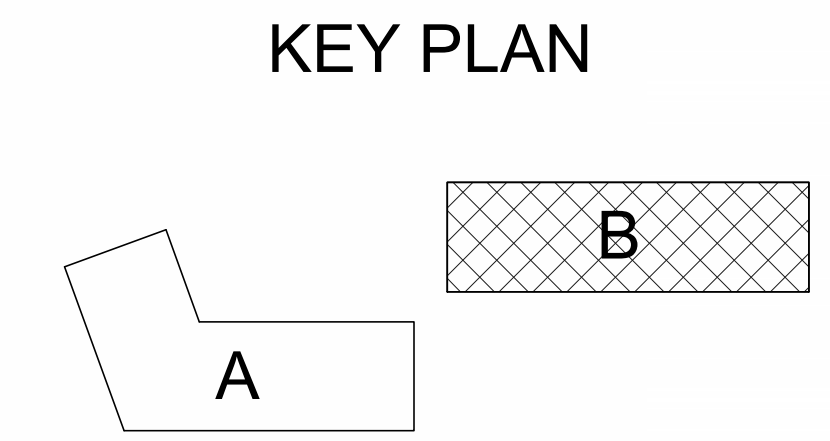
3 SOUTH ELEVATION - BUILDING B
1/16" = 1'-0"



2 WEST ELEVATION - BUILDING B
1/16" = 1'-0"



1 EAST ELEVATION - BUILDING B
1/16" = 1'-0"



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CITY CASE #:
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ISSUED FOR:
SITE REVIEW

SHEET TITLE:
ARCHITECTURAL
ELEVATIONS

SCALE: As indicated
SHEET NUMBER

8.6B



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REVISIONS:

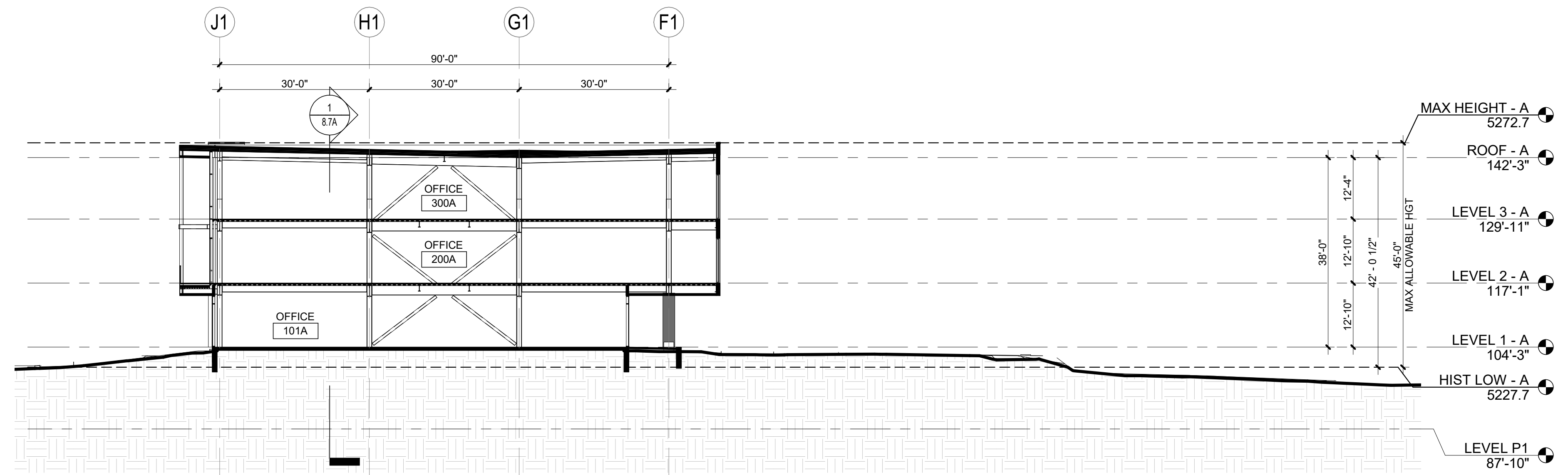
CITY CASE #:
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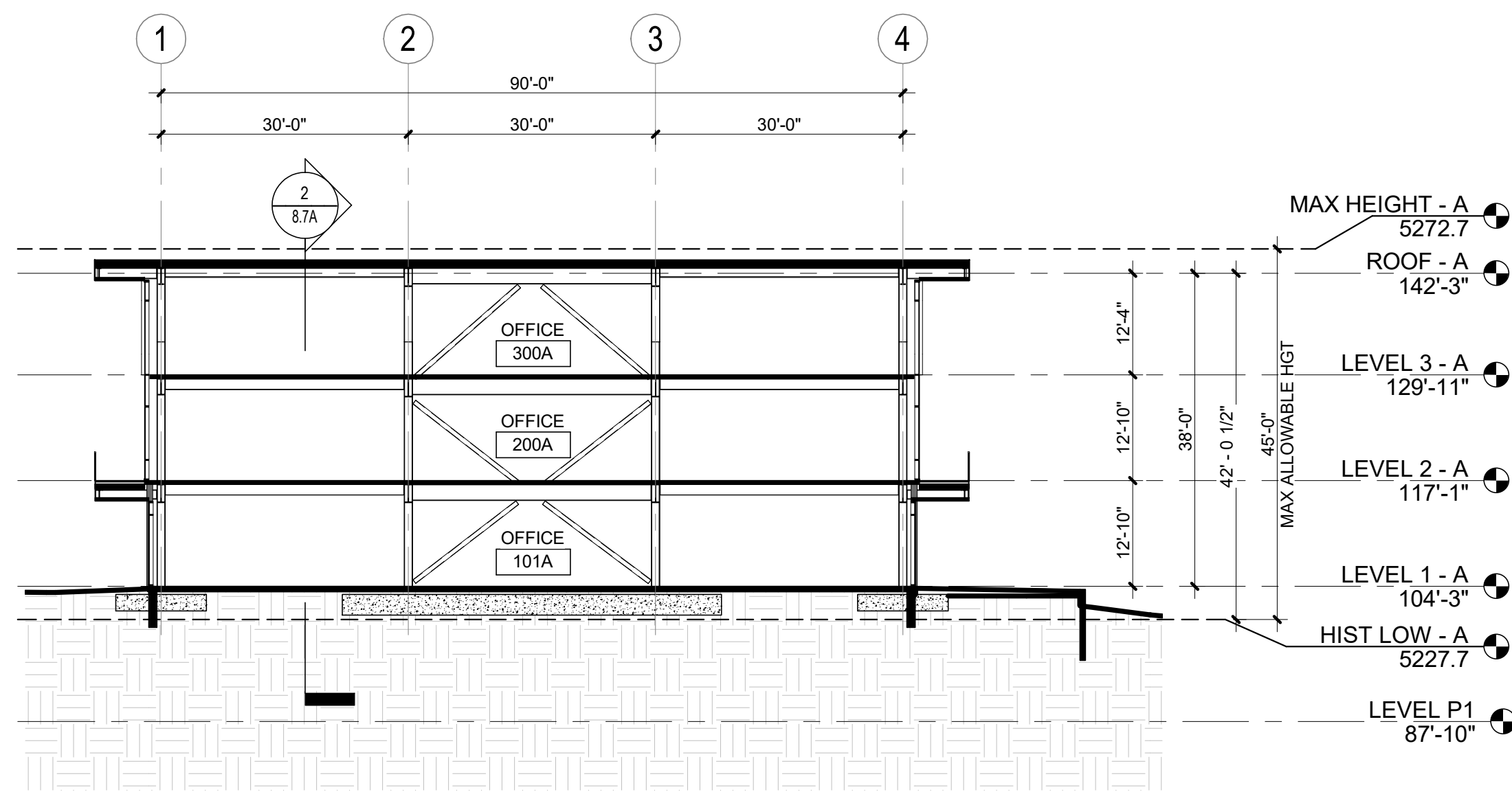
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BUILDING SECTIONS -
BUILDING A

SCALE: 1/16" = 1'-0"
SHEET NUMBER

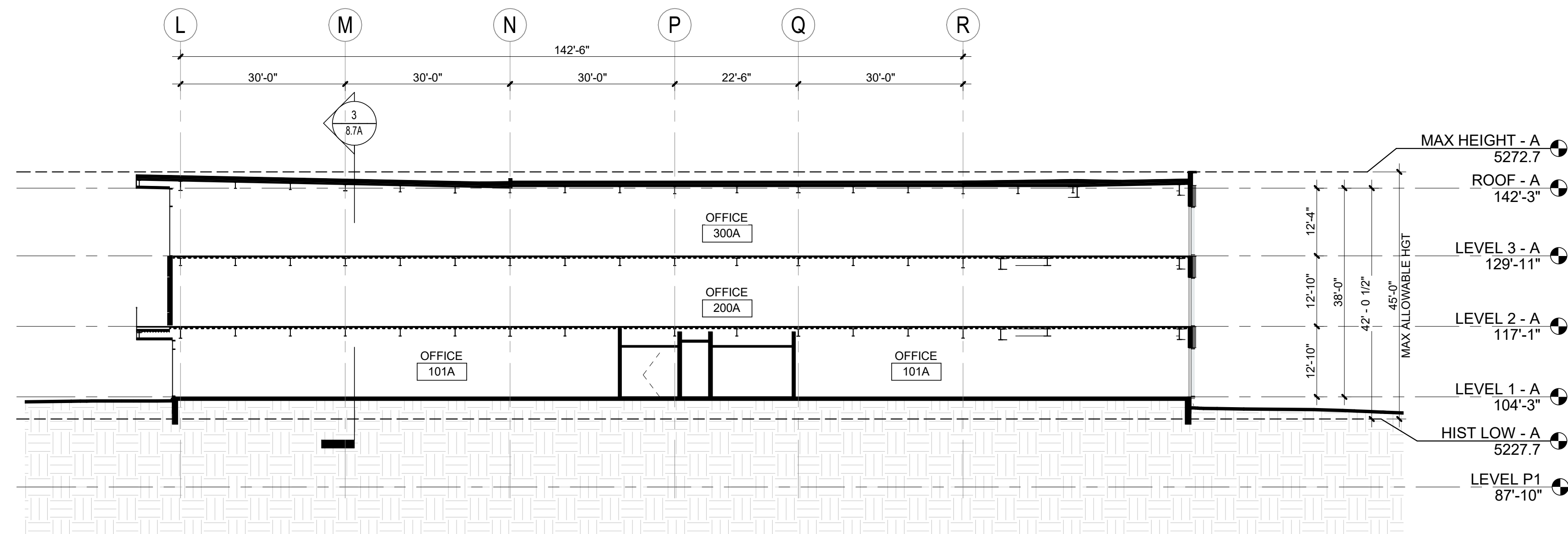
8.7A



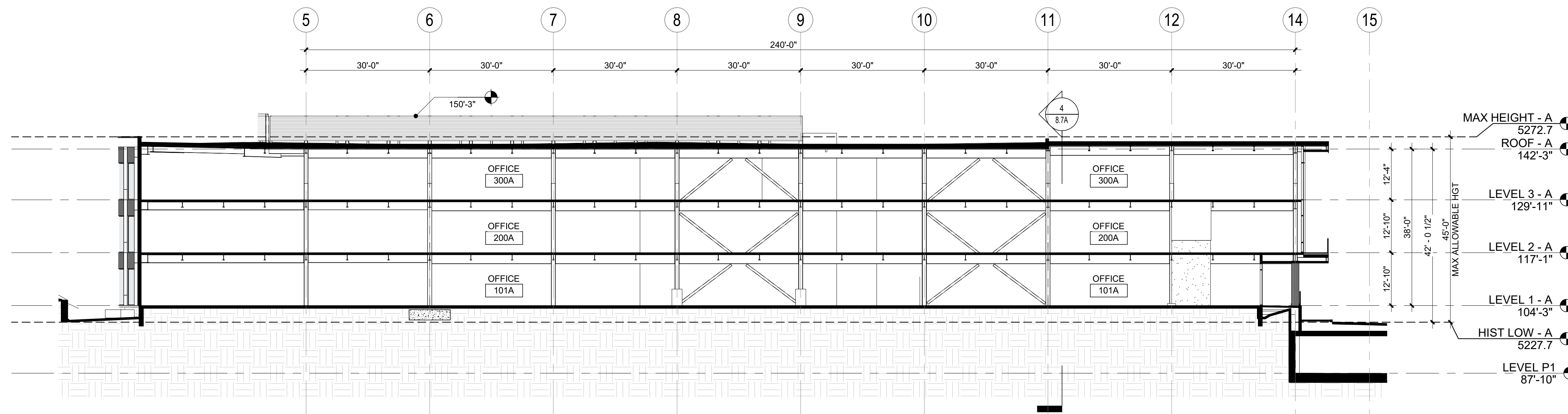
4 E/W BUILDING SECTION - BLDG A
1/16" = 1'-0"



3 E/W BUILDING SECTION 2 - BLDG A
1/16" = 1'-0"



2 N/S BUILDING SECTION 2 - BLDG A
1/16" = 1'-0"



1 N/S BUILDING SECTION - BLDG A
1/16" = 1'-0"



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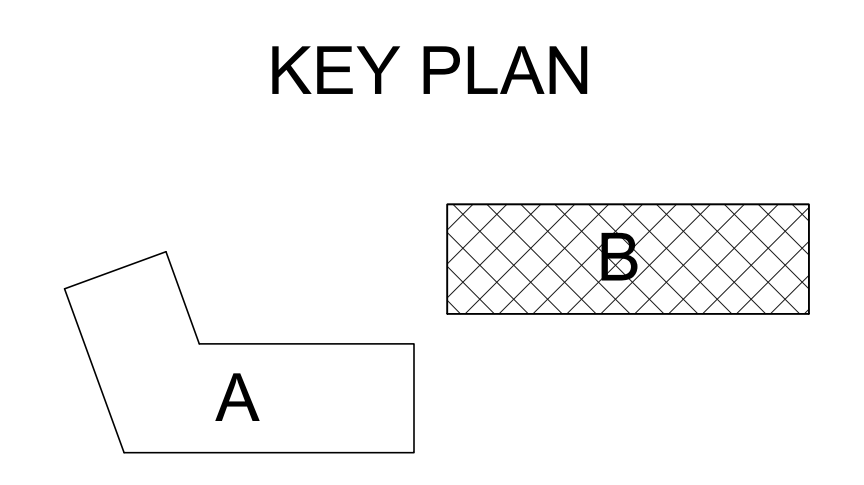
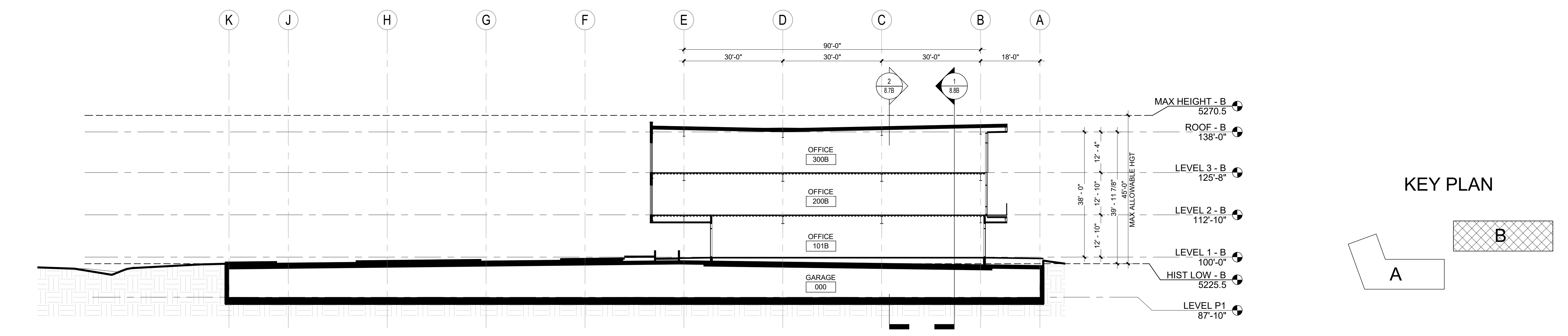
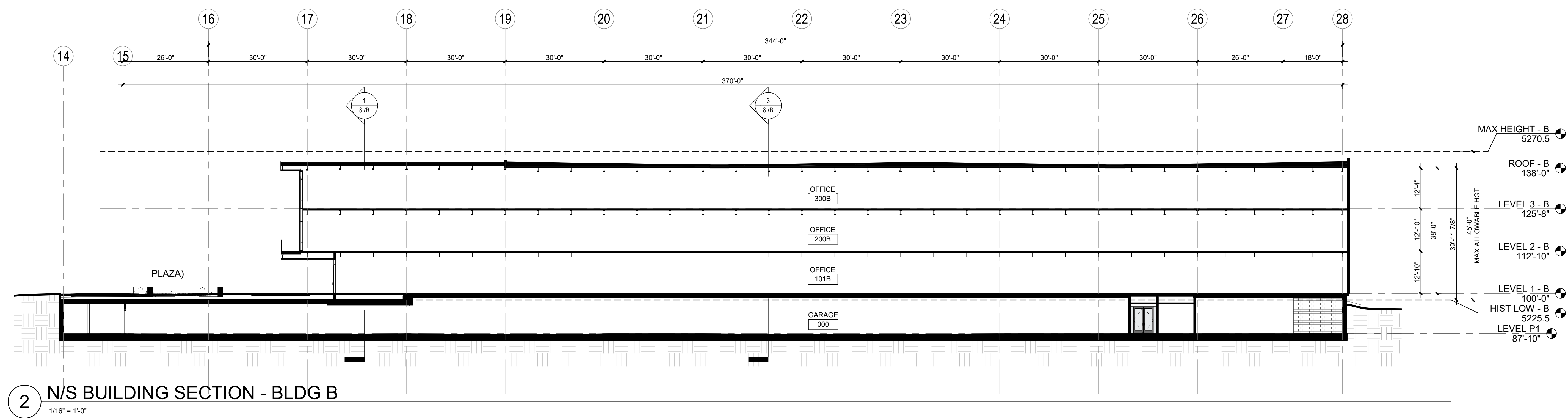
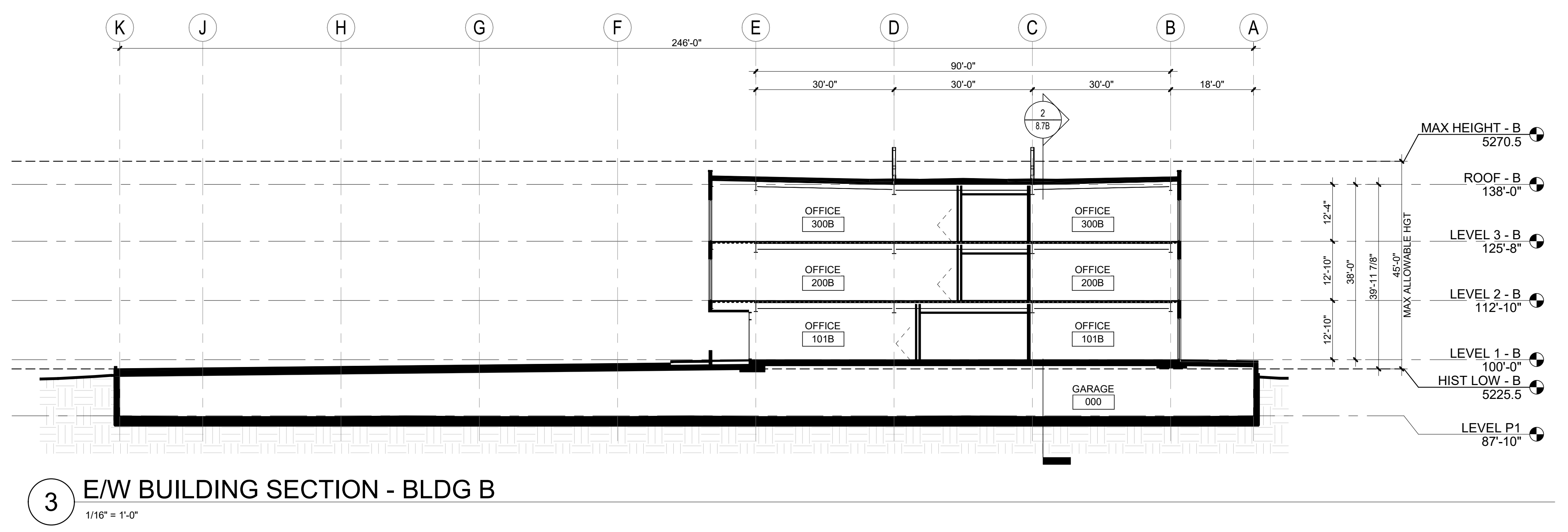
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APPROVED: OZ
DATE: 2024.07.22
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ISSUED FOR:
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SHEET TITLE:
BUILDING SECTIONS -
BUILDING B

SCALE: 1/16" = 1'-0"
SHEET NUMBER
8.7B



PROJECT FLAGNOTES	
NO.	FLAGNOTE
8.01	ALUMINUM GLAZED CURTAIN-WALL SYSTEM, GLAZING TYPE 1
8.03	ALUMINUM GLAZED STOREFRONT SYSTEM SILL, RE: ENLARGED ELEVS



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DATE: 2024.07.22
REVISIONS:

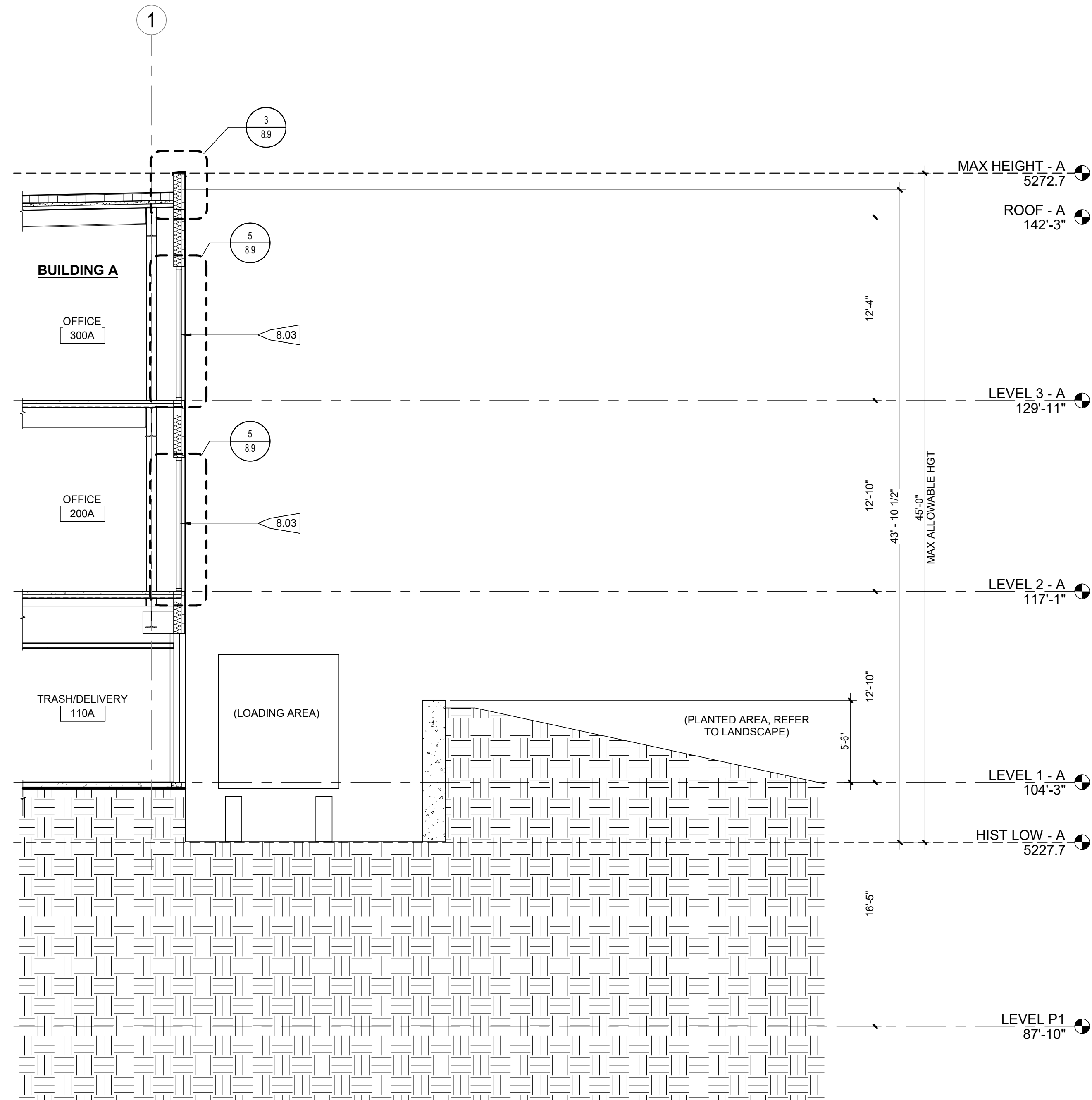
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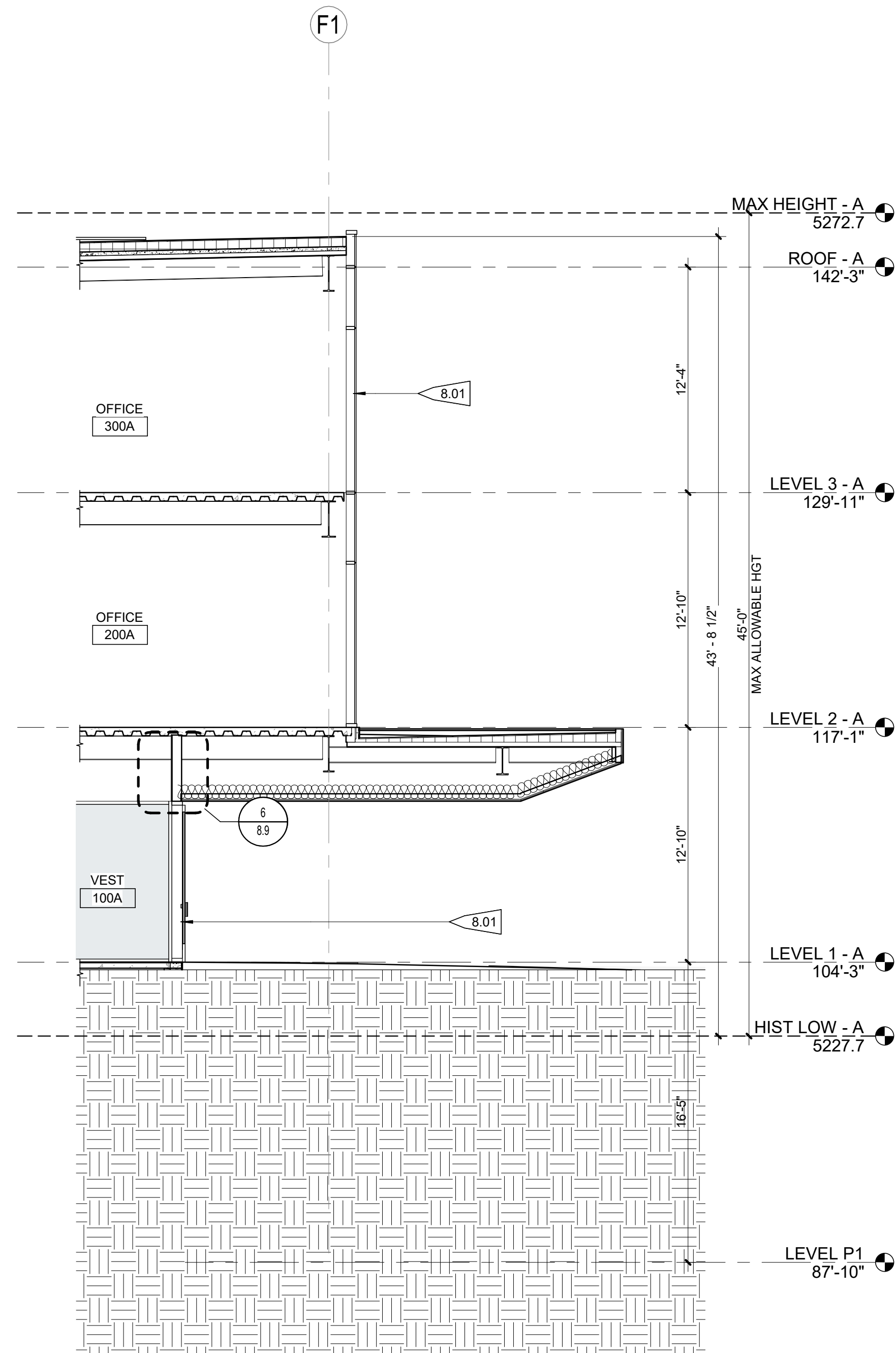
SHEET TITLE:
WALL SECTIONS - A

SCALE: 3/16" = 1'-0"
SHEET NUMBER

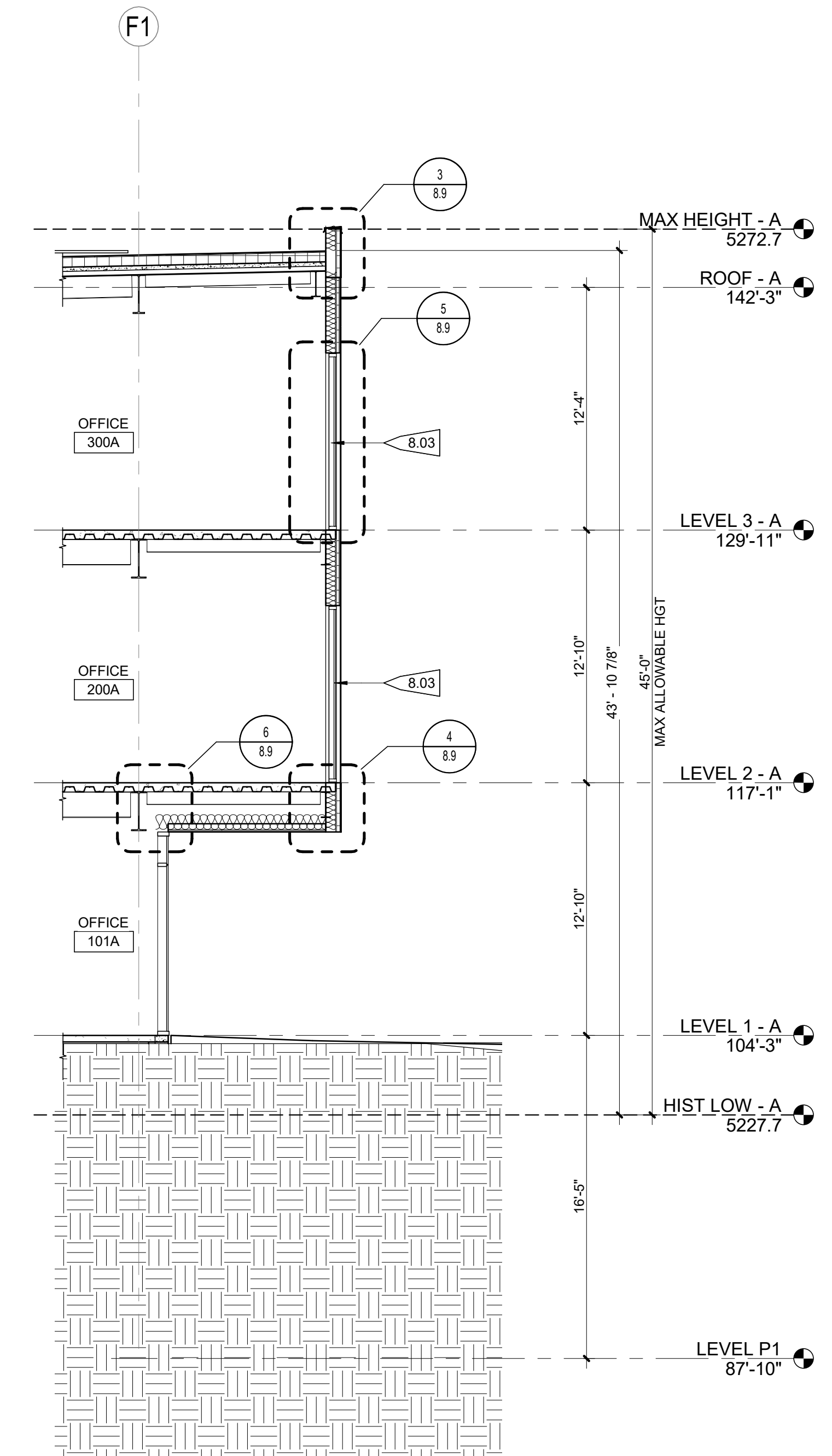
8.8A



3 BLDG A - WALL SECTION 03
3/16" = 1'-0"

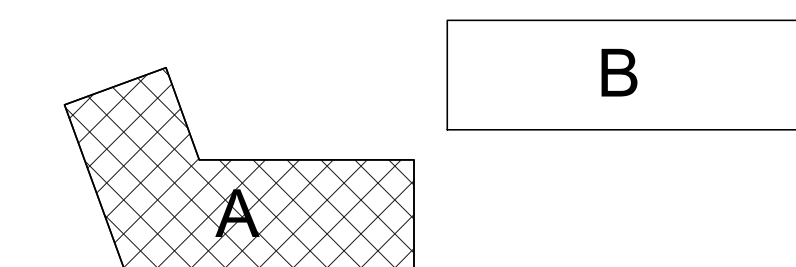


2 BLDG A - WALL SECTION 02
3/16" = 1'-0"



1 BLDG A - WALL SECTION 01
3/16" = 1'-0"

KEY PLAN



PROJECT FLAGNOTES	
NO.	FLAGNOTE
8.01	ALUMINUM GLAZED CURTAIN-WALL SYSTEM, GLAZING TYPE 1
8.02	ALUMINUM GLAZED CURTAIN-WALL SYSTEM, GLAZING TYPE 2
8.03	ALUMINUM GLAZED STOREFRONT SYSTEM SILL, RE: ENLARGED ELEVS
8.04	DOOR - OVERHEAD
10.03	EXTERIOR BICYCLE RACK, RE: LANDSCAPE



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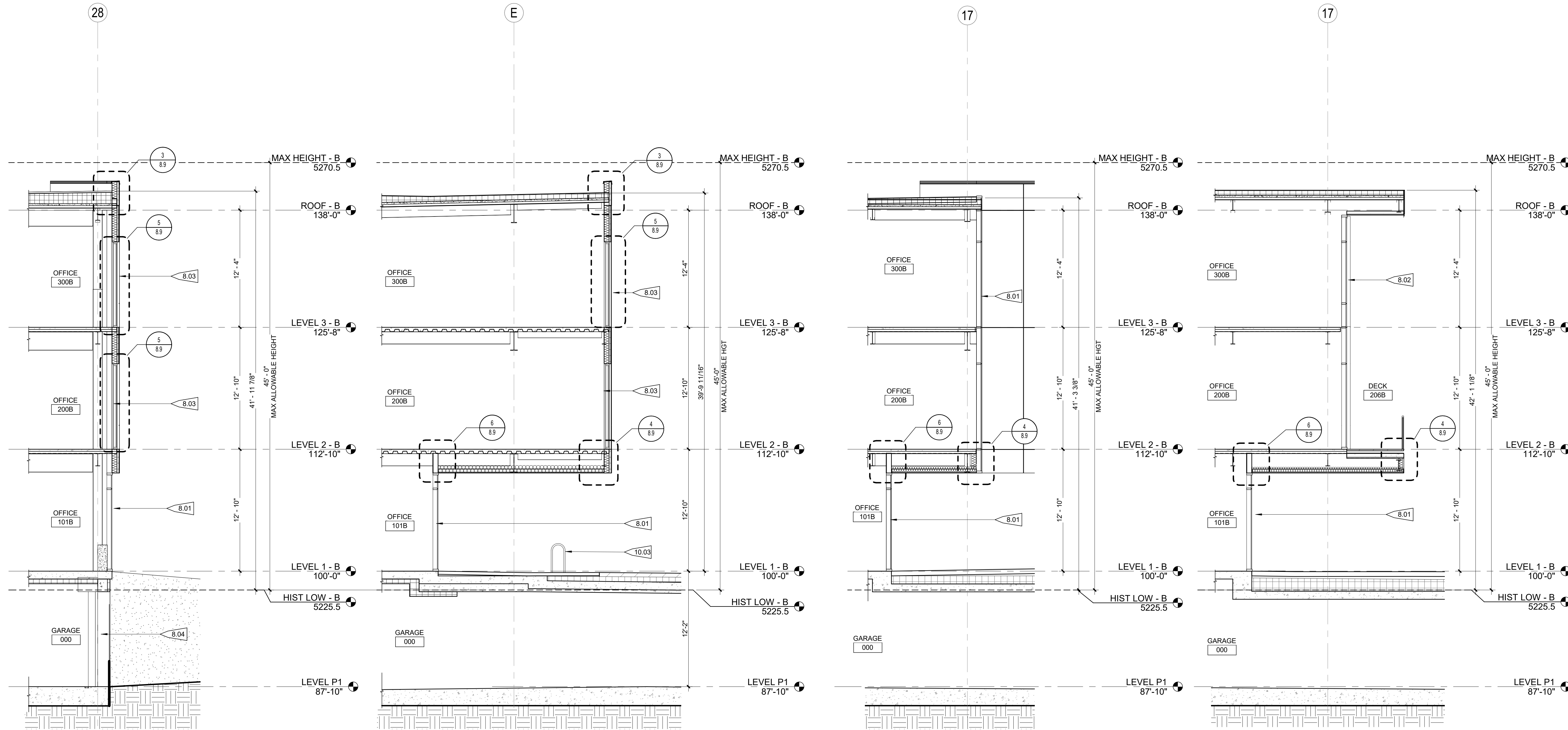
5675 ARAPAHOE

ISSUED FOR:
SITE REVIEW

SHEET TITLE:
WALL SECTIONS - B

SCALE: 3/16" = 1'-0"
SHEET NUMBER

8.8B



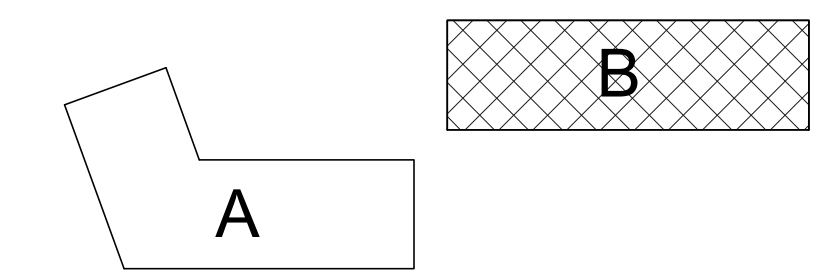
4 BUILDING B - WALL SECTION 04
3/16" = 1'-0"

3 BUILDING B - WALL SECTION 03
3/16" = 1'-0"

2 BUILDING B - WALL SECTION 02
3/16" = 1'-0"

1 BUILDING B - WALL SECTION 01
3/16" = 1'-0"

KEY PLAN





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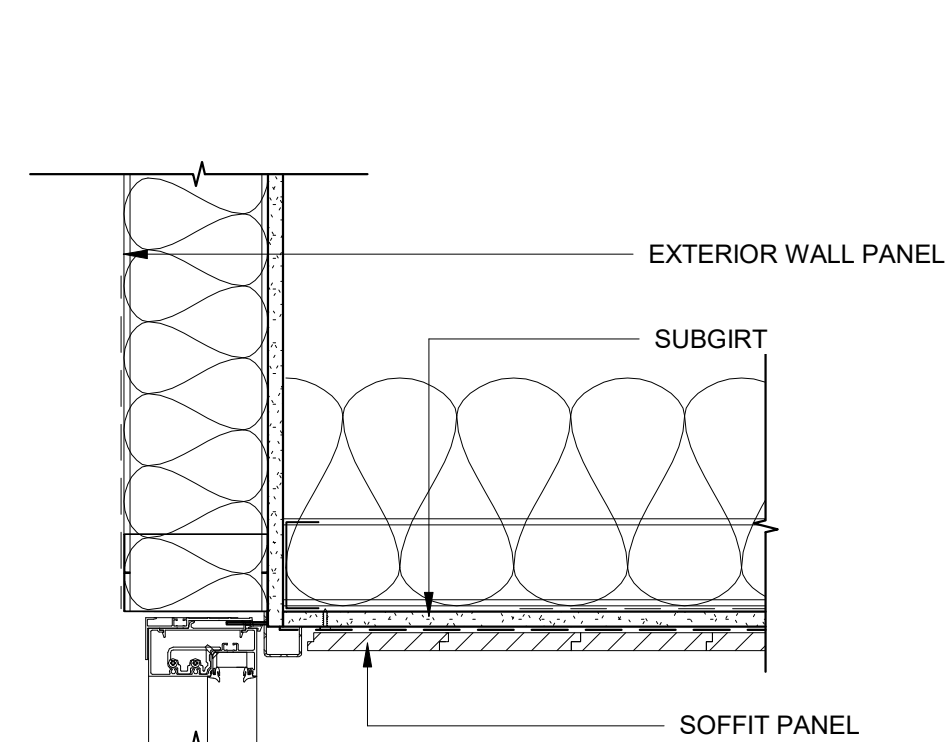
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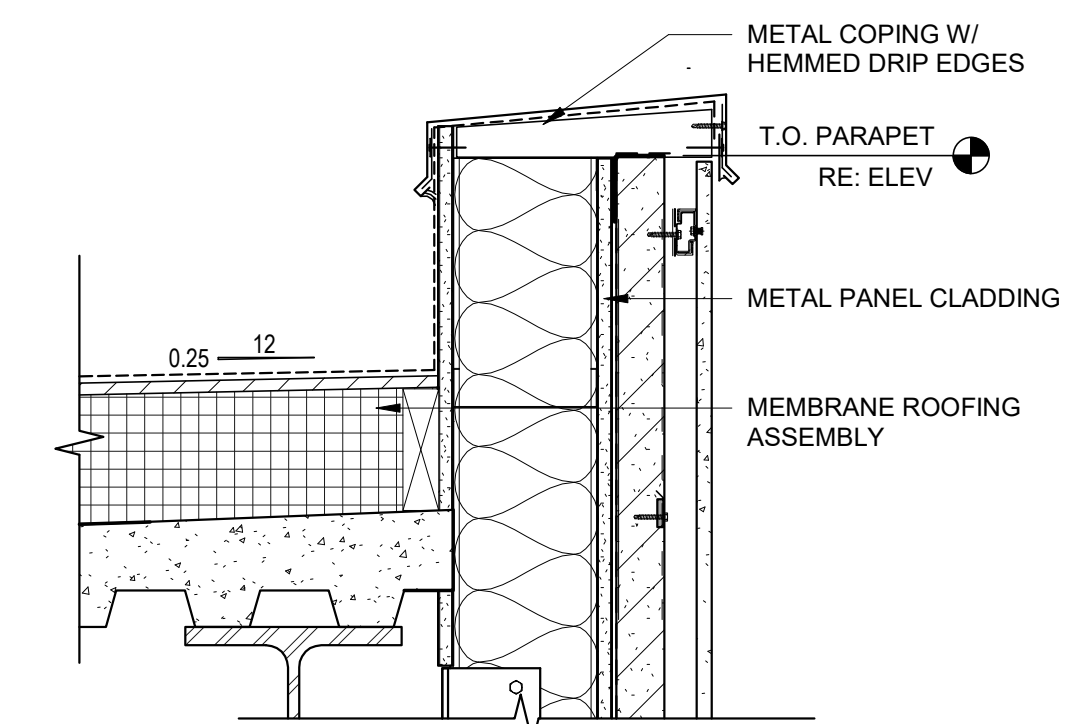
SHEET TITLE:
 EXTERIOR DETAILS

SCALE: 1 1/2" = 1'-0"
 SHEET NUMBER

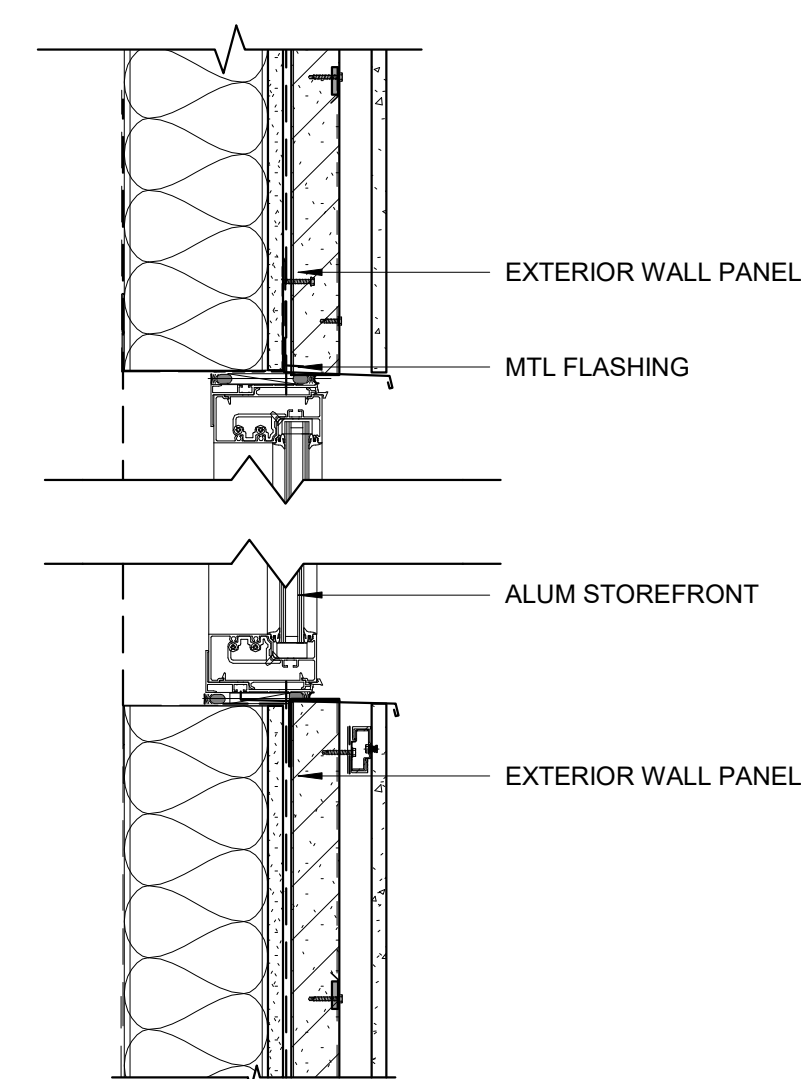
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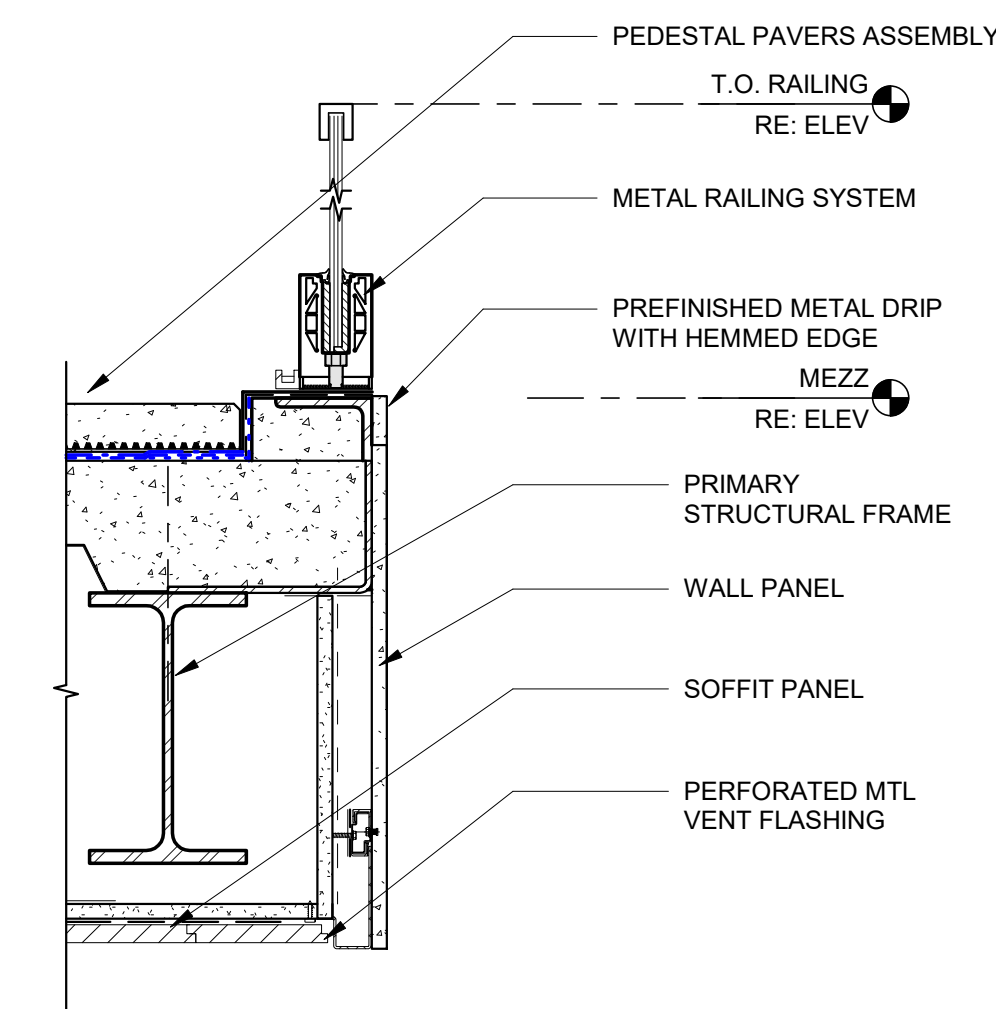
6 CW-SOFFIT DETAIL
 1 1/2" = 1'-0"



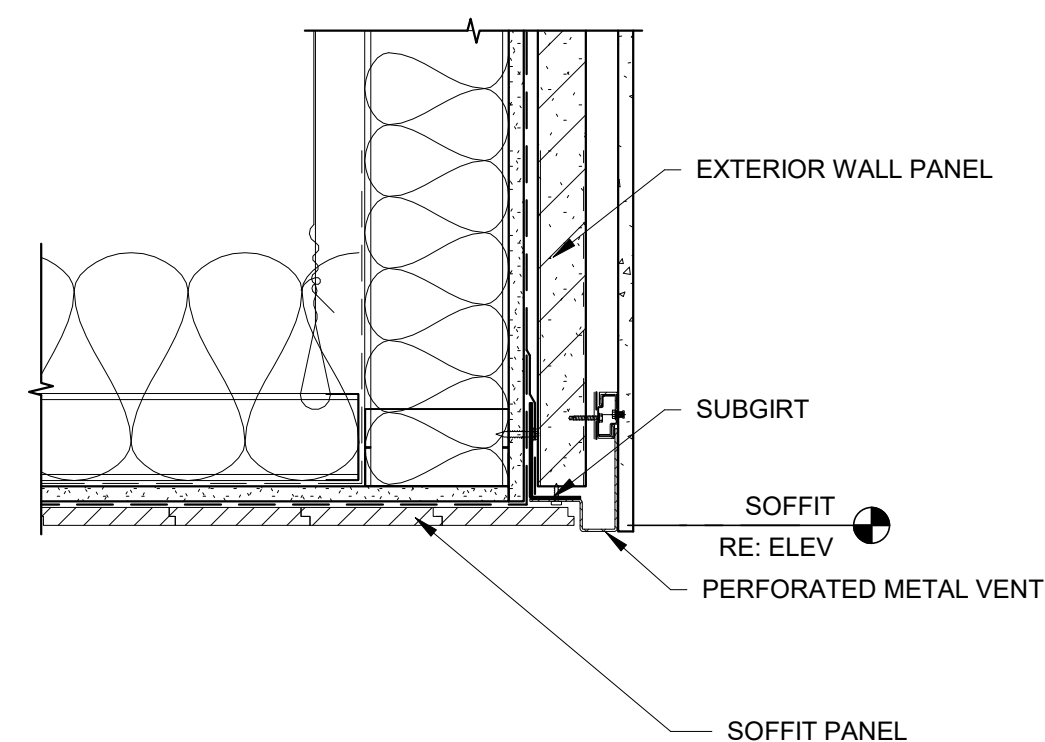
3 ROOF PARAPET
 1 1/2" = 1'-0"



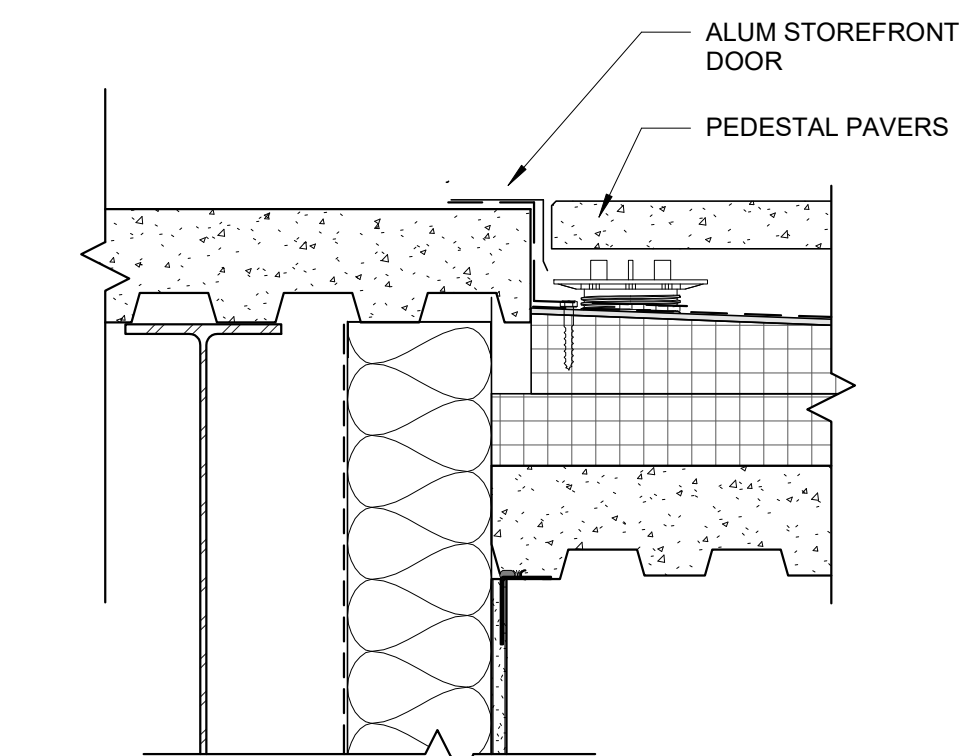
5 STOREFRONT DETAIL
 1 1/2" = 1'-0"



2 RAILING EDGE @ SOFFIT
 1 1/2" = 1'-0"



4 SOFFIT DETAIL
 1 1/2" = 1'-0"



1 MAIN DECK TRANSITION
 1 1/2" = 1'-0"



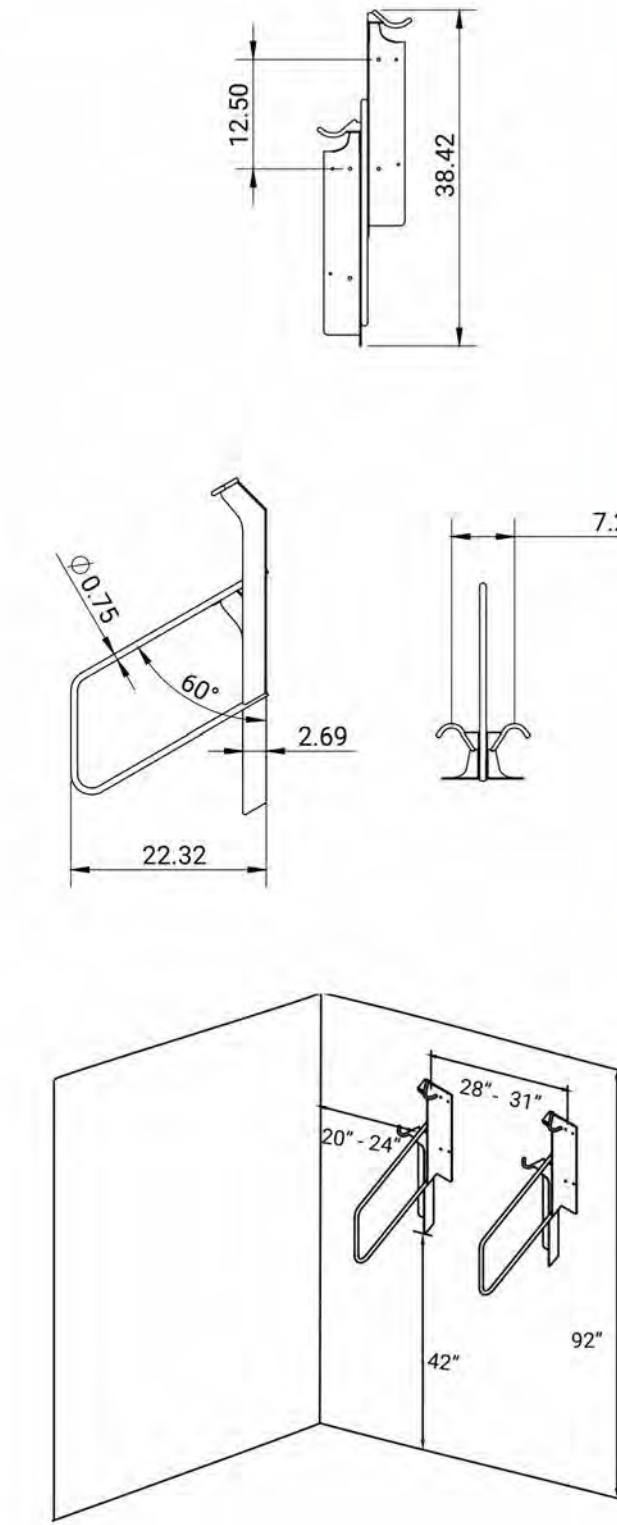
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LONG-TERM BICYCLE INFO

THESE ARE TO BE WALL MOUNTED IN THE P1 GARAGE AS SHOWN IN PLAN SHEETS. THESE ARE SECURED INTERIOR PROTECTED SPACES PER APPLICABLE B.R.C. CRITERIA NOTED.



Offset® Vertical Bike Rack
 Cut Sheet & Quick Specifications



MATERIALS & FEATURES

- 2 bicycles secured - long term or short term parking solution
- ASTM A36 Steel for all structural plate (standard)
- 3/4" Solid Steel Rod
- Polyvinyl protective sleeve

FINISH

DuraPlas® black thermoplastic coating

MOUNTING OPTIONS

- Wall Mount
Each Offset Vertical Bike Rack mounts to concrete masonry walls and wooden ledger boards
- Staging Systems
Staging systems available. See Side Stage™ and Center Stage™ product pages for additional info.
- Rail Wall Mount
May require Unistrut™ rails for wood studded wall mounting, call for details.

SPACE USE RECOMMENDATIONS

Distance from ground to lowest mounting edge: 42"
 Ceiling height: Minimum 92" (no obstructions)
 Side wall to rack center:
 Minimum 20", recommended 24"
 Distance between racks center to center:
 Minimum 28", recommended 31"

*Please contact us for additional information on Offset as a long-term parking solution.

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PROJ. NO. 122122.00
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5675 ARAPAHOE
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SHEET TITLE:
 SPEC DETAILS

SCALE:
 SHEET NUMBER

8.10



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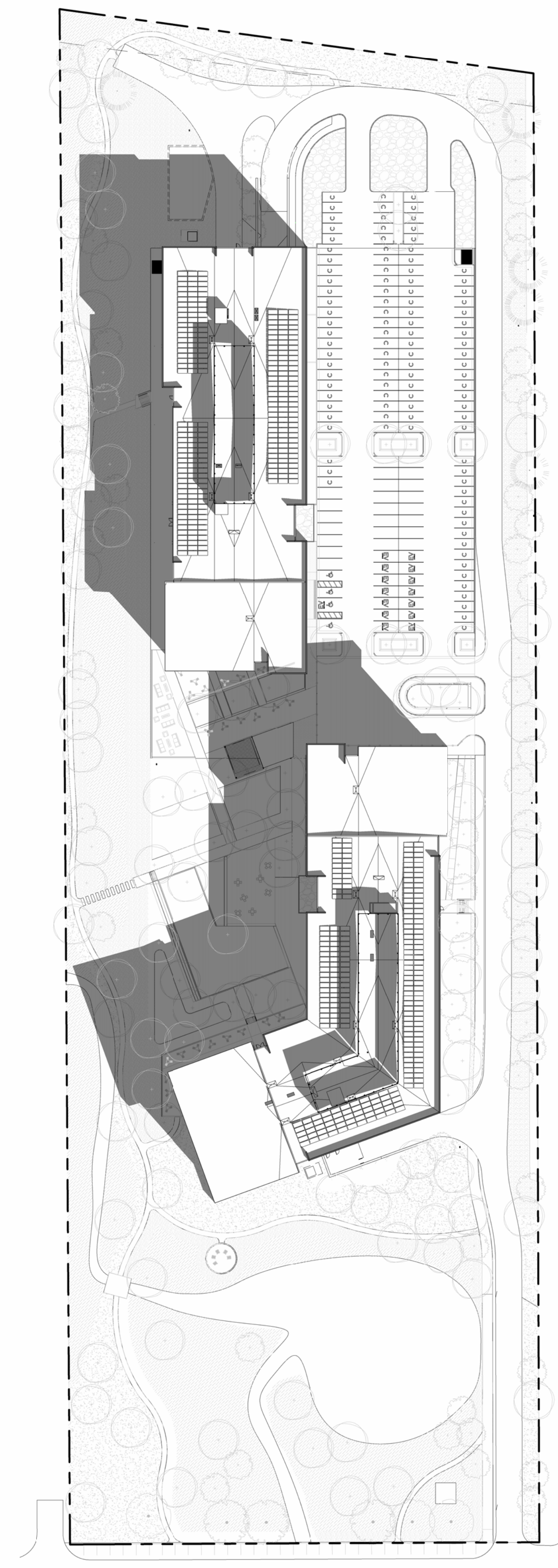
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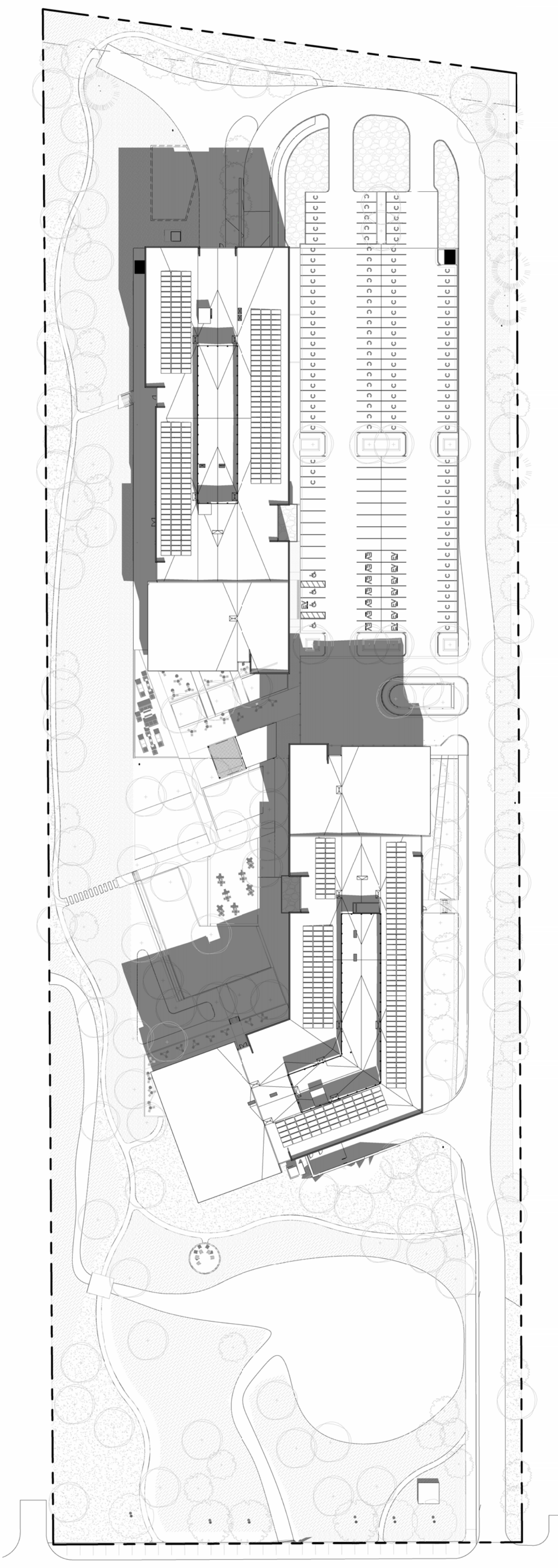
SHEET TITLE:
SHADOW ANALYSIS -
WINTER

SCALE: 1/64" = 1'-0"
SHEET NUMBER

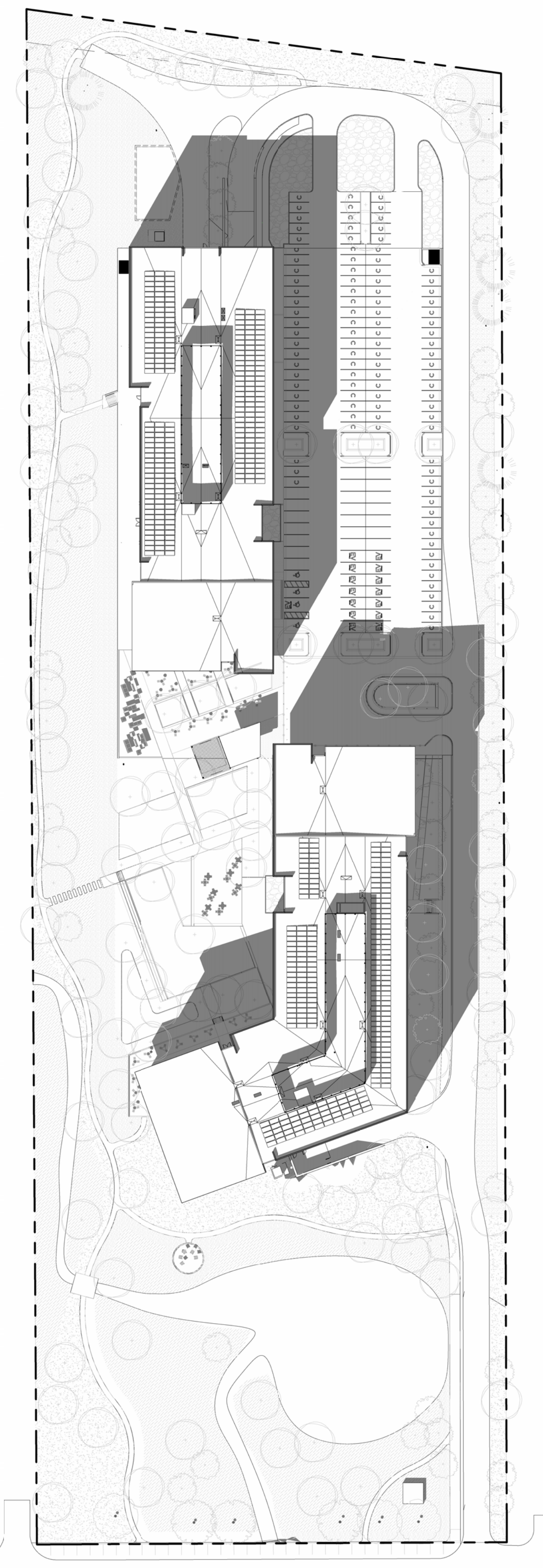
8.11A



1 DECEMBER 21 - 10AM
1/64" = 1'-0"



2 DECEMBER 21 - 12PM
1/64" = 1'-0"



3 DECEMBER 21 - 3PM
1/64" = 1'-0"



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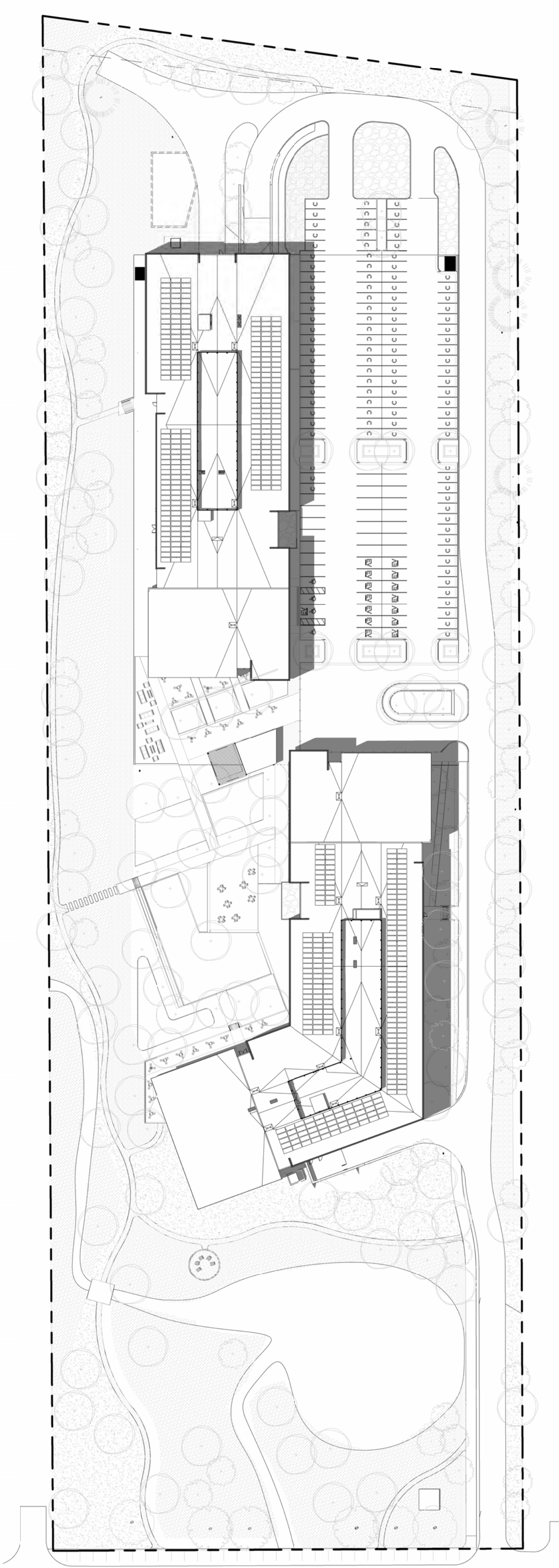
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CHECKED: OZ
APPROVED: OZ
DATE: 2024.07.22
REVISIONS:

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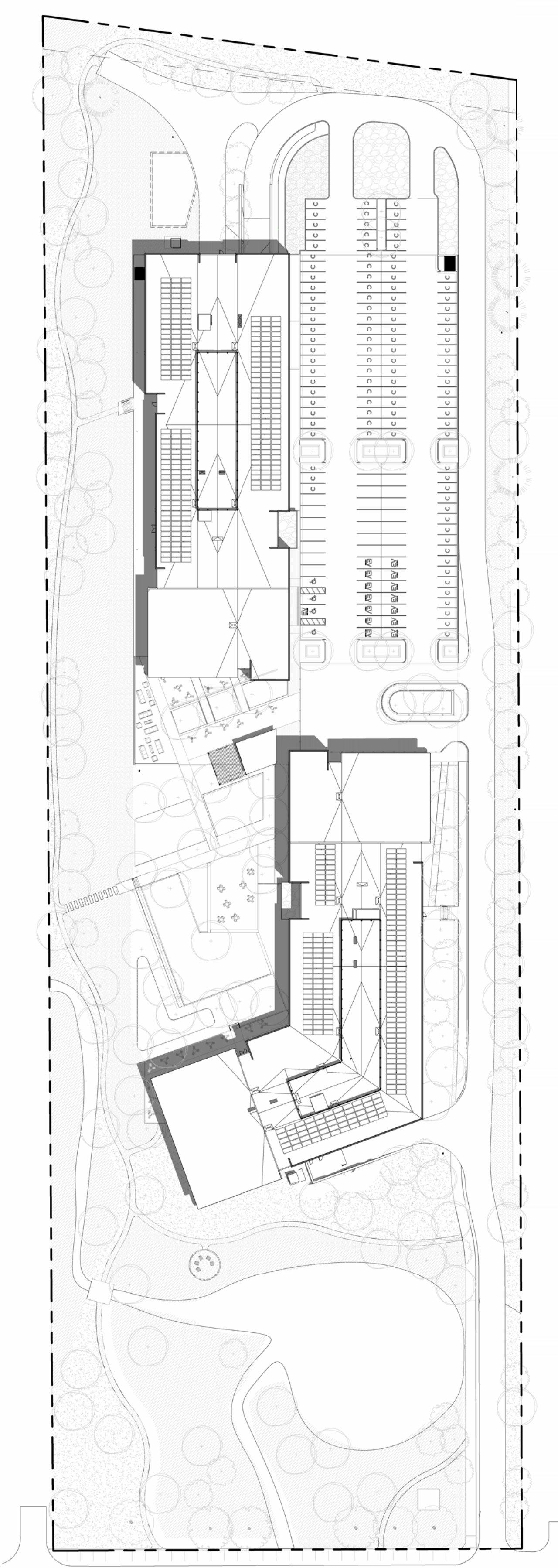
5675 ARAPAHOE
ISSUED FOR:
SITE REVIEW

SHEET TITLE:
SHADOW ANALYSIS -
SUMMER
SCALE: 1/64" = 1'-0"
SHEET NUMBER

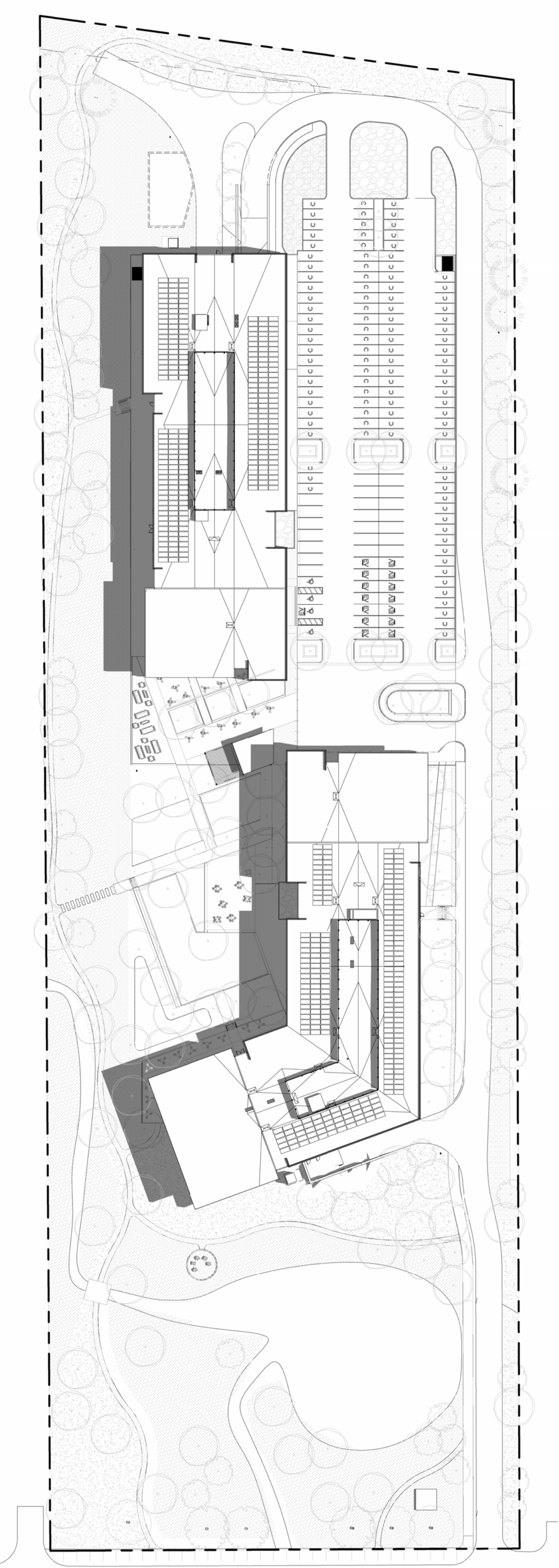
8.11B



1 JUNE 21 - 3PM
1/64" = 1'-0"



5 JUNE 21 - 12PM
1/64" = 1'-0"



4 JUNE 21 - 10AM
1/64" = 1'-0"



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ISSUED FOR:
SITE REVIEW

SHEET TITLE:
SKETCH RENDERINGS

SCALE: 1 1/2" = 1'-0"
SHEET NUMBER

8.12A



1 RENDERING_AERIAL EAST
1 1/2" = 1'-0"



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ISSUED FOR:
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SHEET TITLE:
SKETCH RENDERINGS

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1 RENDERING_AERIAL AMENITY
1 1/2" = 1'-0"



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ISSUED FOR:
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SHEET TITLE:
SKETCH RENDERINGS

SCALE: 1 1/2" = 1'-0"
SHEET NUMBER

8.12C



1 RENDERING_AERIAL WEST
1 1/2" = 1'-0"



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5675 ARAPAHOE
ISSUED FOR:
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SHEET TITLE:
SKETCH RENDERINGS

SCALE: 1 1/2" = 1'-0"
SHEET NUMBER

8.12D



1 RENDERING_MAIN CORNER
1 1/2" = 1'-0"



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SHEET TITLE:
SKETCH RENDERINGS

SCALE: 1 1/2" = 1'-0"
SHEET NUMBER

8.12E



1 RENDERING_PARKING
1 1/2" = 1'-0"



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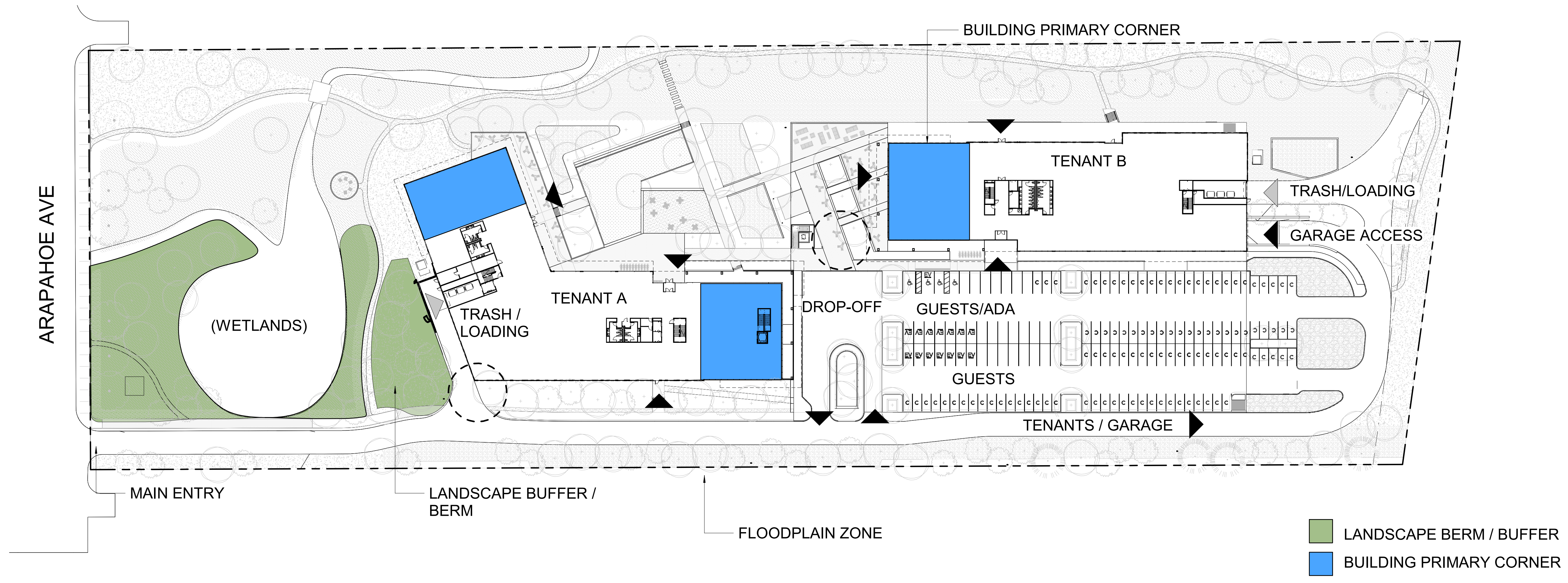
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SITE REVIEW

SHEET TITLE:
SITE LAYOUT LOGIC

SCALE: 1" = 50'-0"
SHEET NUMBER

8.12F



1 ARCHITECTURAL SITE PLAN DIAGRAM
1" = 50'-0"

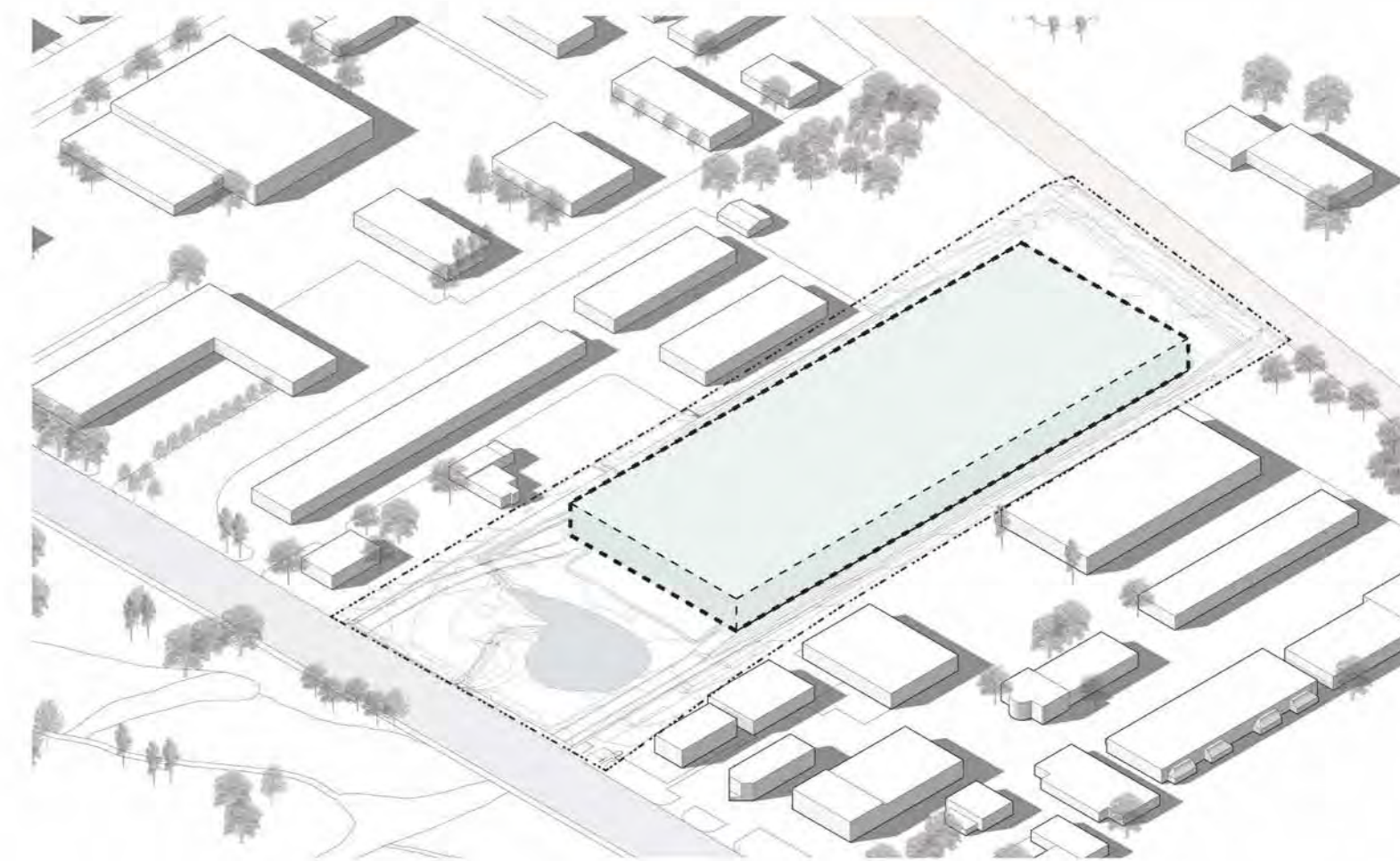


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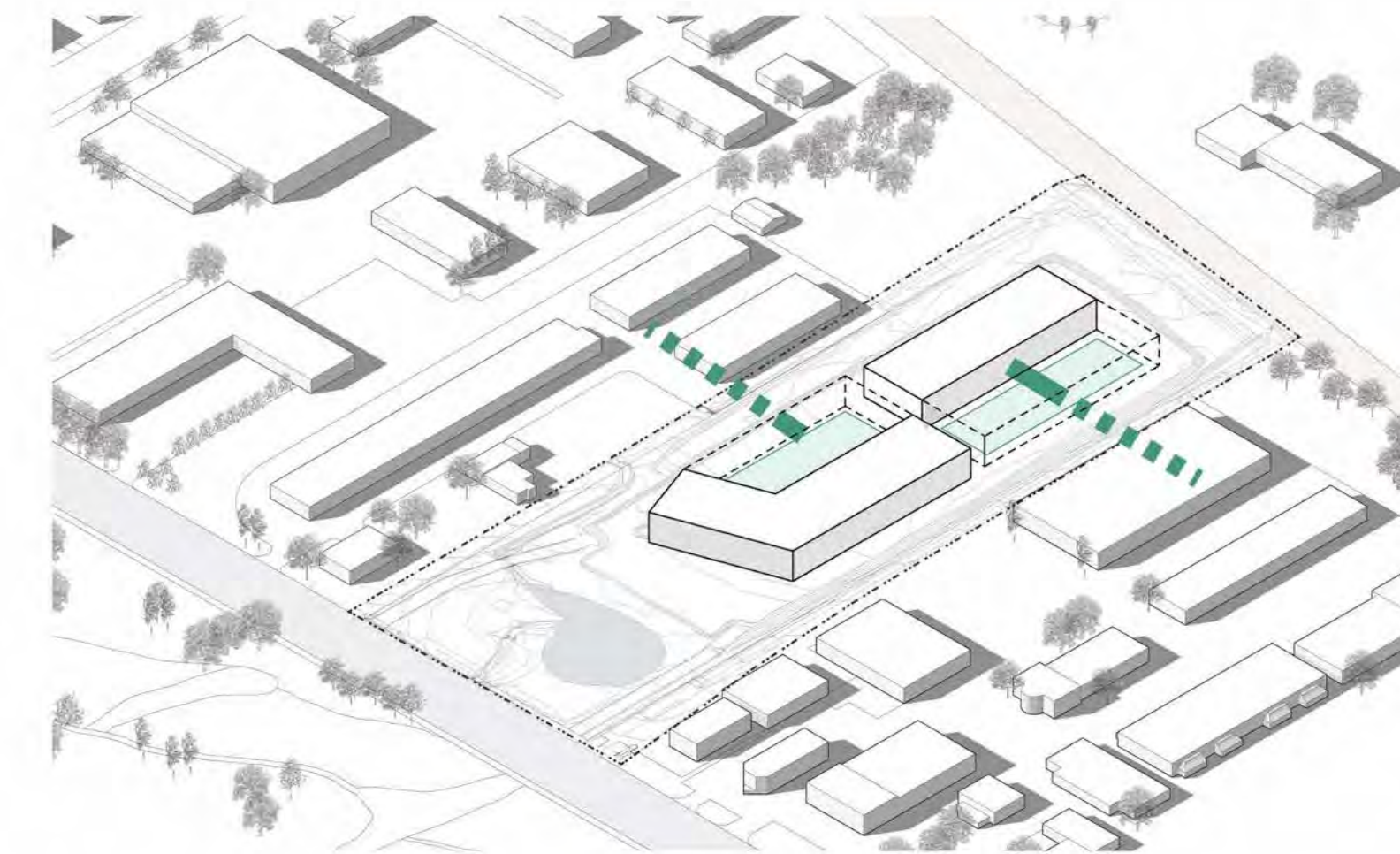
01 | EXISTING CONDITIONS

The existing site has a busy street/wetland buffer to the South, railroad tracks to the North and stacked industrial uses on the East/West. The property is surrounded by the 100-year floodplain (as shown in blue). The design shall be responsive to these contextual site aspects.



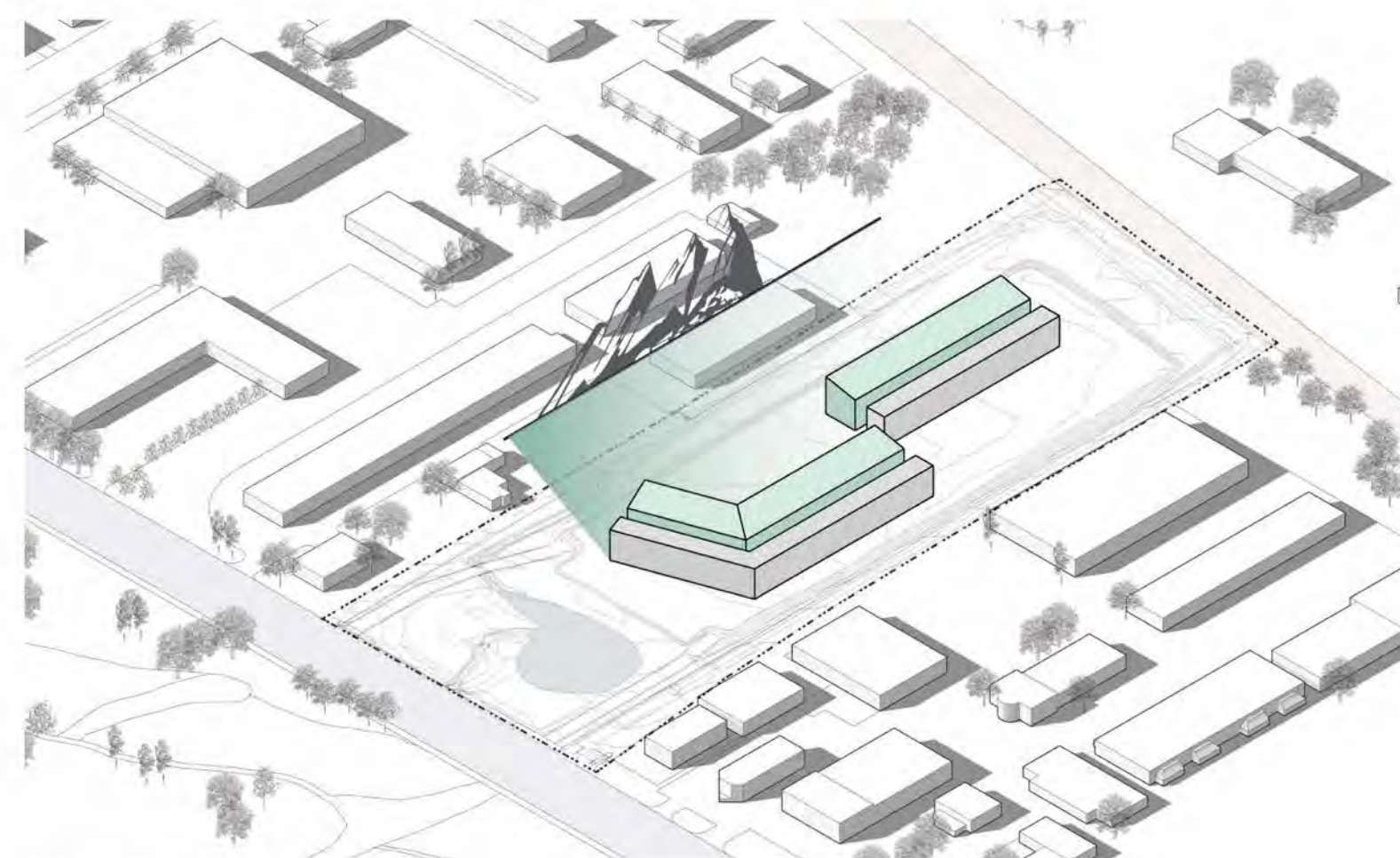
02 | MAX BUILDABLE AREA

Inset the structure from the outer buildable area to respond/respect wetland buffers, landscape/access buffers and in response to floodplain adjacency.



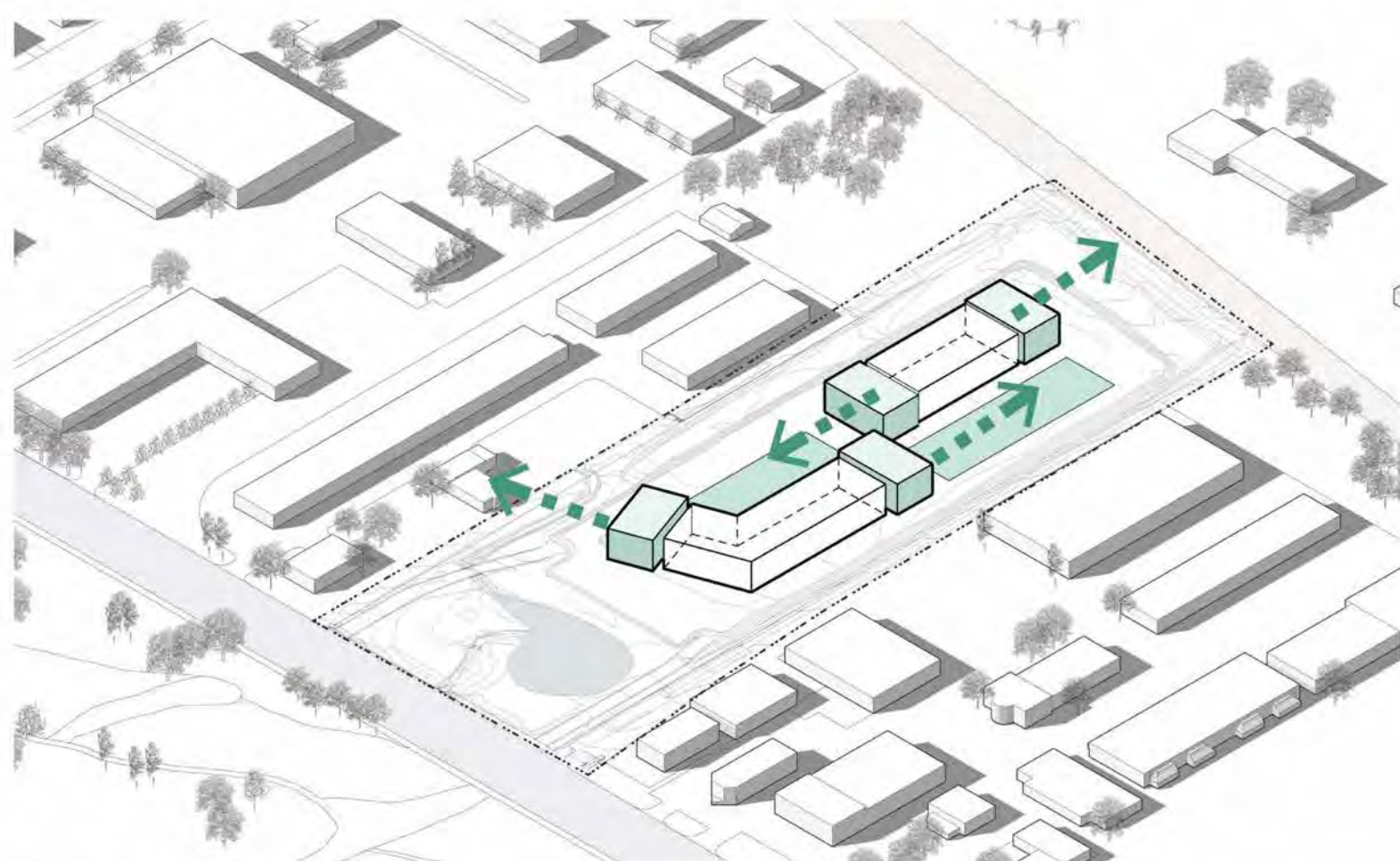
03 | SHIFT FORMS + CREATE SPACE

Develop two primary building forms in response to floorplate and prospective tenants. Shift buildings to create a sense of place, clear wayfinding, a west amenity campus. Balance these with outdoor spaces. These forms seek to create a sense of place for tenants. Access to the buildings is challenging along the East/West due to existing grading, not disrupting cut/fill and by setting the buildings higher due to the flood-plain



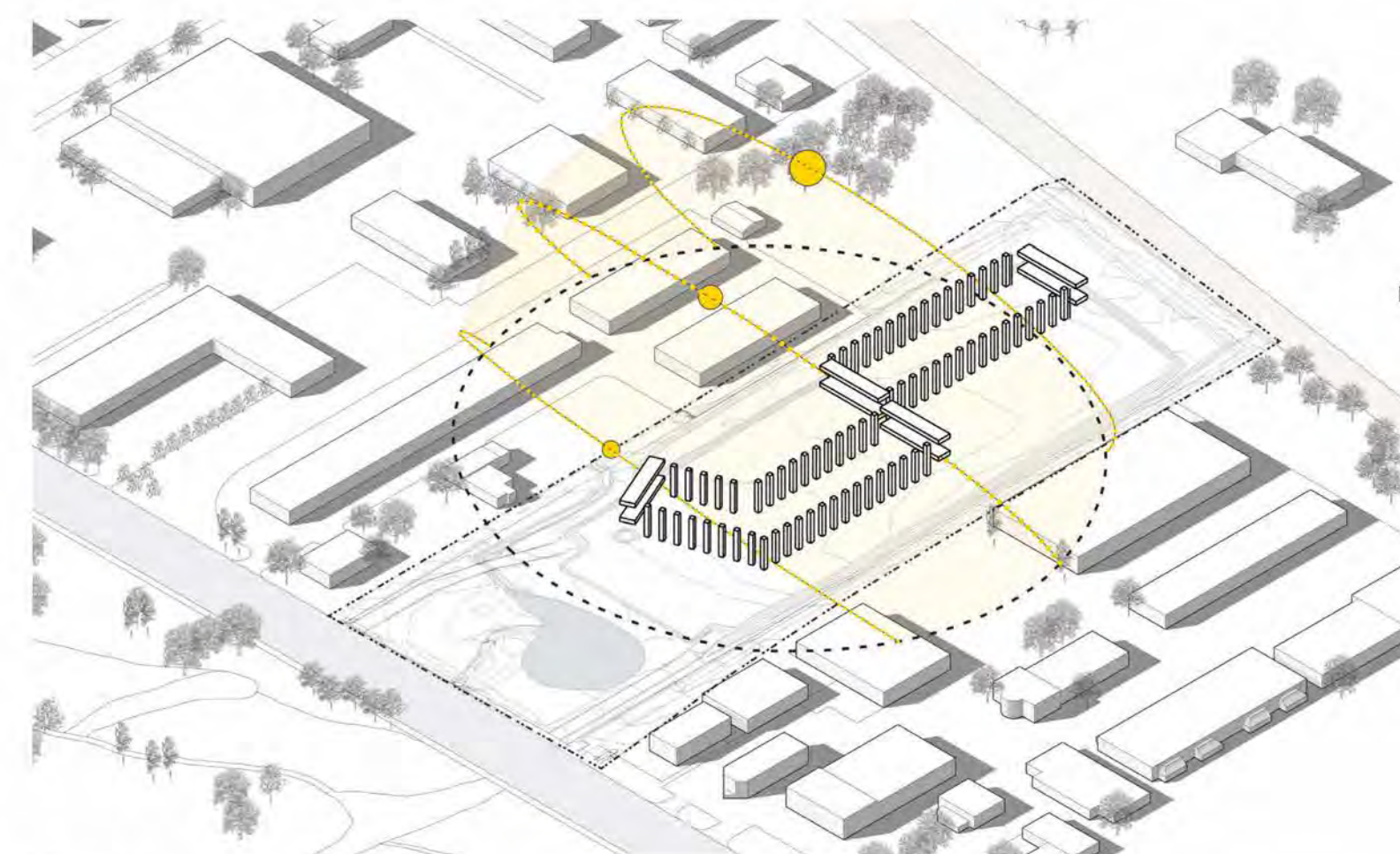
04 | CONTEXT RESPONSE

Buildings to open up to the West and views of the Front Range. Break forms along its mass to balance the East/West sides. Proportion forms to pedestrian scales.



05 | SENSE OF ENTRY

Each building wants a sense of entry for multi-tenant use. Clear wayfinding to be provided and clarity to circulation. Prominent building forms at the ends.



06 | SOLAR RESPONSE

Building articulation and glazing types to provide natural shading and reduced cooling loads in response to solar path.

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 SHEET TITLE:
 PROJECT DIAGRAMS

SCALE: 3" = 1'-0"
 SHEET NUMBER

8.13



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SITE REVIEW

SHEET TITLE:
DATA TABLES

SCALE:
SHEET NUMBER

8.14

5675 ARAPAHOE AVE | SITE REVIEW - DEVELOPMENT AND PARKING

EXISTING CONDITIONS												
Building	Total Site Area (SF)	Total Building Area (SF)	Site FAR Used (0.5 Avail.)	Building Footprint (SF)	Parking Required	Total Parking Provided	Parking:SF Ratio	Standard Provided	EV Provided (Installed)	ADA Provided (2% Req'd)	Compact Provided	On-Street
5675 Arapahoe Ave	413,983	-	-	-	-	0	0	0	0	0	0	0
Totals	413,983	-	0.00	-	-	-	-	0	0	0	0	0

PROPOSED												
Building	Total Site Area (SF)	Total Building Area (SF) ¹	Site FAR Used (0.5 Avail.)	Building Footprint (SF)	Parking Required	Parking Provided ²	Parking:SF Ratio	Standard Provided ²	EV Provided ² (5% Installed)	ADA Provided ² (401-500 Total)	Compact Provided ² (Max 60% Table 9-7)	On-Street
Building A		111,734	0.27	33,683	279							
Building B	413,983	95,132	0.23	28,352	238	420	493	218	21	9	172	0
Parking P1		112	0.00	3,445	0							
Totals	413,983	206,978	0.50	62,075	518	420	1 per 493	218	21	9	172	0

0.50 :206,992 GSF Max FAR
18.92% Parking Reduction proposed
¹ Refer to Landscape Matrix, typical for site area permeability and paving calculations
² EV requirements per COBECC (10% EV ready, 42 spaces; 10% of remaining EV capable, 36 spaces; 5% EV installed, 21 spaces)
³ 147 Surface spaces of total, remaining in P1 garage level
⁴ Refer to Architectural Sheet 8.20 and 8.21 for detailed SF/FAR analysis

5675 ARAPAHOE AVE | SITE REVIEW - BICYCLE PARKING

EXISTING CONDITIONS								
Building	Total Building Area (SF)	Bike Rate	Total Required	Long Term Required (75%)	Long Term Provided	Short Term Required (25%)	Short Term Provided	Total Provided
5675 Arapahoe Ave	-	1 per 1500sf	0	0	-	0	-	0
Totals	-		0	0	0	0	0	0

PROPOSED								
Building	Total Building Area (SF)	Bike Ratio BRC	Total Required	Long Term Required (75%)	Long Term Provided	Short Term Required (25%)	Short Term Provided	Total Provided
Building A	111,734	1 per 1500sf	74	56	56	19	20	76
Building B	95,132	1 per 1500sf	63	48	48	15	16	64
Parking P1	112	1 per 1500sf	1	1	2	0	0	2
Totals	206,978	1 per 1500sf	138	104	106	34	36	142



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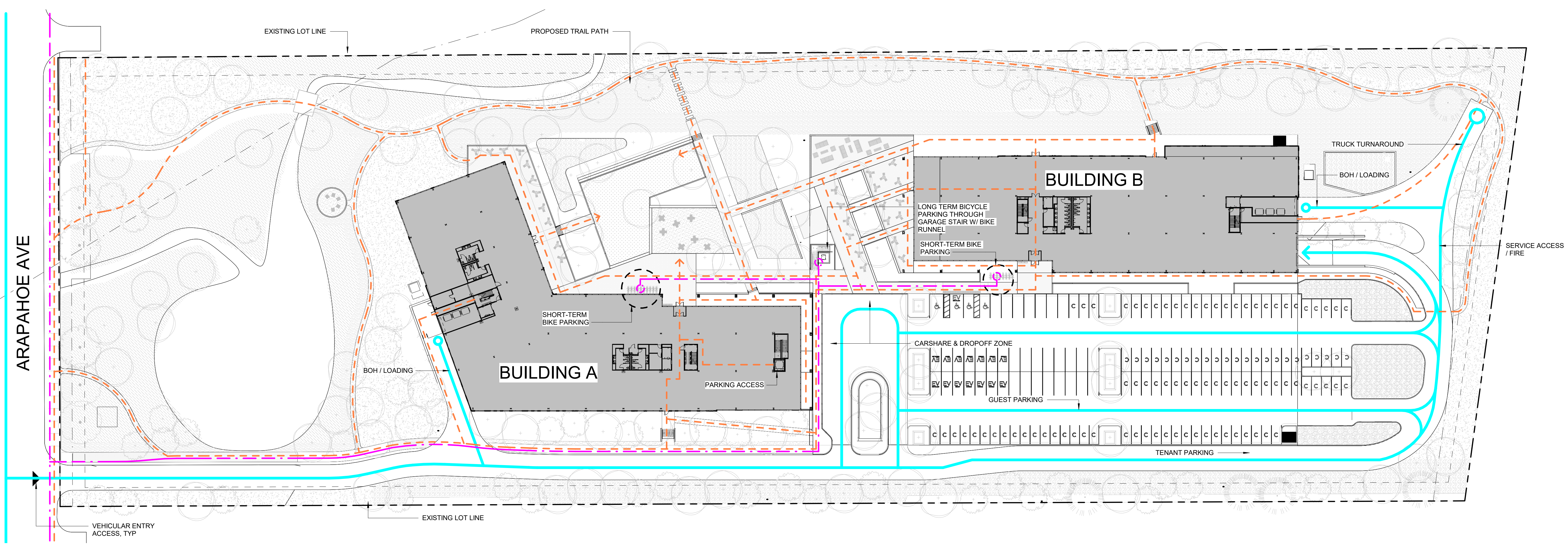
SHEET TITLE:
MULTI-MODAL PLAN

SCALE: As indicated
SHEET NUMBER

8.15

MATERIAL LEGEND

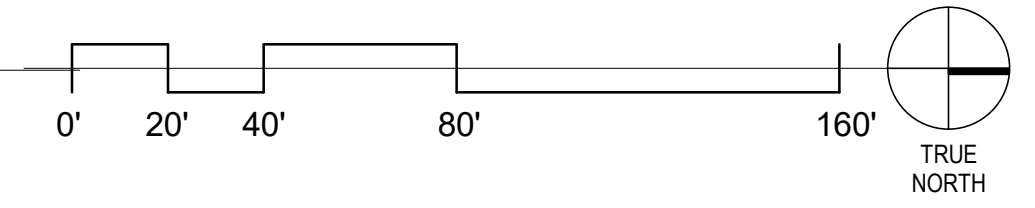
- BICYCLE CIRCULATION
- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION



Autodesk Docs://122122.00_5675 Arapahoe Avenue/122122.00_5675 Arapahoe Avenue_A22.rvt

7/22/2024 5:20:55 PM
Item 5A - 5675 Arapahoe Ave. Site Review

1 MULTI-MODAL PLAN
1" = 40'-0"





3003 Larimer Street
Denver, Colorado 80205
phone 303.861.5704
www.ozarch.com

5675 ARAPAHOE
5675 ARAPAHOE AVENUE
BOULDER, CO, 80303

PROJ. NO. 122122.00
DRAWN: OZ
CHECKED: OZ
APPROVED: OZ
DATE: 2024.07.22
REVISIONS:

CITY CASE #:
LUR2023-00036
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5675 ARAPAHOE
ISSUED FOR:
SITE REVIEW

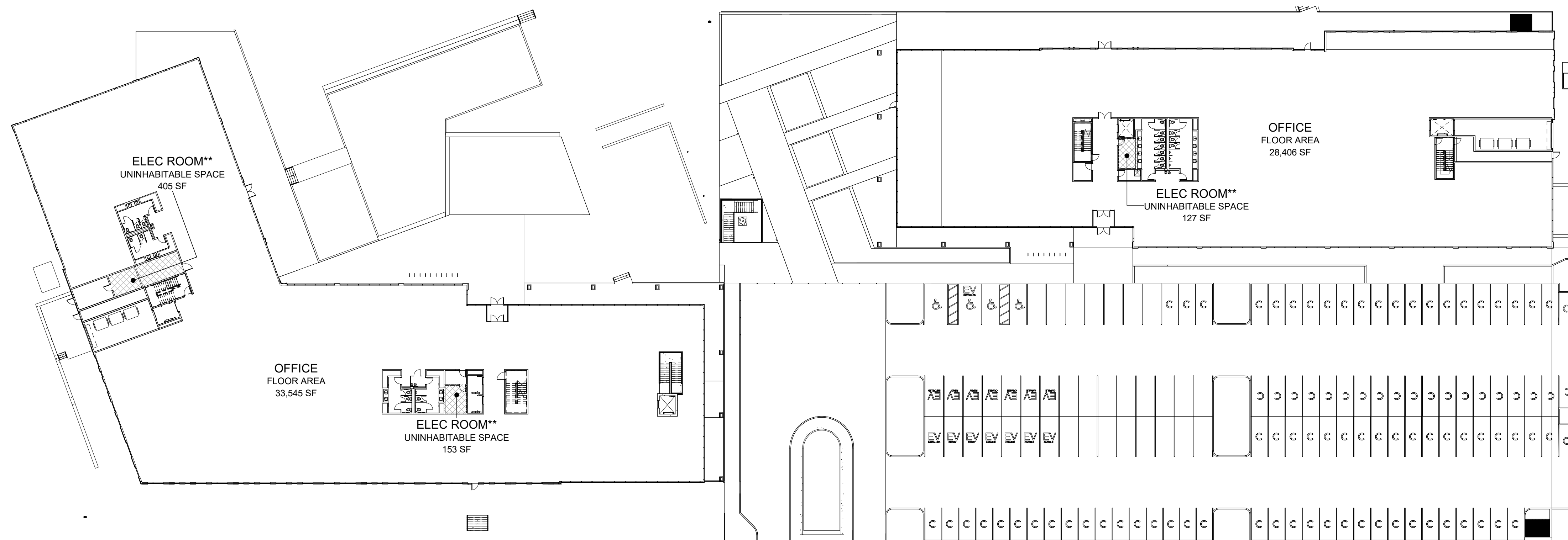
SHEET TITLE:
FAR AREA PLANS

SCALE: As indicated
SHEET NUMBER

8.20

FAR PLANS

- BASEMENT
- FLOOR AREA
- UNINHABITABLE SPACE



2 BOULDER FAR LEVEL 1

1/32" = 1'-0"

FAR CALCULATION INFORMATION

GENERAL INFORMATION:
SITE AREA: 413,983 GSF
MAX FAR (0.5): 206,992 SF

DEFINITIONS (CHAPTER 9-16, B.R.C., 1981):
BASEMENT: MEANS THAT PORTION OF A BUILDING THAT IS PARTIALLY OR TOTALLY BELOW GRADE SUCH THAT NO PORTION OF THE SPACE EXTENDS MORE THAN TWO FEET ABOVE THE NATURAL GRADE AROUND THE PERIMETER OF THE BUILDING.
BASEMENT (FLOODPLAIN): MEANS ANY ENCLOSED AREA OF A BUILDING HAVING ITS LOWEST FLOOR A MINIMUM OF TWO FEET BELOW GRADE LEVEL ON ALL SIDES.
FLOOR AREA: MEANS THE TOTAL SQUARE FOOTAGE OF ALL LEVELS MEASURED TO THE OUTSIDE SURFACE OF THE EXTERIOR FRAMING, OR TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS IF THERE IS NO EXTERIOR FRAMING, OF A BUILDING OR PORTION THEREOF, WHICH INCLUDES STAIRWAYS, ELEVATORS, THE PORTIONS OF ALL EXTERIOR ELEVATED ABOVE GRADE CORRIDORS, BALCONIES, AND WALKWAYS THAT ARE REQUIRED FOR PRIMARY OR SECONDARY EGRESS BY CHAPTER 10-5, "BUILDING CODE," B.R.C., 1981, STORAGE AND MECHANICAL ROOMS, WHETHER INTERNAL OR EXTERNAL TO THE STRUCTURE, BUT EXCLUDING AN ATRIUM ON THE INTERIOR OF A BUILDING WHERE NO FLOOR EXISTS, A COURTYARD, THE STAIRWAY OPENING AT THE UPPERMOST FLOOR OF A BUILDING, AND FLOOR AREA THAT MEETS THE DEFINITION OF UNINHABITABLE SPACE.
FLOOR AREA RATIO: MEANS THE RATIO OF THE FLOOR AREA OF A BUILDING TO THE AREA OF THE LOT ON WHICH THE BUILDING IS SITUATED.
UNINHABITABLE SPACE: MEANS A ROOM OR PORTION THEREOF THAT IS SIX FEET OR LESS IN FLOOR TO CEILING HEIGHT, OR A ROOM SOLELY USED TO HOUSE MECHANICAL OR ELECTRICAL EQUIPMENT THAT SERVES THE BUILDING, INCLUDING, WITHOUT LIMITATION, HEATING, COOLING, ELECTRICAL, VENTILATION AND FILTRATION SYSTEMS, OR ANY PARKING FACILITY LOCATED COMPLETELY BELOW GRADE ON ALL SIDES OF THE STRUCTURE REGARDLESS OF THE TOPOGRAPHY OF THE SITE (SEE DEFINITION OF "FLOOR AREA").

DRAWING NOTES:
* UNINHABITABLE SPACE PER CHAPTER 9-16, B.R.C., 1981. UNINHABITABLE SPACE: "ANY PARKING FACILITY LOCATED COMPLETELY BELOW GRADE ON ALL SIDES OF THE STRUCTURE REGARDLESS OF THE TOPOGRAPHY OF THE SITE"
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*** EXCLUDED FROM FLOOR AREA PER CHAPTER 9-16, B.R.C., 1981, FLOOR AREA: "BUT EXCLUDING... THE STAIRWAY OPENING AT THE UPPERMOST FLOOR OF A BUILDING"
**** LOWER LEVEL CONTRIBUTING FLOOR AREA CALCULATIONS (CHAPTER 9-8-2 (a)(1)(D)(i), B.R.C., 1981):
LENGTH OF THE PERIMETER OF THE WALL THAT IS EXPOSED MORE THAN 3 FEET ABOVE ADJACENT FINISHED GRADE) ÷ (TOTAL LENGTH OF THE PERIMETER OF THE WALL) = (THE PERCENTAGE OF THE FLOOR AREA THAT IS COUNTED ON LOWEST LEVEL)
PERCENT OF FLOOR AREA = EXPOSED WALL ÷ UNEXPOSED WALL
PERCENT OF FLOOR AREA = 42' - 5" / 1,321' - 1" = 3.21%

FLOOR AREA RATIO

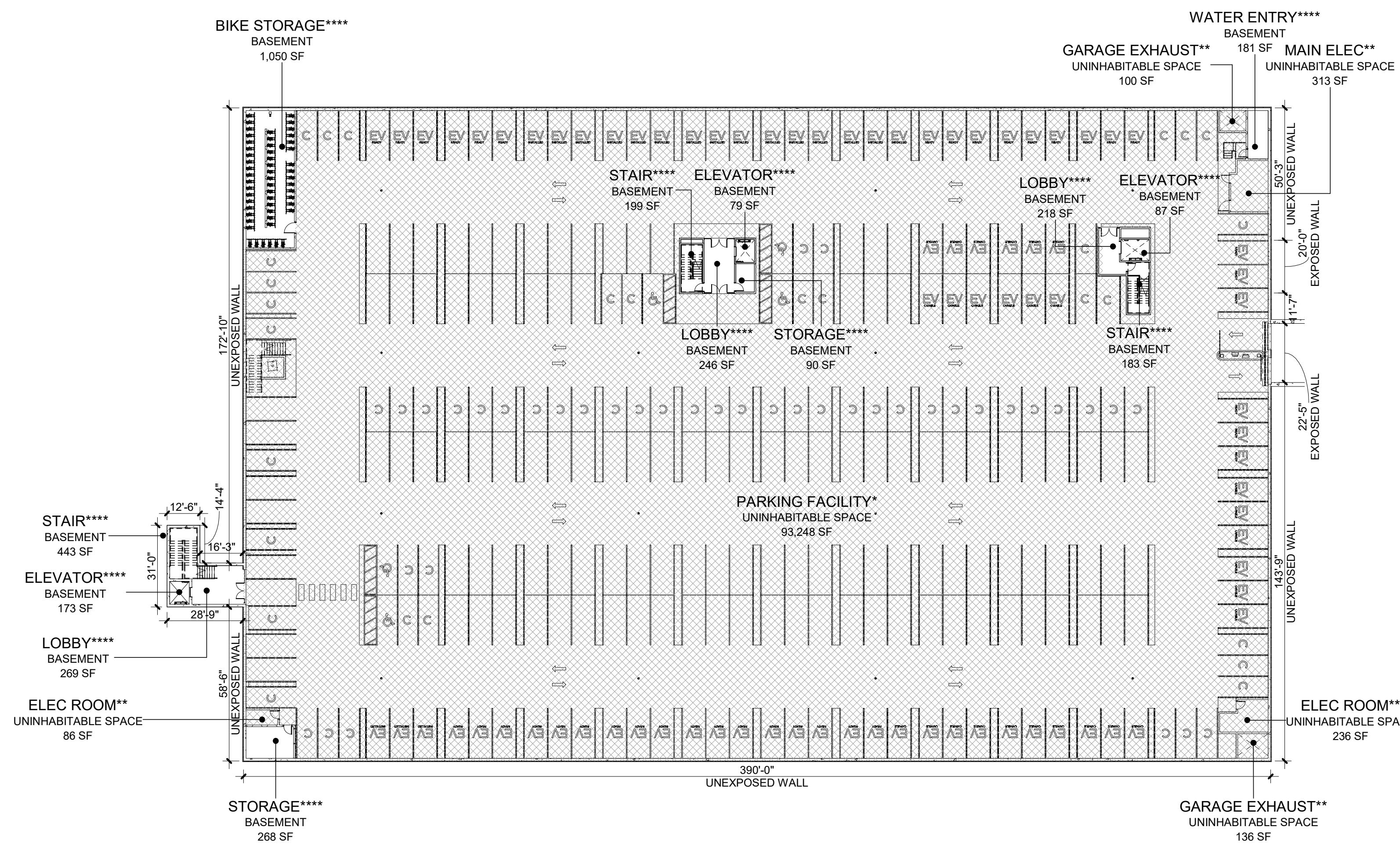
SPACE NAME	AREA DEFINITION (SECTION 9-8-2)	CONTRIBUTING AREA ****
OFFICE	FLOOR AREA	33,545 SF
LEVEL 1 - B		33,545 SF
DECK	FLOOR AREA	2,120 SF
OFFICE	FLOOR AREA	38,255 SF
LEVEL 2 - B		40,375 SF
OFFICE	FLOOR AREA	37,814 SF
LEVEL 3 - B		37,814 SF
BUILDING A		111,734 SF

FLOOR AREA RATIO

SPACE NAME	AREA DEFINITION (SECTION 9-8-2)	CONTRIBUTING AREA ****
OFFICE	FLOOR AREA	28,406 SF
LEVEL 1 - B		28,406 SF
DECK	FLOOR AREA	760 SF
OFFICE	FLOOR AREA	33,178 SF
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OFFICE	FLOOR AREA	32,788 SF
LEVEL 3 - B		32,788 SF
BUILDING B		95,132 SF

FLOOR AREA RATIO

SPACE NAME	AREA DEFINITION (SECTION 9-8-2)	CONTRIBUTING AREA ****
BIKE STORAGE****	BASEMENT	34 SF
ELEVATOR****	BASEMENT	11 SF
LOBBY****	BASEMENT	24 SF
STAIR****	BASEMENT	26 SF
STORAGE****	BASEMENT	12 SF
WATER ENTRY****	BASEMENT	6 SF
LEVEL P1		112 SF
PARKING GARAGE		112 SF
TOTAL FLOOR AREA		206,978 SF



1 BOULDER FAR LEVEL P1

1/32" = 1'-0"



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5675 ARAPAHOE

ISSUED FOR:
SITE REVIEW

SHEET TITLE:
FAR AREA PLANS

SCALE: As indicated
SHEET NUMBER

8.21

FAR PLANS

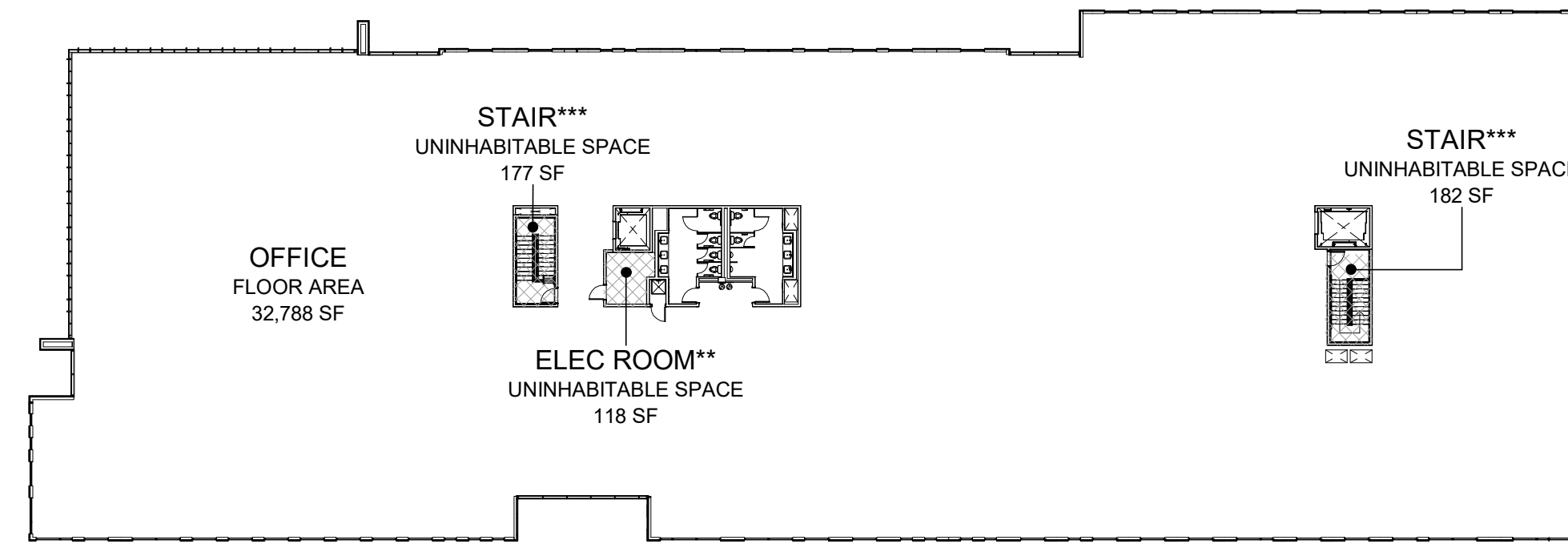
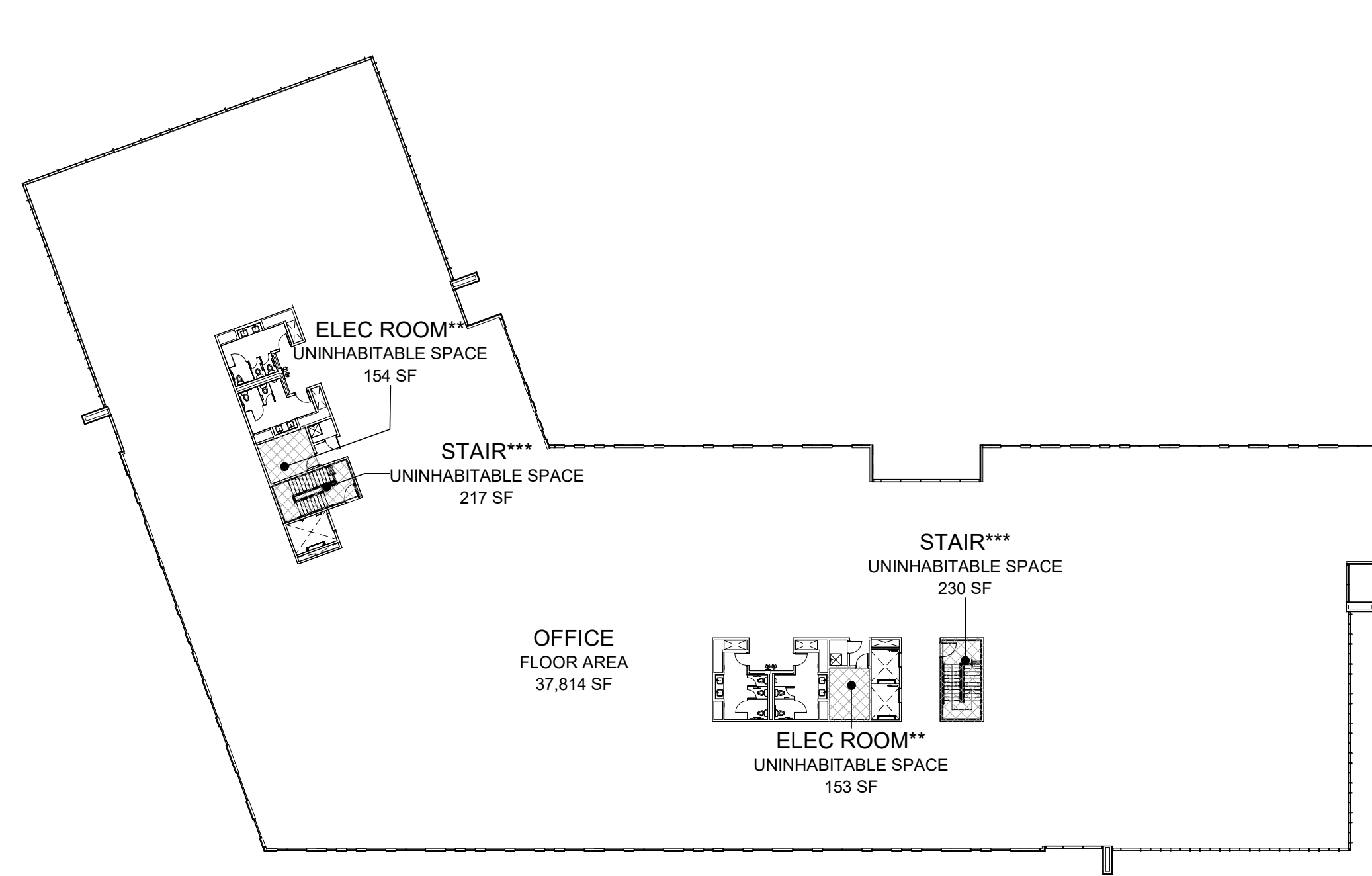
- BASEMENT
- FLOOR AREA
- UNINHABITABLE SPACE

FAR CALCULATION INFORMATION	
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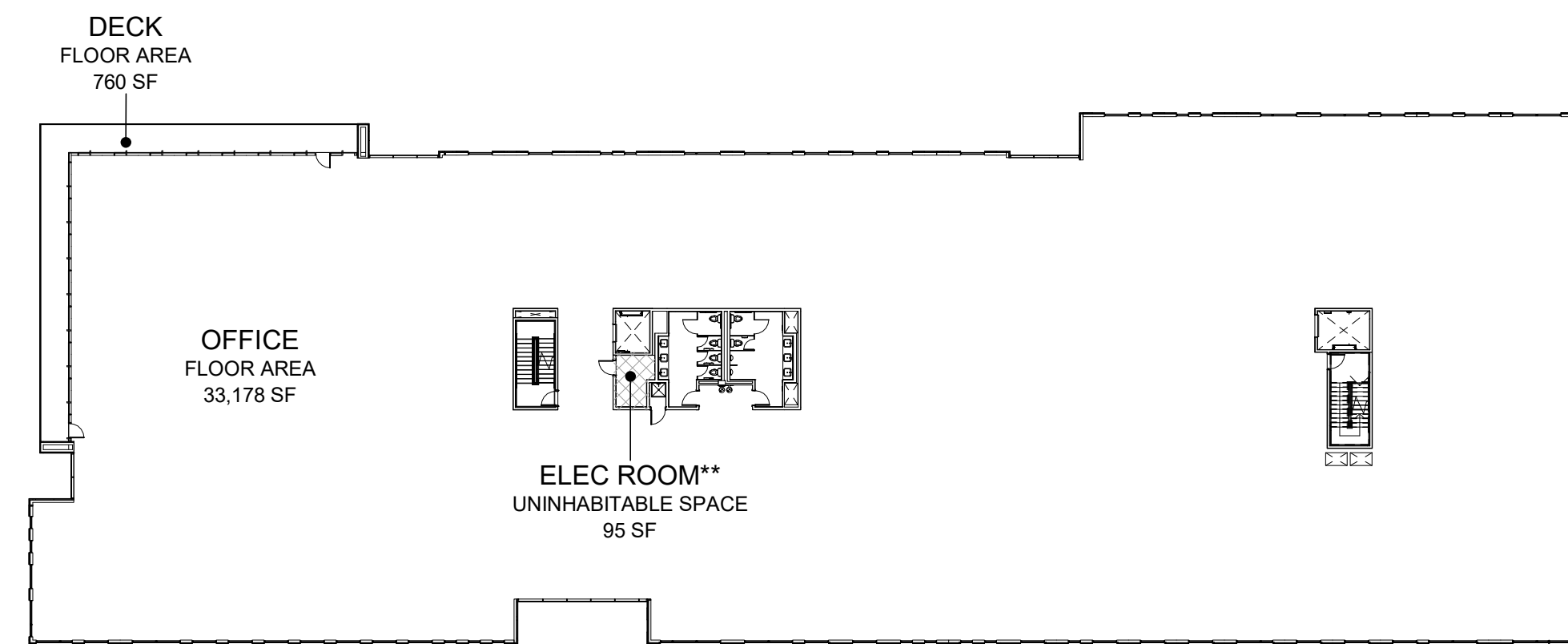
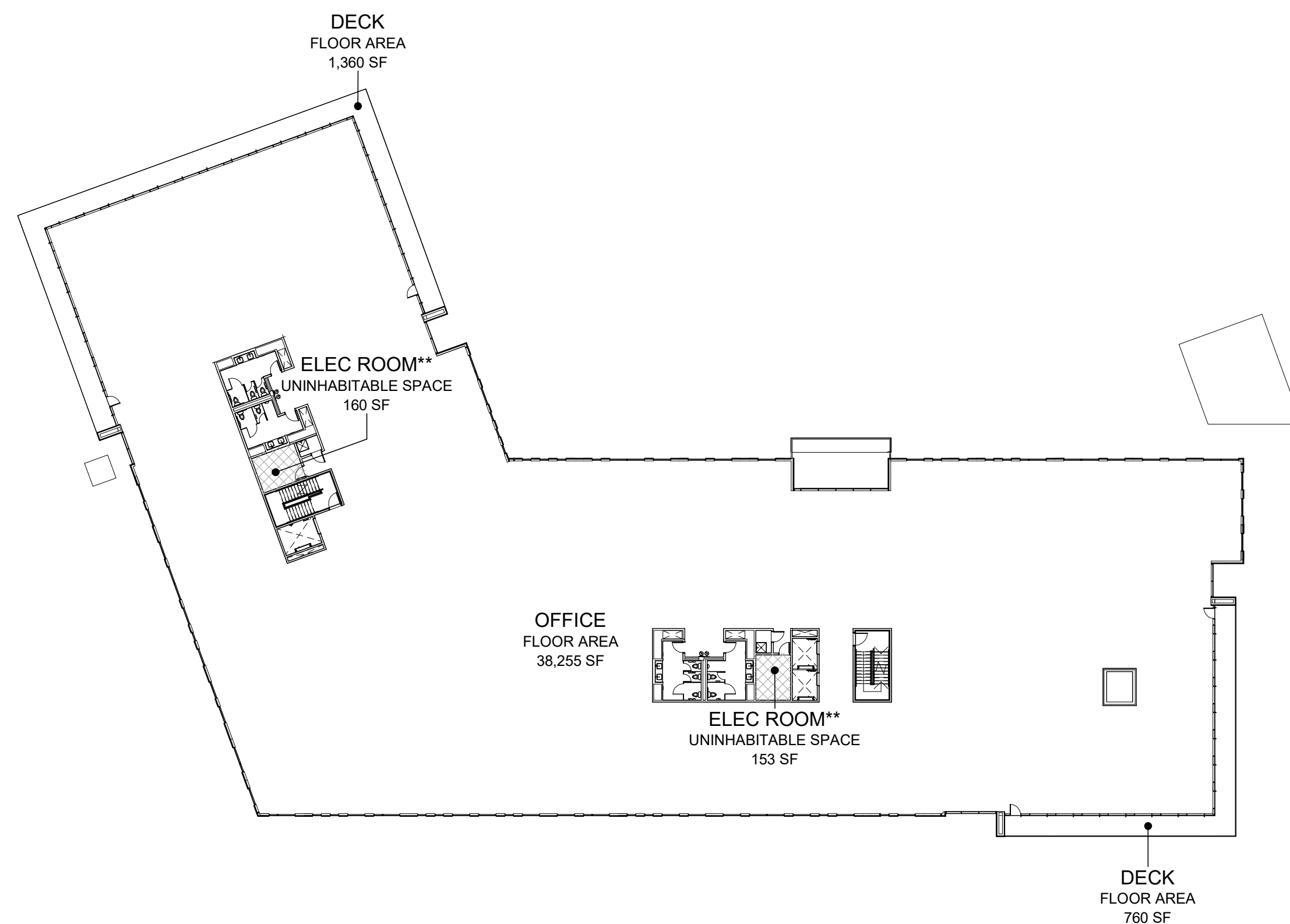
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STORAGE****	BASEMENT	12 SF
WATER ENTRY****	BASEMENT	6 SF
LEVEL P1		112 SF
PARKING GARAGE		112 SF
TOTAL FLOOR AREA		206,978 SF



2 BOULDER FAR LEVEL 3

1/32" = 1'-0"



1 BOULDER FAR LEVEL 2

1/32" = 1'-0"



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BOULDER, CO, 80303

PROJ. NO. 23051.00
DRAWN: BP
CHECKED: KC
APPROVED: GD
DATE: 2024.07.22

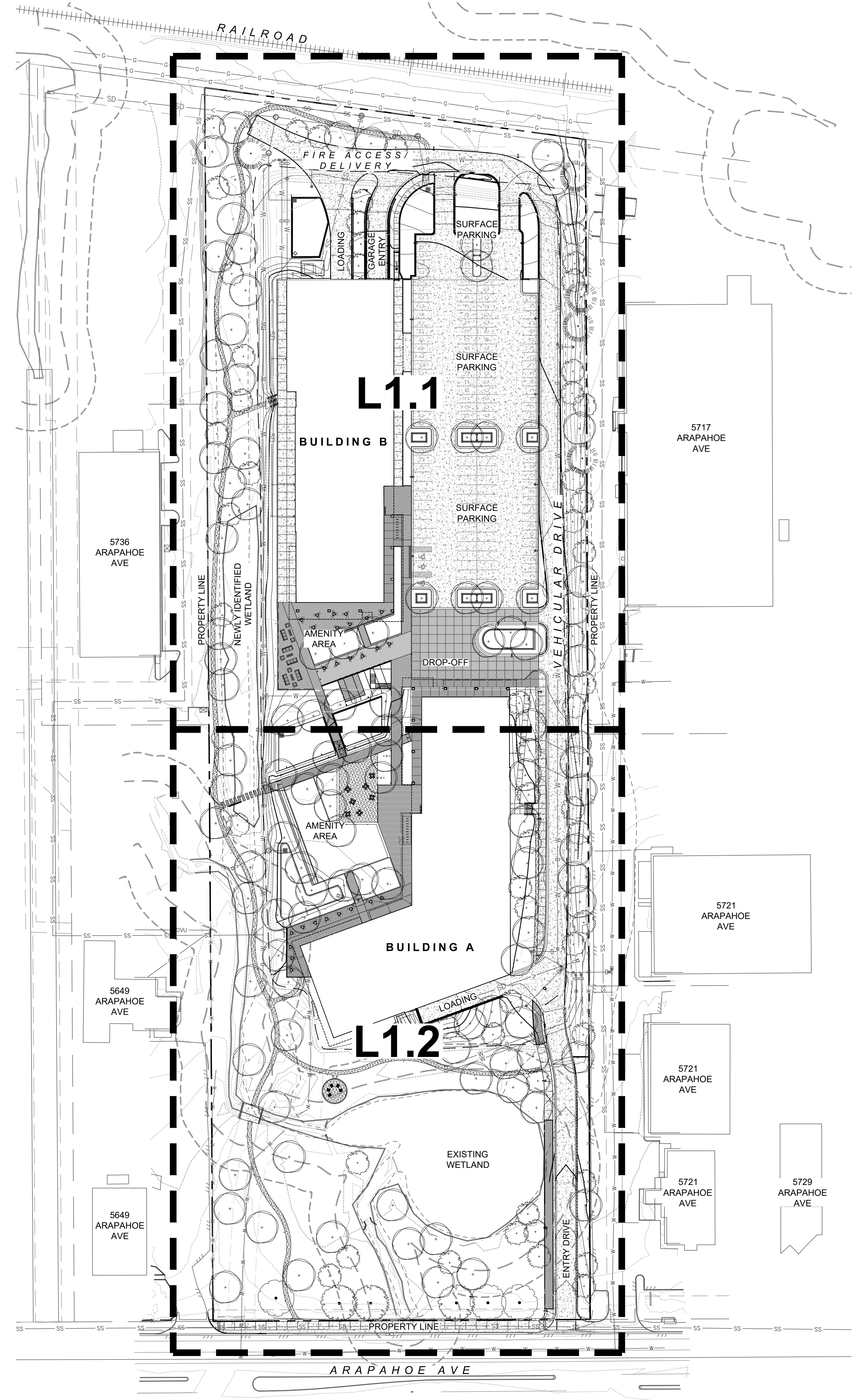
CITY CASE #:
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5675 ARAPAHOE
ISSUED FOR:
SITE REVIEW

SHEET TITLE:
OVERALL LANDSCAPE
PLAN

SCALE:
SHEET NUMBER

L1.0



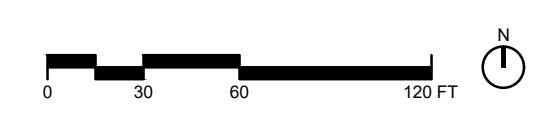
LEGEND

- | | | |
|--|---|-------------------|
| | PROPERTY LINE / ZONE LOT BOUNDARY | |
| | 100 YEAR FLOODPLAIN | |
| | HIGH HAZARD AREA | |
| | EASEMENT | |
| | RIGHT OF WAY | |
| | WETLANDS BOUNDARY | |
| | WETLANDS INNER BUFFER | |
| | WETLANDS OUTER BUFFER | |
| | EXISTING CONTOURS | |
| | PROPOSED CONTOURS | |
| | HANDRAIL | RE: 02/L-605 |
| | CONCRETE STAIRS WITH HANDRAILS | RE: 04/L-604 |
| | STEEL EDGER | RE: 09/L-601 |
| | CONC. UNIT PAVER EDGE RESTRAINT | RE: 06/L-601 |
| | BUILDING OVERHEAD | RE: ARCH |
| | BUILDING PARKING GARAGE BELOW | RE: ARCH |
| | CONC. BAND | RE: 02/L-601 |
| | CONC. RETAINING WALL | RE: STRUC |
| | CONC. PLANTER WALL (ON-STRUCTURE) | RE: 06/L-602 |
| | CONC. TERRACES | RE: 01/L-602 |
| | EXPANSION JOINT / CONTROL JOINT | RE: 04/L-601 |
| | SLOT DRAIN | RE: 02/L-607 |
| | CONC. PAVING W/ SCORING (ROW & M.U.P.) | RE: CIVIL |
| | CONC. PAVING W/ SCORING | RE: CIVIL |
| | CONC. PAVING W/ SCORING (ON-STRUCTURE) | RE: ARCH |
| | CONC. PAVING (SAND FINISH) W/ SCORING | RE: 01/L-601 |
| | PEDESTRIAN CONC. UNIT PAVERS | RE: 05/L-601 |
| | PEDESTRIAN CONC. UNIT PAVERS (ON-STRUCTURE) | RE: 03/L-602 |
| | VEHICULAR CONC. UNIT PAVER (ON-STRUCTURE) | RE: 04/L-602 |
| | VEHICULAR COLORED CONC. PAVING (ON-STRUCTURE) | RE: 02/L-602 |
| | BOARDWALK DECKING | RE: 06/L-606 |
| | CRUSHER FINES PAVING (STABILIZED) | RE: 08/L-601 |
| | TRUNCATED METAL DOMES | RE: 04/L-606 |
| | BICYCLE RACK | RE: 05/L-608 |
| | BOLLARD | RE: 01/L-606 |
| | BOLLARD - REMOVABLE | RE: 05/L-606 |
| | BOLLARD - LIGHTED | RE: LIGHTING |
| | TRASH / RECYCLING / COMPOST RECEPTACLE | RE: 02, 03/L-606 |
| | FURNITURE, BY OWNER | |
| | WS WETLAND NATIVE SEED | |
| | US UPLAND NATIVE SEED | |
| | NAT EXISTING VEGETATION TO REMAIN | |
| | PA PLANTING AREA | |
| | PA-S PLANTING AREA - (ON-STRUCTURE) | |
| | RG RAIN GARDEN | |
| | RGS RAIN GARDEN SEED | |
| | EXISTING TREES | RE: L-002 - L-004 |
| | BIKE RUNNEL | |

Autodesk Docs://122122.00 5675 Arapahoe Avenue/122122.00_5675 Arapahoe Avenue_A02.rvt

6/23/2023 10:16:16 AM

01 OVERALL LANDSCAPE PLAN





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5675 ARAPAHOE
ISSUED FOR:
SITE REVIEW

SHEET TITLE:
LANDSCAPE PLAN 1

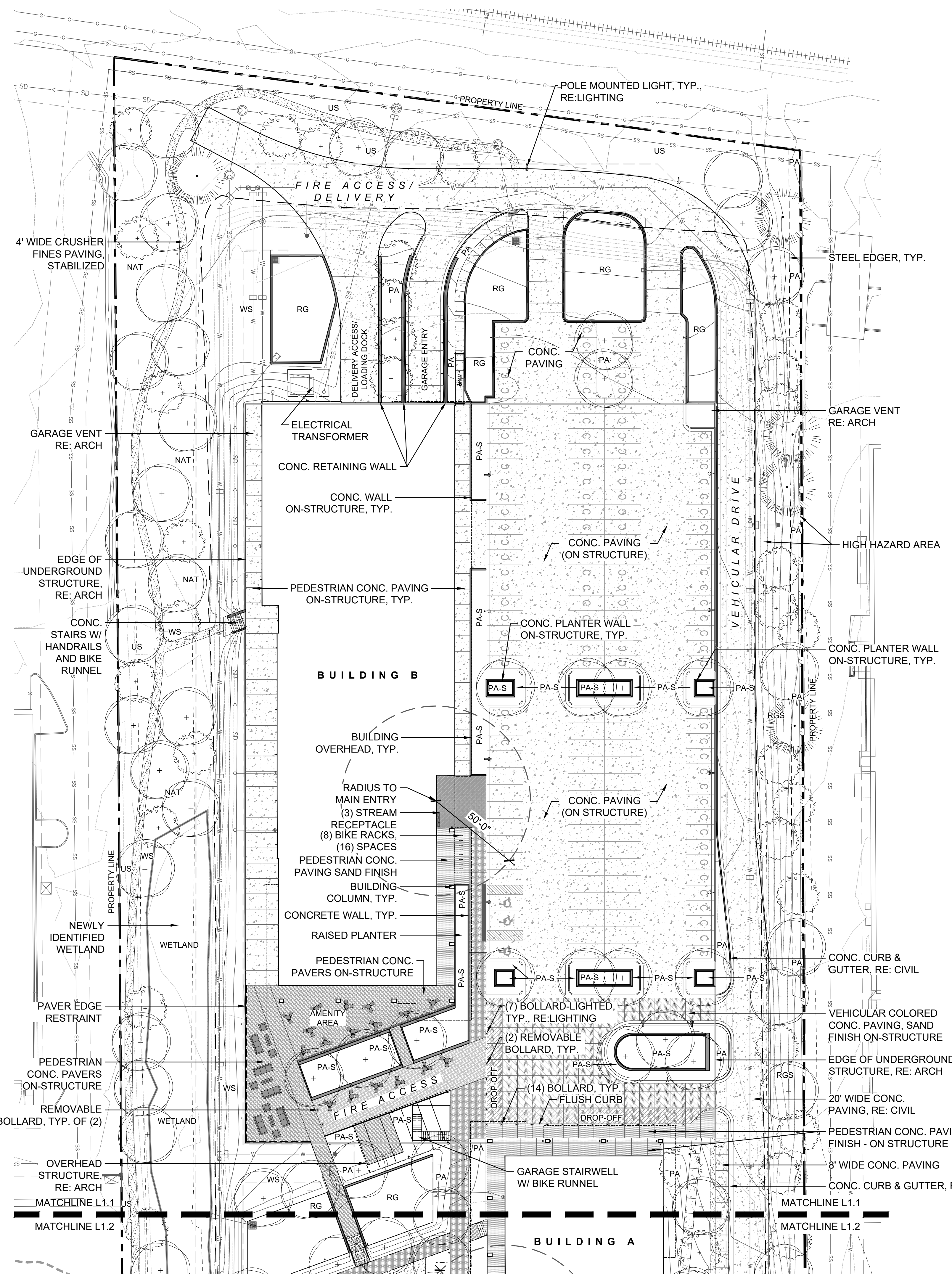
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SHEET NUMBER

L1.1

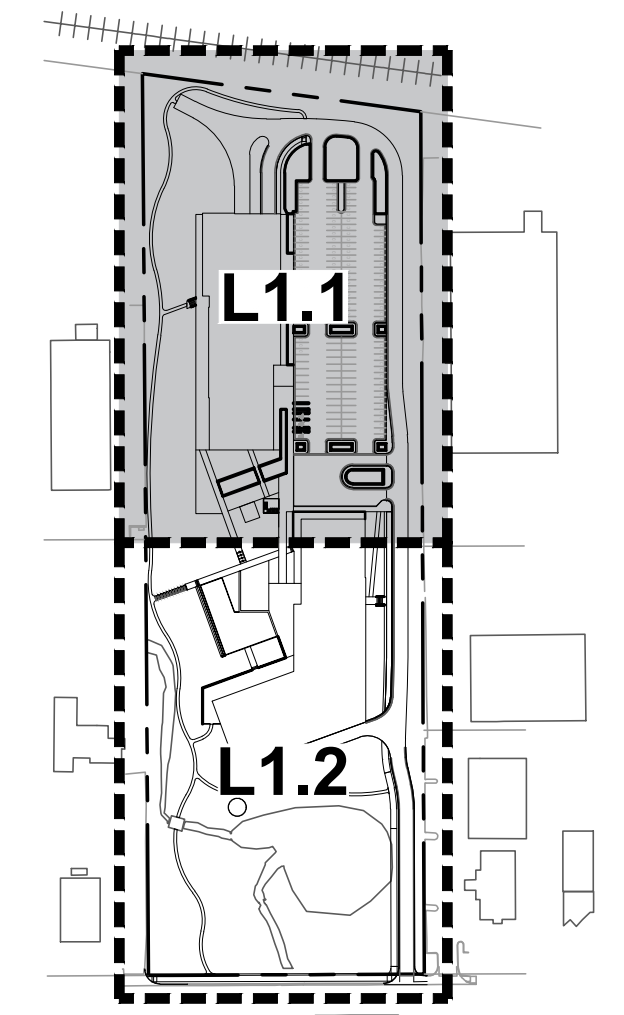
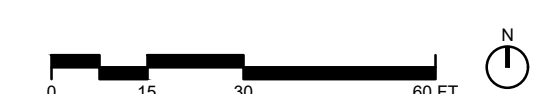
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- PROPERTY LINE / ZONE LOT BOUNDARY
- 100 YEAR FLOODPLAIN
- - - - - HIGH HAZARD AREA
- - - - - EASEMENT
- - - - - RIGHT OF WAY
- - - - - WETLANDS BOUNDARY
- - - - - WETLANDS INNER BUFFER
- - - - - WETLANDS OUTER BUFFER
- - - - - EXISTING CONTOURS
- - - - - PROPOSED CONTOURS
- HANDRAIL
- CONCRETE STAIRS WITH HANDRAILS
- STEEL EDGER
- CONC. UNIT PAVER EDGE RESTRAINT
- BUILDING OVERHEAD
- BUILDING PARKING GARAGE BELOW
- CONC. BAND
- CONC. RETAINING WALL
- CONC. PLANTER WALL (ON-STRUCTURE)
- CONC. TERRACES
- EXPANSION JOINT / CONTROL JOINT
- SLOT DRAIN
- CONC. PAVING W/ SCORING (ROW & M.U.P.)
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- RGS RAIN GARDEN SEED
- EXISTING TREES
- BIKE RUNNEL

- RE: 02/L-605
- RE: 04/L-604
- RE: 09/L-601
- RE: 06/L-601
- RE: ARCH
- RE: ARCH
- RE: 02/L-601
- RE: STRUC
- RE: 06/L-602
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- RE: 04/L-601
- RE: 02/L-607
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- RE: 08/L-601
- RE: 04/L-606
- RE: 05/L-608
- RE: 01/L-606
- RE: 05/L-606
- RE: LIGHTING
- RE: 02, 03/L-606
- RE: L-002 - L-004



01 LANDSCAPE PLAN 1



KEYMAP
NTS

Autodesk Docs://122122.00 5675 Arapahoe Avenue/122122.00_5675 Arapahoe Avenue_A02.rvt 6/23/2023 10:16:16 AM Item 54



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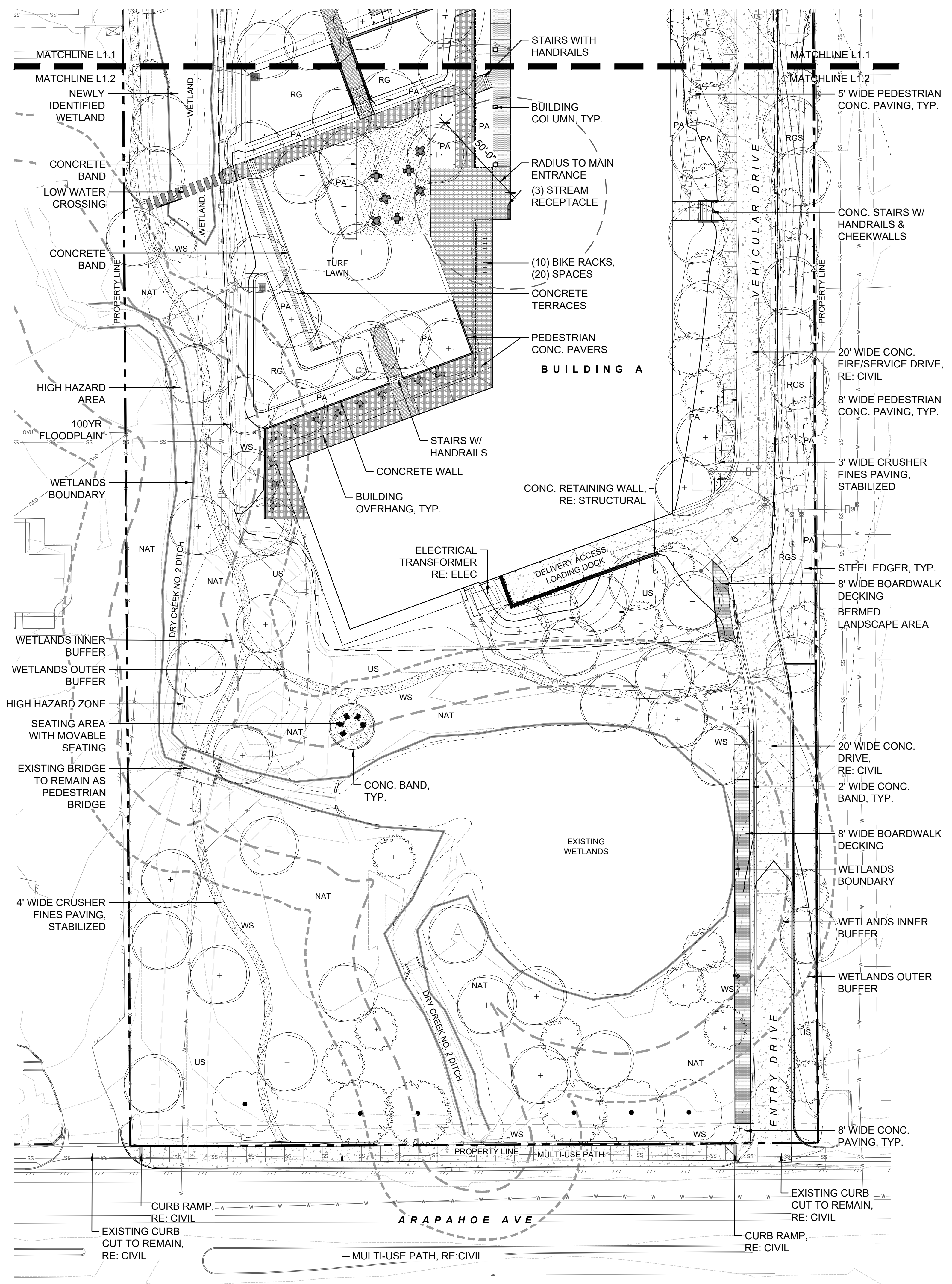
CITY CASE #:
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5675 ARAPAHOE
ISSUED FOR:
SITE REVIEW

SHEET TITLE:
LANDSCAPE PLAN 2

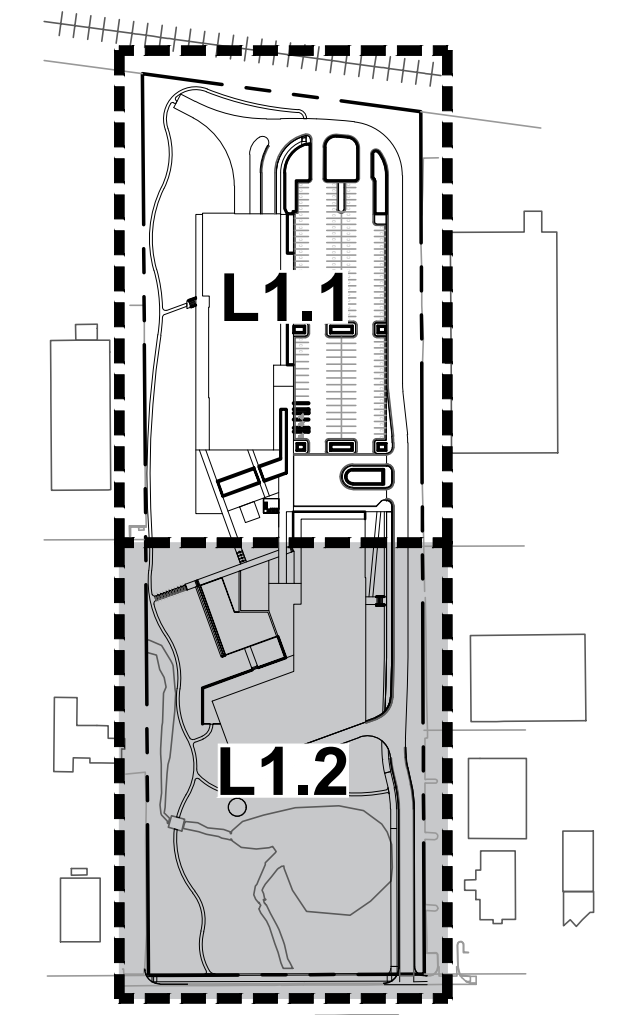
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L1.2



LEGEND

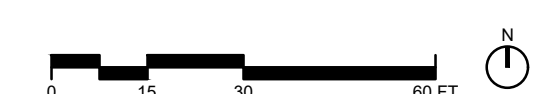
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	EXISTING VEGETATION TO REMAIN	
	PLANTING AREA	
	PLANTING AREA - (ON-STRUCTURE)	
	RAIN GARDEN	
	RAIN GARDEN SEED	
	EXISTING TREES	RE: L-002 - L-004
	BIKE RUNNEL	



KEYMAP
NTS

Autodesk Docs://121222.00 5675 Arapahoe Avenue/121222.00_5675 Arapahoe Avenue_A02.rvt
6/23/2023 10:16:16 AM

01 LANDSCAPE PLAN 2





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5675 ARAPAHOE
5675 ARAPAHOE AVENUE
BOULDER, CO, 80303

PROJ. NO. 23051.00
DRAWN: BP
CHECKED: KC
APPROVED: GD
DATE: 2024.07.22

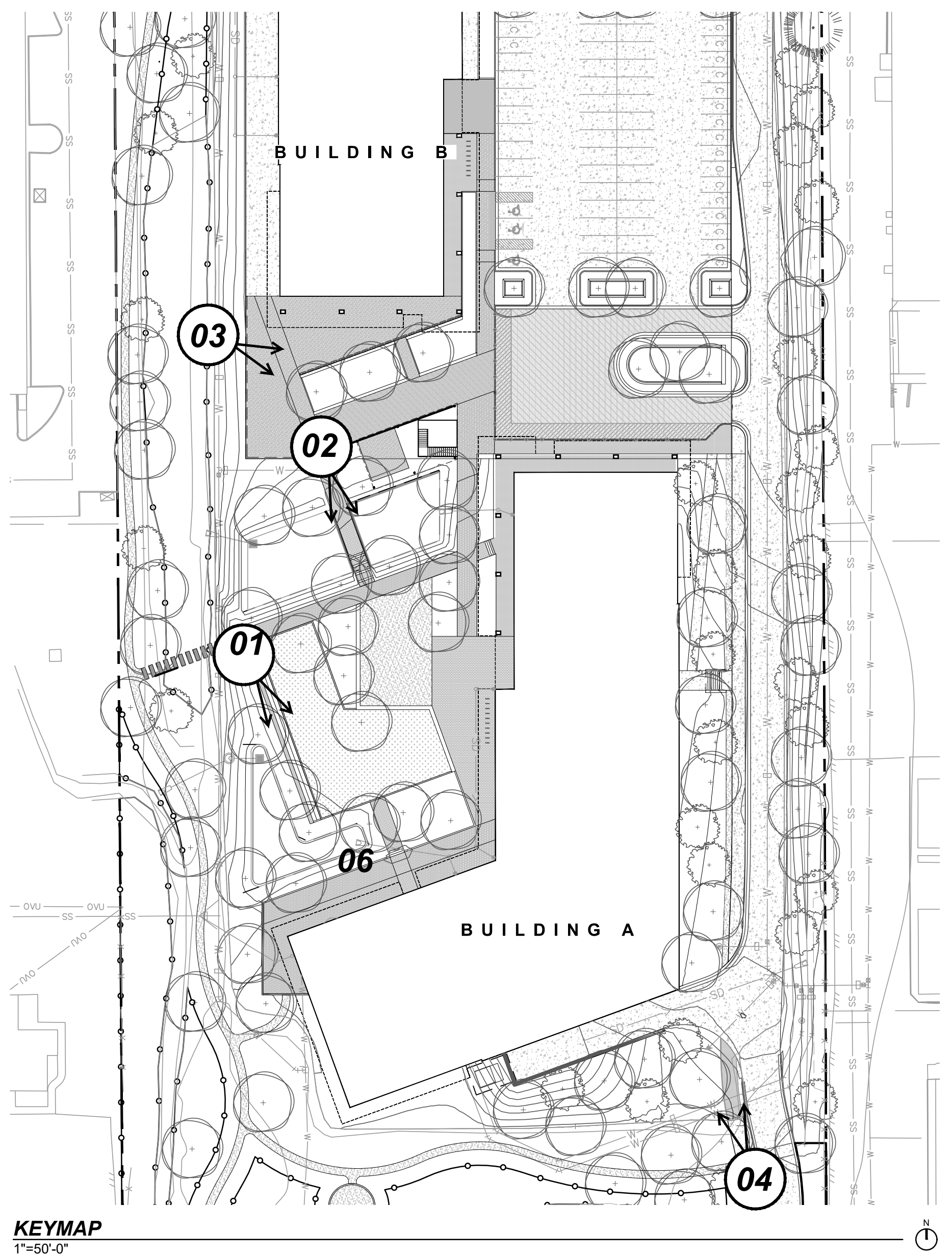
CITY CASE #:
LUR2023-00036
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5675 ARAPAHOE
ISSUED FOR:
SITE REVIEW

SHEET TITLE:
LANDSCAPE
RENDERINGS

SCALE:
SHEET NUMBER

L1.3



VIEW 1



VIEW 2



VIEW 3



VIEW 4

RENDERINGS ARE FOR CONVEYING DESIGN INTENT.
FOR REFERENCE ONLY.



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CITY CASE #:
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5675 ARAPAHOE
ISSUED FOR:
SITE REVIEW

SHEET TITLE:
OVERALL PLANTING PLAN

SCALE:
SHEET NUMBER

L2.0

PLANTING LEGEND

- PROPOSED R.O.W. TREES
- PROPOSED TREES
- PROPOSED UNDERSTORY TREE
- EXISTING TREES
- UPLAND NATIVE SEED MIX
- WETLAND NATIVE SEED MIX
- EXISTING NATURALIZED VEGETATION (SELECTIVE PLANTING RE-VEGETATION, NOTE: REMOVE INVASIVE SPECIES, TRIM DECAY ON EXISTING VEGETATION, AND INTERPLANT CONTAINER PLANTS AS SHOWN.)
- PLANTING AREA
- PLANTING AREA (ON-STRUCTURE) ASSUME: 50% 5 GAL @ 30" O.C., 50% 1 GAL @ 18" O.C.: SHRUBS, ORNAMENTAL GRASSES, PERENNIALS
- RAIN GARDEN
- RAIN GARDEN SEED MIX
- TURF LAWN (SOD)
- PROPERTY LINE / ZONE LOT BOUNDARY
- 100 YEAR FLOODPLAIN
- HIGH HAZARD AREA
- EASEMENT
- RIGHT OF WAY
- WETLANDS BOUNDARY
- WETLANDS INNER BUFFER
- WETLANDS OUTER BUFFER

RIGHT-OF-WAY PLANT SCHEDULE

PLANT SCHEDULE ROW				
CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES				
CO	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL
QMA	3	QUERCUS MACROCARPA / BURR OAK	B & B	2.5" CAL

SITE PLANT SCHEDULE

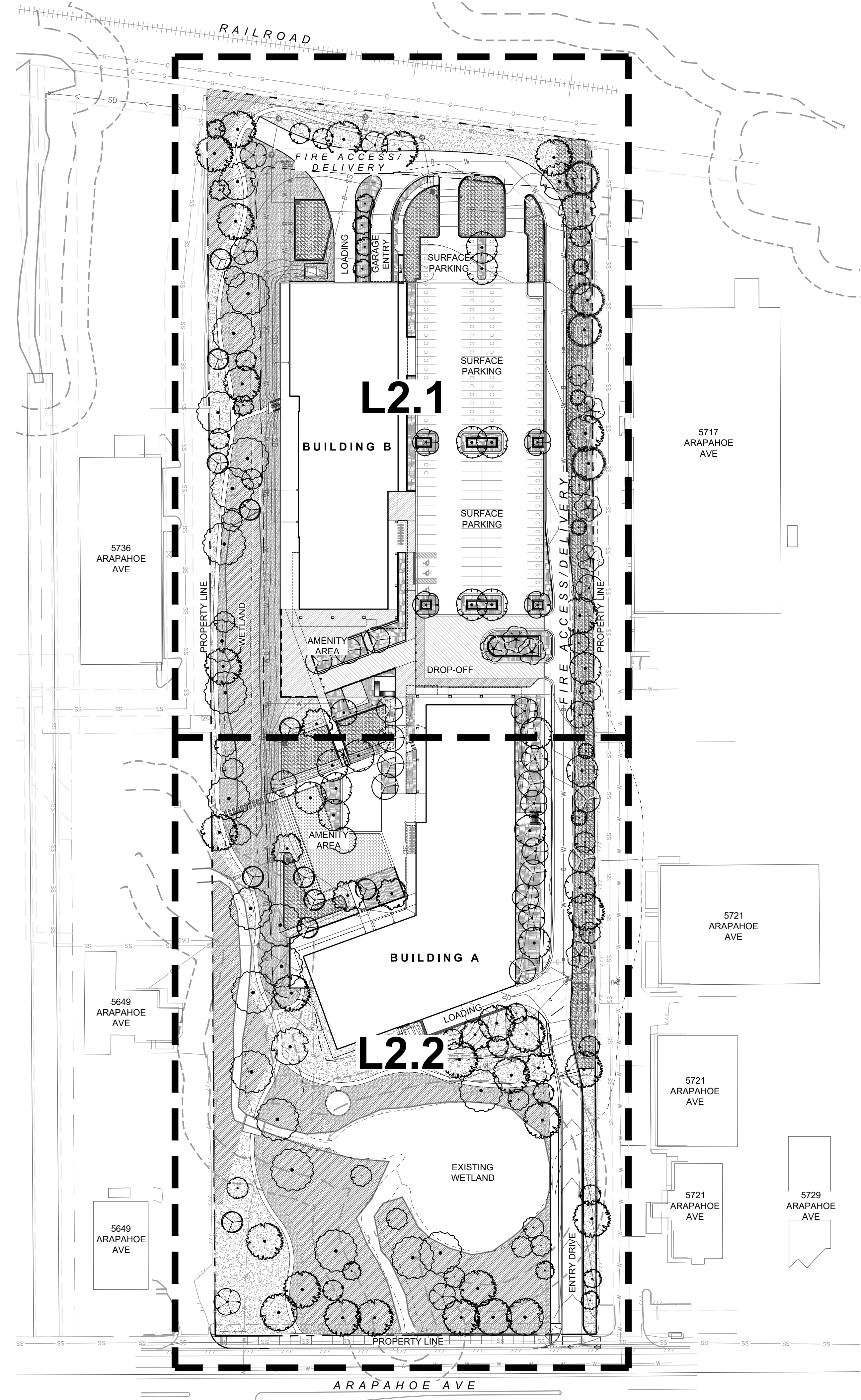
PLANT SCHEDULE SITE				
CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES				
AM	17	ACER MIYABEI 'MORTON' TM / STATE STREET MIYABE MAPLE	B & B	2.5" CAL
AN	11	ACER NEGUNDO 'SENSATION' / BOX ELDER	B & B	2.5" CAL
AI	13	ALNUS INCANA TENUIFOLIA / THINLEAF ALDER	B & B	2.5" CAL
AS	13	AMELANCHIER ALNIFOLIA / SERVICEBERRY	B & B	2.5" CAL
CO	23	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL
CT	7	CORYLUS COLURNA / TURKISH FILBERT	B & B	2.5" CAL
CA	9	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN	B & B	2.5" CAL
CI	7	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	2.5" CAL
CP	2	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	B & B	2.5" CAL
GT	12	GLEDITSIA TRIACANTHOS 'SHADEMASTER' / HONEY LOCUST	B & B	4" CAL
GD	7	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5" CAL
MA	5	MAACKIA AMURENSIS / AMUR MAACKIA	B & B	2.5" CAL
PN	4	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	8" H
PD	20	POPULUS DELTOIDES / EASTERN COTTONWOOD	B & B	2.5" CAL
PA	1	POPULUS X ACUMINATA / LANCELEAF COTTONWOOD	B & B	2.5" CAL
QA	3	QUERCUS ALBA / WHITE OAK	B & B	2.5" CAL
QMA	4	QUERCUS MACROCARPA / BURR OAK	B & B	2.5" CAL
UA	17	ULMUS AMERICANA 'ACCOLADE' / ACCOLADE ELM	B & B	2.5" CAL

TREE DIVERSITY TABLE - ARAPAHOE AVE				
FAMILY	GENUS	SPECIES	EXISTING/PROPOSED	PERCENTAGE
CANNABACEAE	CELTIS	OCCIDENTALIS	PROPOSED	3/6 = 50.00%
FAGACEAE	QUERCUS	MUEHLENBERGII	PROPOSED	3/6 = 50.00%

MINIMUM PLANT SIZES - R.O.W.	SIZE
DECIDUOUS TREES	2" CAL
EVERGREEN TREES	6' HT
ORNAMENTAL TREES	1.5" CAL
SHRUBS	5 GAL CONT.

LANDSCAPE NOTES

- LANDSCAPING SCHEDULE: (A) NOTHING SHALL BE PLANTED BETWEEN OCTOBER 15 AND MARCH 1 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. STOCK, OTHER THAN CONTAINER-GROWN STOCK, SHALL NOT BE PLANTED BETWEEN JUNE 1 AND SEPTEMBER 1 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. BARE ROOT STOCK SHALL NOT BE PLANTED AFTER APRIL 30 OR IF PLANTS HAVE BEGUN TO LEAF OUT. (B) NOTHING SHALL BE PLANTED DURING FREEZING OR EXCESSIVELY WINDY, HOT, OR WET WEATHER OR WHEN THE GROUND CONDITIONS CANNOT BE PROPERLY WORKED FOR DIGGING, MIXING, RAKING, OR GRADING. (C) NOTHING SHALL BE PLANTED UNTIL THE ADJACENT SITE IMPROVEMENTS, PAVEMENTS, IRRIGATION INSTALLATION AND FINISH GRADING IS COMPLETED. THE CONTRACTOR SHALL TEST THE IRRIGATION SYSTEM IN THE PRESENCE OF THE DIRECTOR. THE IRRIGATION SYSTEM SHALL BE IN APPROVED, OPERATING CONDITION PRIOR TO ANY PLANTING.
- SITE PREPARATION AND ALL PLANTING FOR ALL NEW PLANTING AREAS OR DISTURBED AREAS SHALL BE COMPLETED, AT A MINIMUM, IN ACCORDANCE WITH THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS. SITE PREPARATION SHALL INCLUDE TILLING THE SOIL TO A MINIMUM DEPTH OF SIX INCHES BELOW THE FINISHED GRADE, TOGETHER WITH SOIL AMENDMENTS THAT ARE APPROPRIATE TO ENSURE THE HEALTH AND SUSTAINABILITY OF THE LANDSCAPING TO BE PLANTED.
- ALL NEW PLANTING BEDS AND A 3-FOOT DIAMETER RING AT THE BASE OF NEW TREE WITHIN SOD OR SEEDED AREAS SHALL BE MULCHED WITH ORGANIC MULCH AT LEAST 4" DEEP. WEED BARRIER FABRIC SHALL NOT TO BE USED IN ANY NEW PLANTING AREAS.
- GRAVEL, ROCK MULCH, OR CRUSHER FINES SHALL BE REMOVED FROM UNDER STREET TREES AND REPLACED WITH ORGANIC MULCH. NEW ROCK OR GRAVEL MAY NOT BE USED IN NEW PLANTING AREAS AND MAY ONLY BE USED AS A SPECIFIC ORNAMENTAL FEATURE IN LIMITED AREAS (SUCH AS AT THE BOTTOM OF A DRAINAGE SWALE OR DRY RIVER BED) OR AS A PEDESTRIAN PATH OR PATIO.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL NEW LANDSCAPING AND NEW OR EXISTING STREET TREES IF ONE DOES NOT CURRENTLY EXISTING. INSTALL A SMART SYSTEM THAT ADJUSTS FOR RAINFALL, SOIL MOISTURE, AND OTHER WEATHER FACTORS FOR ALL NEW IRRIGATION ZONES.
- PROTECTIVE MAINTENANCE: AN APPLICANT FOR CONSTRUCTION APPROVAL SHALL PROVIDE MAINTENANCE AND CARE FOR ALL EXISTING TREES REQUIRED TO BE PROTECTED IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO ANY PROJECT OR CONSTRUCTION SITE DURING CONSTRUCTION ACTIVITIES AND THE PUBLIC IMPROVEMENT WARRANTY PERIOD TO ENSURE THAT EXISTING TREES SURVIVE AND ARE NOT DAMAGED. REFER TO CHAPTER 3 OF THE DESIGN AND CONSTRUCTION STANDARDS FOR ALL TREE PROTECTION REQUIREMENTS.
- ALL NEW TREES SHALL BE LOCATED A MINIMUM OF 10' FROM ANY EXISTING WATER OR SEWER UTILITY LINES OR FROM LIGHT POLES OR OVERHEAD UTILITY POLES. ALL NEW UTILITY LINES SHALL BE LOCATED A MINIMUM OF 10' FROM ANY EXISTING PUBLIC STREET TREE.





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PLANTING PLAN 1

SCALE:
SHEET NUMBER

L2.1

RIGHT-OF-WAY PLANT SCHEDULE

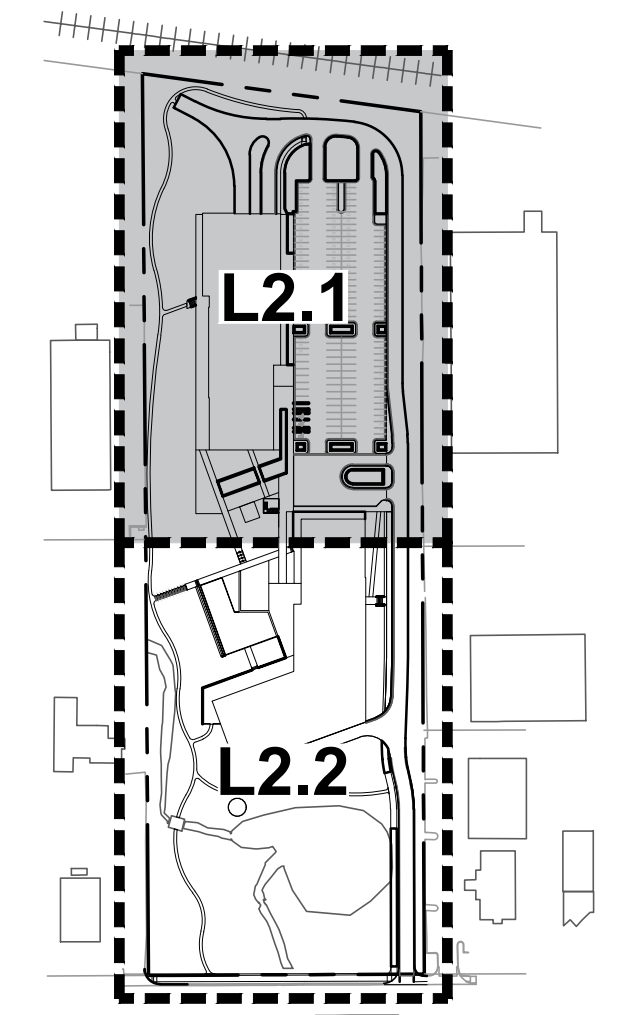
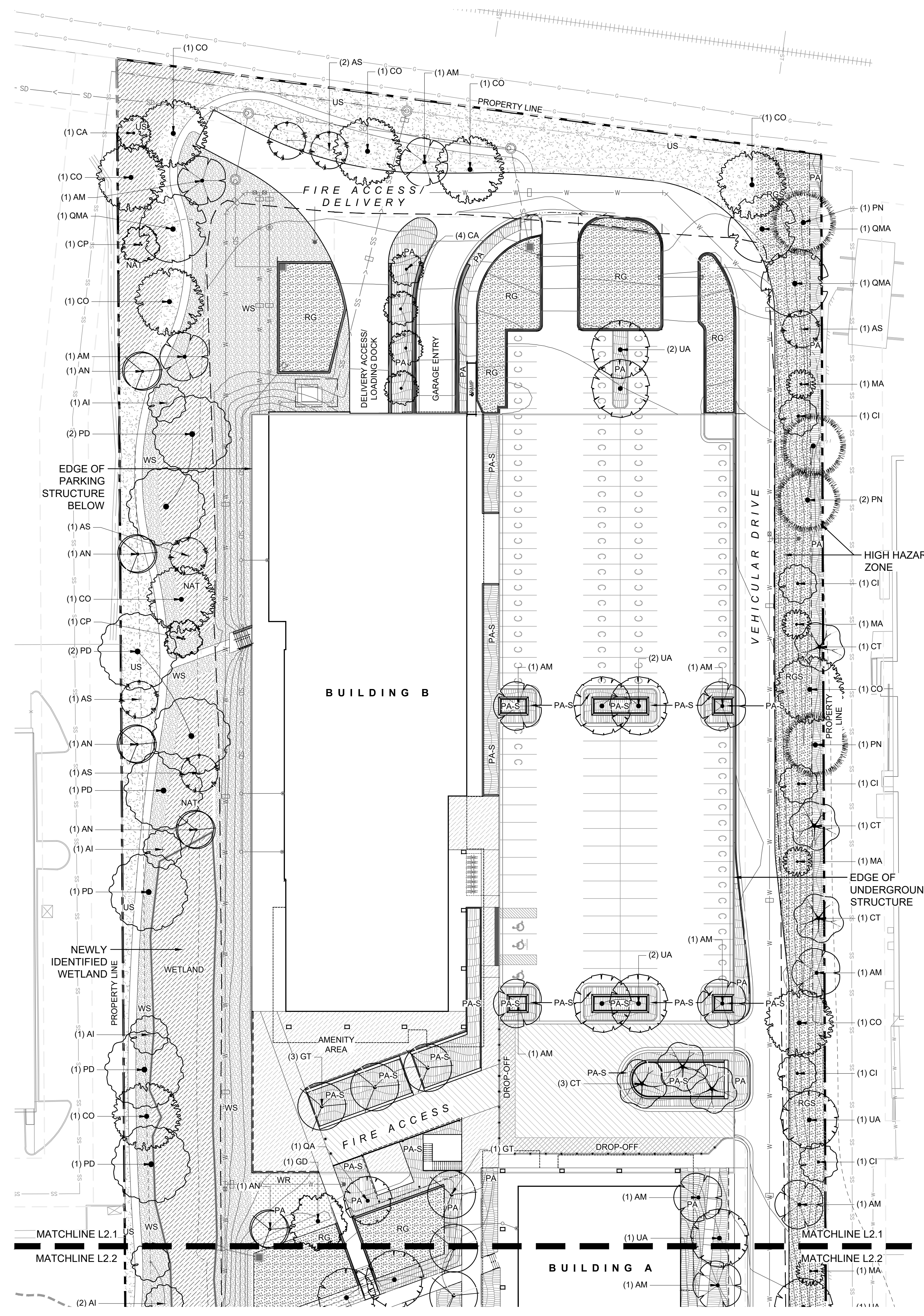
PLANT SCHEDULE ROW				
CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES				
CO	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL
QMA	3	QUERCUS MACROCARPA / BURR OAK	B & B	2.5" CAL

SITE PLANT SCHEDULE

PLANT SCHEDULE SITE				
CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES				
AM	17	ACER MIYABEI 'MORTON' TM / STATE STREET MIYABE MAPLE	B & B	2.5" CAL
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AI	13	ALNUS INCANA TENUIFOLIA / THINLEAF ALDER	B & B	2.5" CAL
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PLANTING LEGEND

- PROPOSED R.O.W. TREES
- PROPOSED TREES
- PROPOSED UNDERSTORY TREE
- EXISTING TREES
- UPLAND NATIVE SEED MIX
- WETLAND NATIVE SEED MIX
- EXISTING NATURALIZED VEGETATION
(SELECTIVE PLANTING RE-VEGETATION, NOTE: REMOVE INVASIVE SPECIES, TRIM DECAY ON EXISTING VEGETATION, AND INTERPLANT CONTAINER PLANTS AS SHOWN.)
- PLANTING AREA
- PLANTING AREA (ON-STRUCTURE)
ASSUME:
50% 5 GAL @ 30" O.C., 50% 1 GAL @ 18" O.C.:
SHRUBS, ORNAMENTAL GRASSES, PERENNIALS
- RAIN GARDEN
- RAIN GARDEN SEED MIX
- TURF LAWN (SOD)
- PROPERTY LINE / ZONE LOT BOUNDARY
- 100 YEAR FLOODPLAIN
- HIGH HAZARD AREA
- EASEMENT
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- WETLANDS BOUNDARY
- WETLANDS INNER BUFFER
- WETLANDS OUTER BUFFER



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5675 ARAPAHOE
ISSUED FOR:
SITE REVIEW

SHEET TITLE:
PLANTING PLAN 2

SCALE:
SHEET NUMBER

L2.1

RIGHT-OF-WAY PLANT SCHEDULE

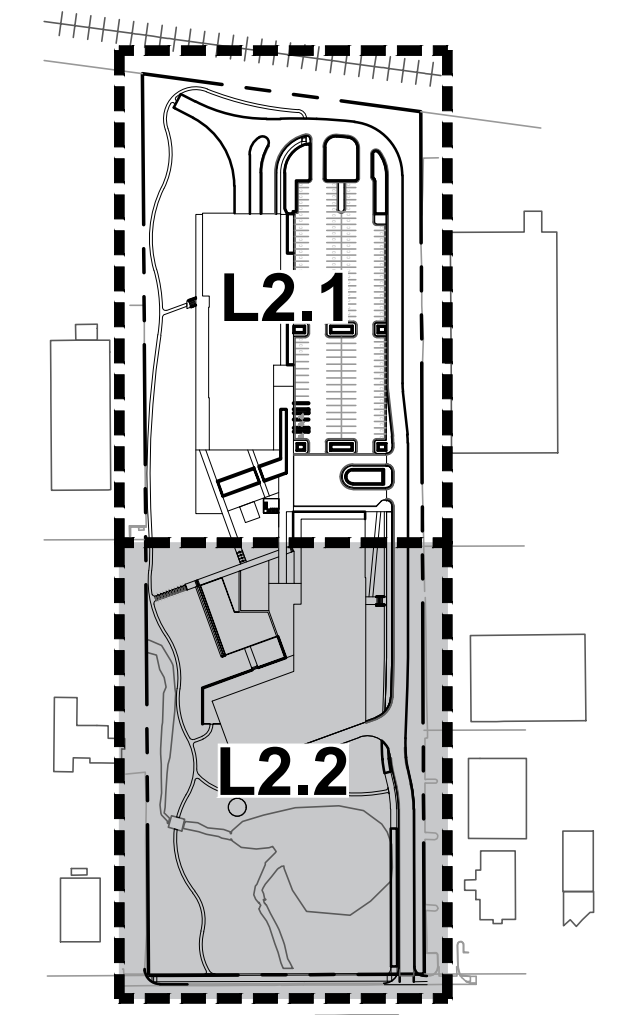
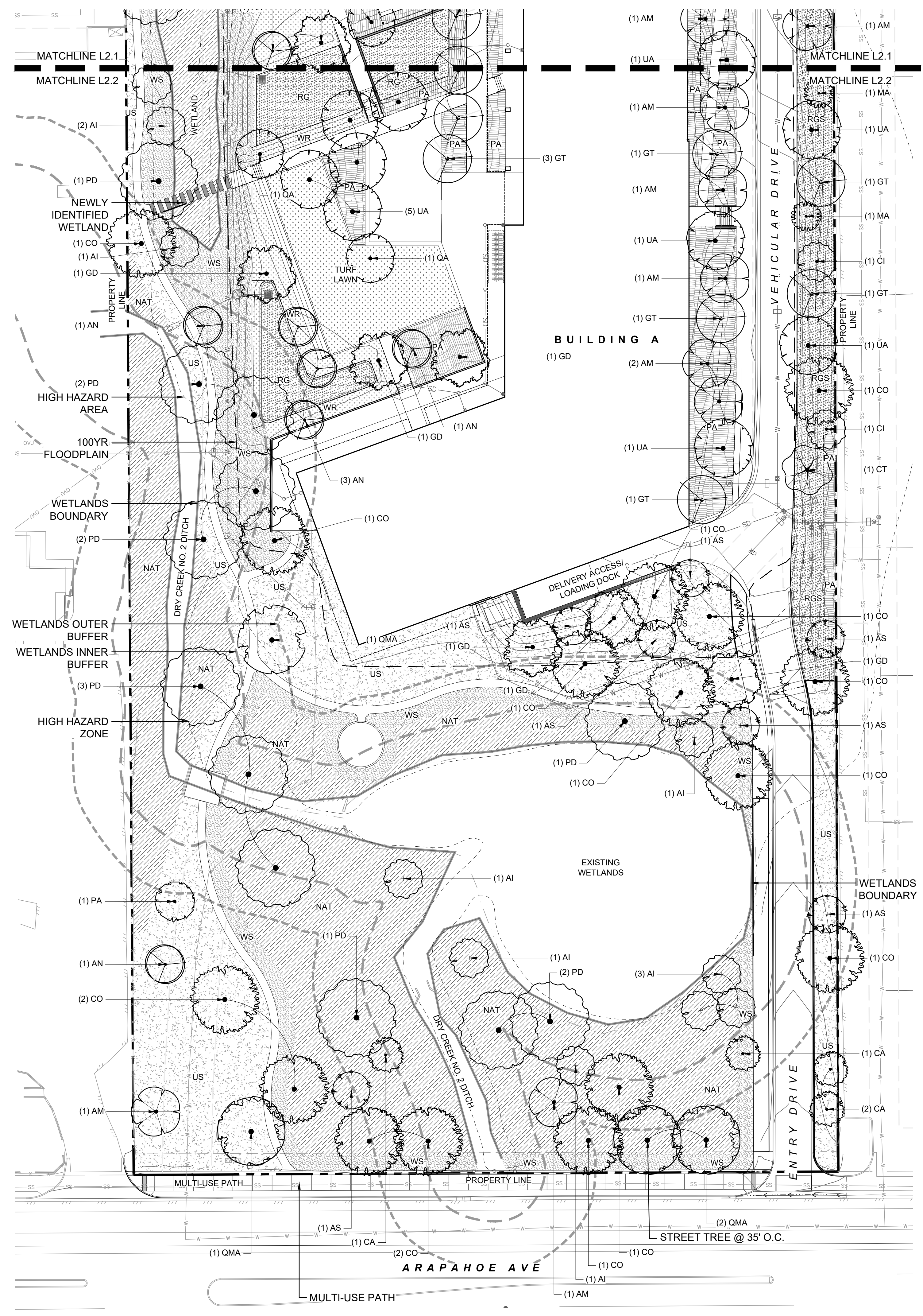
PLANT SCHEDULE ROW				
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TREES				
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SITE PLANT SCHEDULE

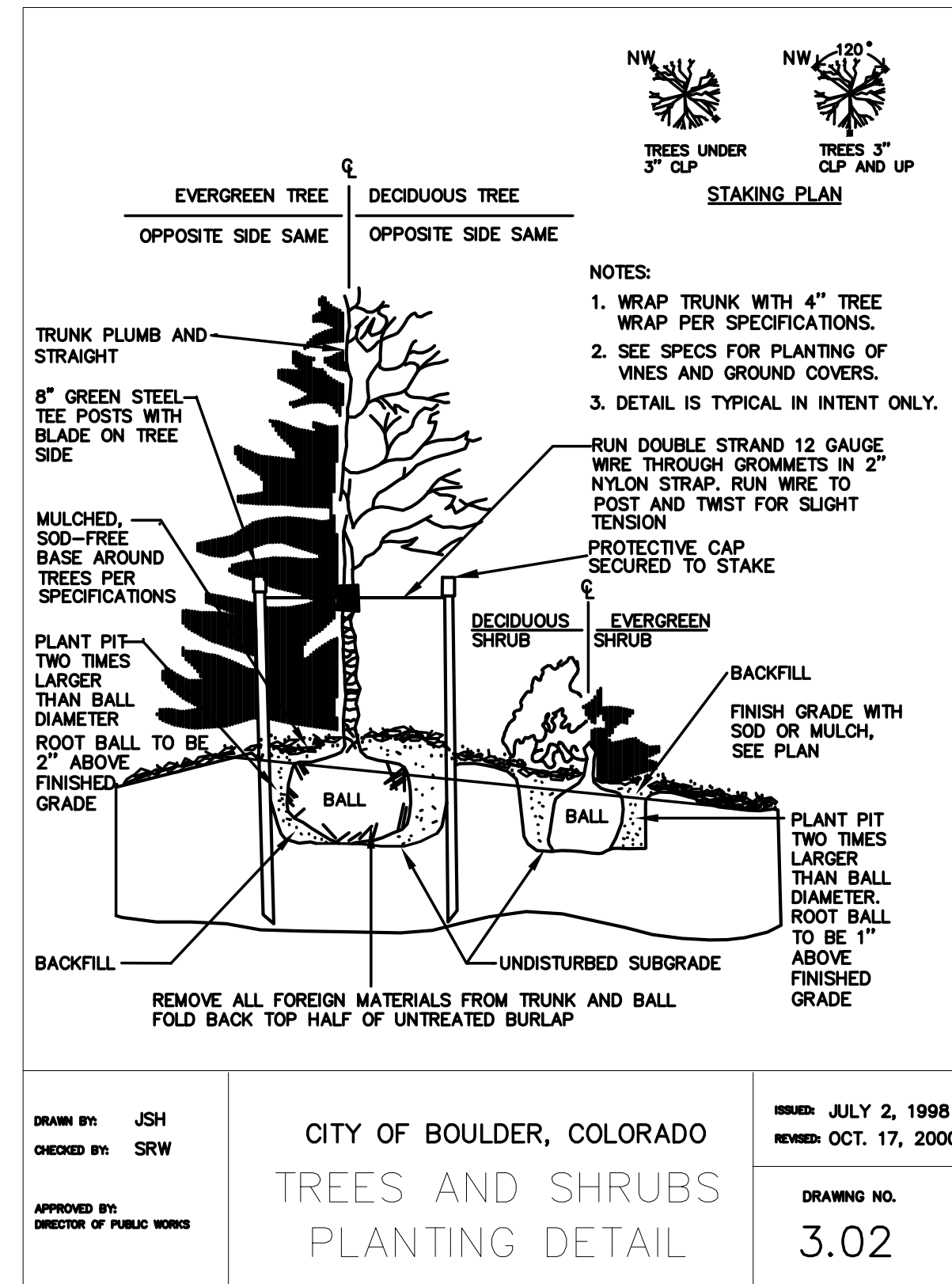
PLANT SCHEDULE SITE				
CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES				
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UA	17	ULMUS AMERICANA 'ACCOLADE' / ACCOLADE ELM	B & B	2.5" CAL

PLANTING LEGEND

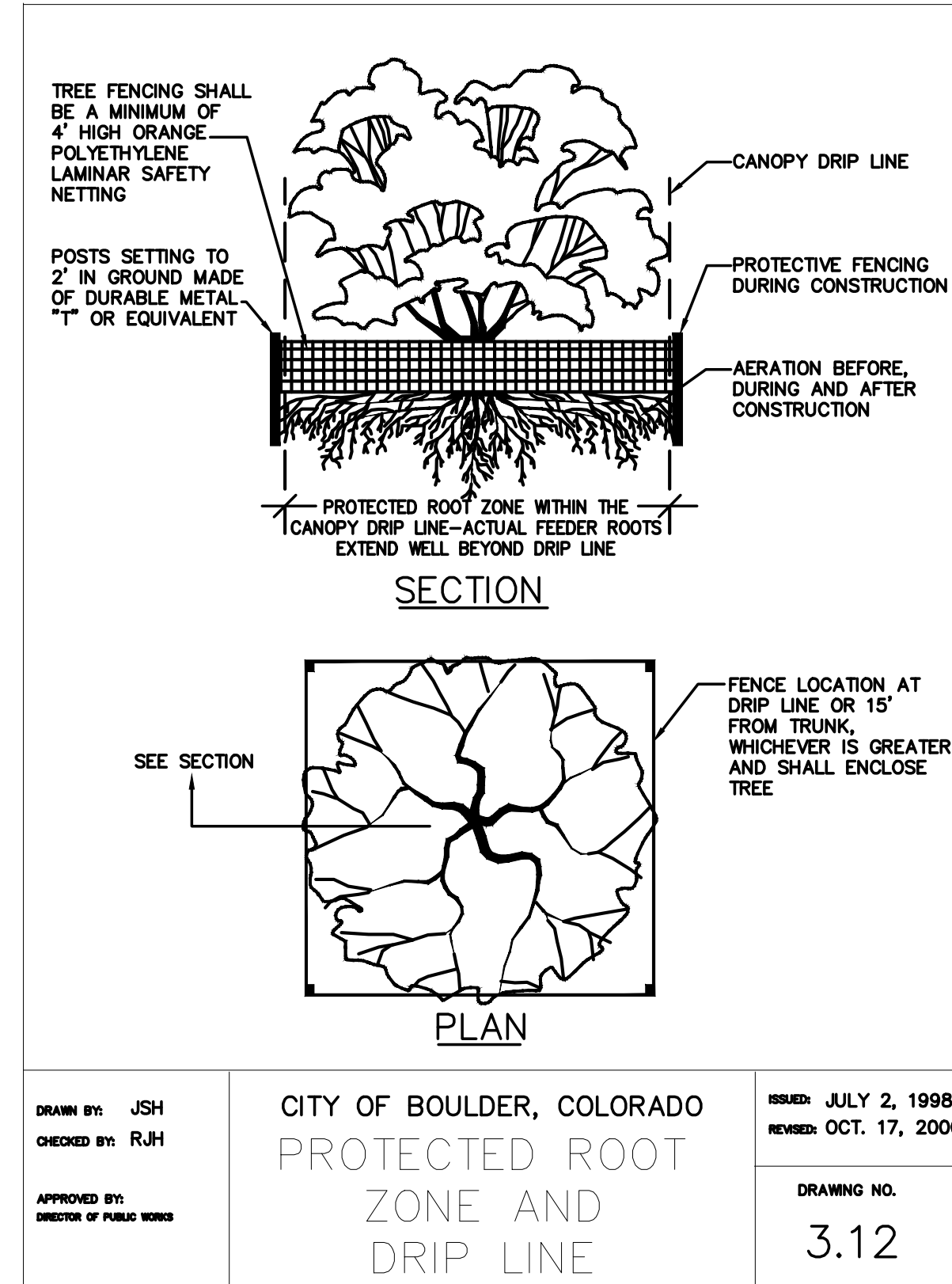
- PROPOSED R.O.W. TREES
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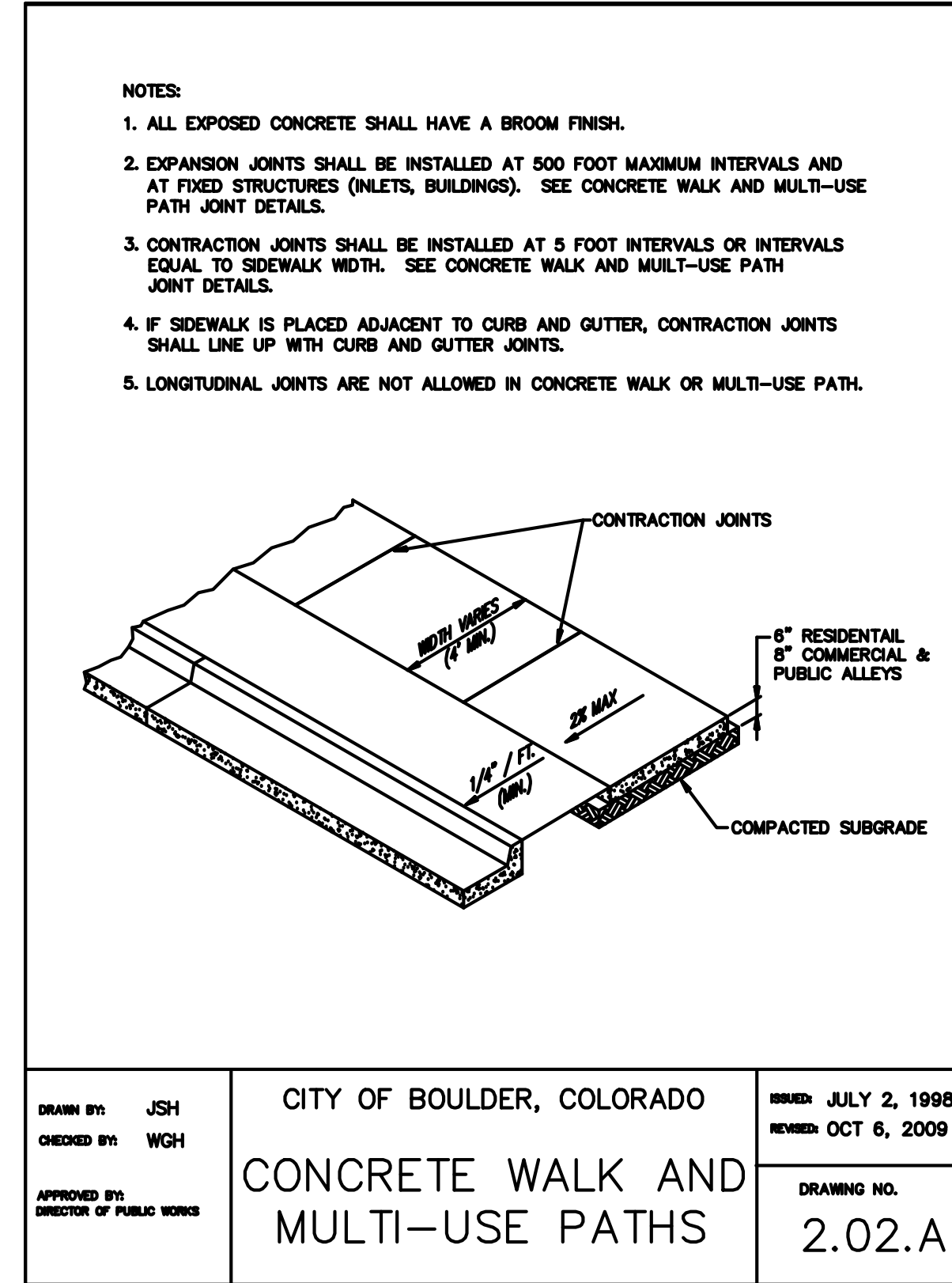
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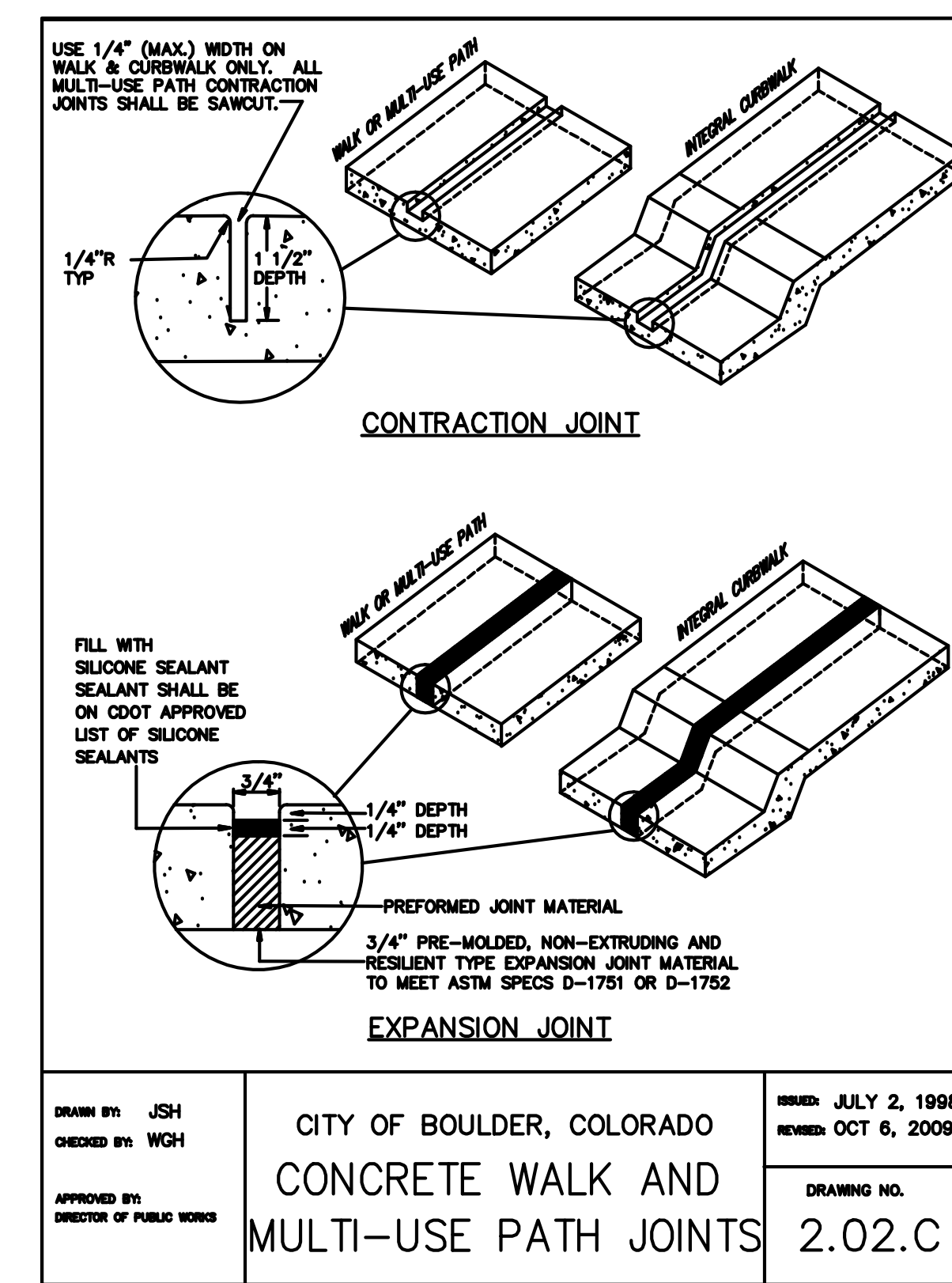
01 ROW TREE PLANTING
NTS



02 TREE PROTECTION
NTS



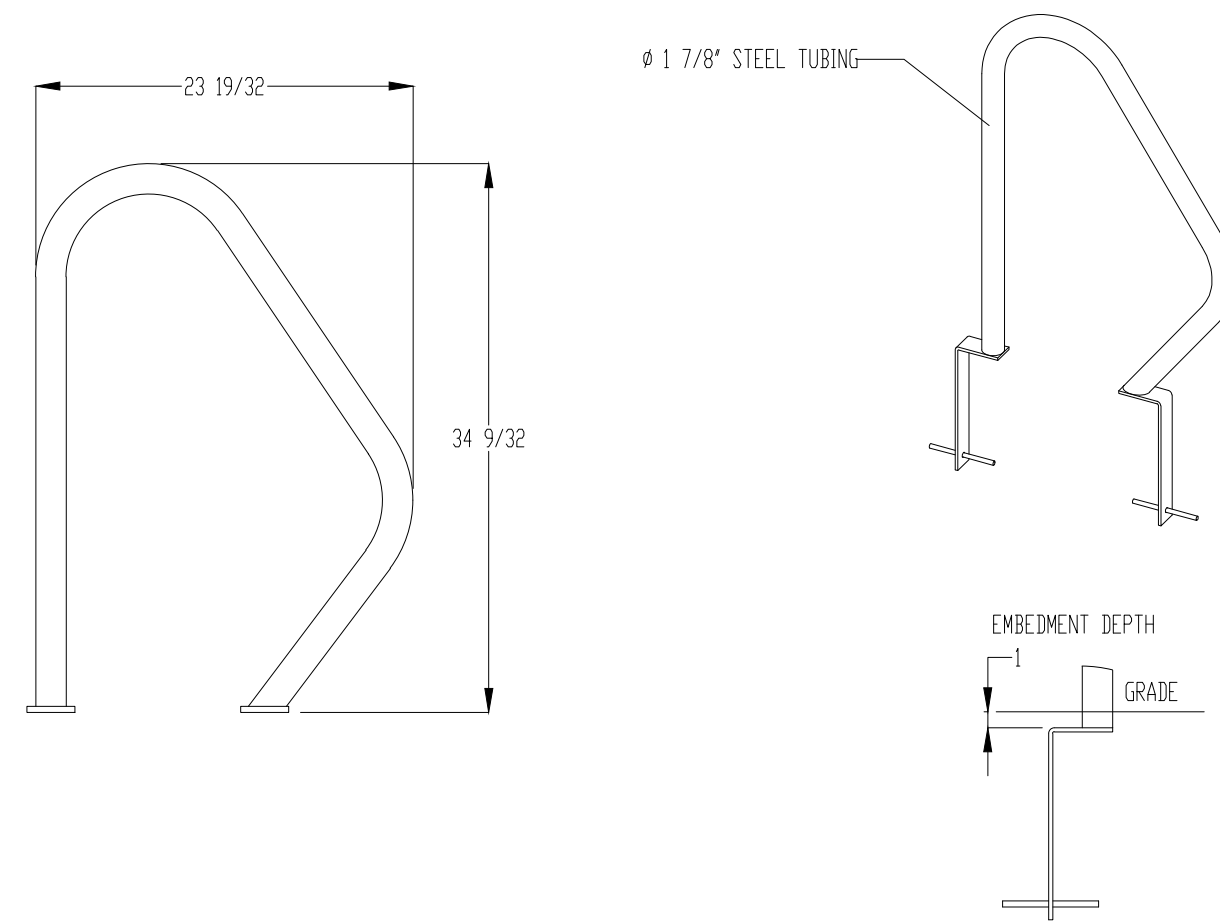
03 CONCRETE WALK AND MULTI-USE PATHS
NTS



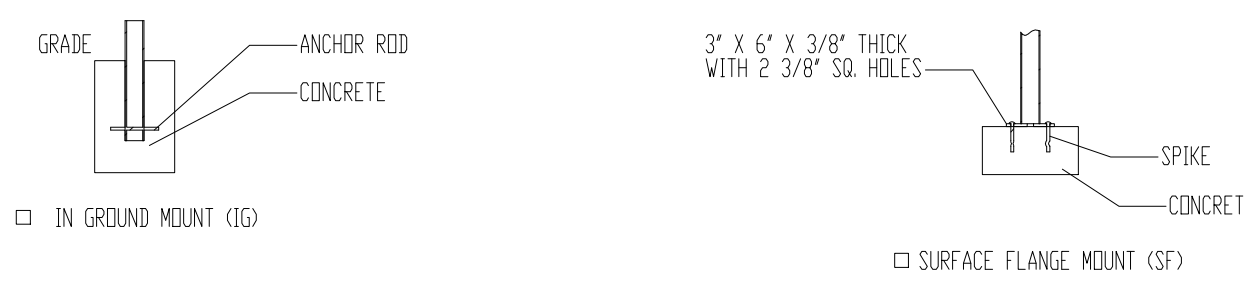
04 CONCRETE WALK AND MULTI-USE PATH JOINTS
NTS



MADRAX DIVISION
GRABER MANUFACTURING, INC.
1080 LINEX DRIVE
VALMORAD, WA 98091
PHONE: 425-7391, FAX: 425-7392, 425-7393, 425-7394
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



CHECK DESIRED MOUNT



PRODUCT: PHX-SNG-2-16CSF
DESCRIPTION: FRIENDLY SINGLE SIDED BIKE RACK
DATE: 10-16-18
ENG: SNC

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NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR FINISHES. SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

05 BICYCLE RACK
NTS

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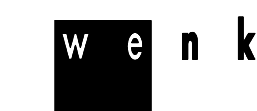
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SHEET TITLE:
DETAILS 1

SCALE:
SHEET NUMBER
L3.0



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5675 ARAPAHOE
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SHEET TITLE:
TREE INVENTORY,
REMOVAL, AND
PROTECTION PLAN
SCALE:
SHEET NUMBER

L4.0

TREE REMOVAL AND PROTECTION NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DEMOLITION WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT ALL UTILITY LOCATOR SERVICES AND VERIFY ALL SERVICE LINES AND EQUIPMENT LOCATIONS WITHIN THE LIMITS OF WORK PRIOR TO COMMENCING DEMOLITION OPERATIONS. CALL UTILITY NOTIFICATION CENTER OF COLORADO TO LOCATE SITE UTILITIES AT 1-800-922-1987 OR 303-534-6700 3 DAYS PRIOR TO COMMENCING THE WORK.
3. CONTRACTOR SHALL BE AWARE THAT UNDERGROUND IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN IN THE CONSTRUCTION PLANS INCLUDING, BUT NOT LIMITED TO, LIGHTING CONDUITS & IRRIGATION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF THESE UNKNOWN IMPROVEMENTS ARE FOUND OR DAMAGED.
4. CONTRACTOR SHALL PUT IN PLACE ALL TREE PROTECTION FENCING, BARRICADES, SIGNAGE, AND EROSION CONTROL MEASURES AS DESCRIBED IN THE SPECIFICATIONS PRIOR TO COMMENCING DEMOLITION OPERATIONS.
5. CONTRACTOR SHALL THOROUGHLY REMOVE AND DISPOSE OF ALL PLANT MATERIALS EXISTING WITHIN AREAS SHOWN FOR DEMOLITION.
6. CONTRACTOR SHALL COORDINATE SITE DEMOLITION OPERATIONS WITH ALL OTHER TRADES PERFORMING WORK ON THE PROJECT.
7. CONTRACTOR SHALL REPLACE OR REPAIR TO ORIGINAL CONDITION ALL BUILDINGS, UTILITIES, AND SITE IMPROVEMENTS NOT DESIGNATED FOR REMOVAL THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO OWNER.
8. CONTRACTOR SHALL REPAIR ELECTRICAL SYSTEMS, CONDUIT, CONNECTIONS IF DISRUPTED BY CONSTRUCTION OR REMOVALS AT NO ADDITIONAL COST TO OWNER.
9. FIELD VERIFY LOCATION OF TREE PROTECTION FENCE WITH OWNER'S REP. PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTENANCE FOR ALL TREES WITHIN PROJECT LIMITS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES, BUILDINGS, AND SITE IMPROVEMENTS CAUSED BY CONSTRUCTION.
12. ALL WORK WILL BE SUBJECT TO NOISE ORDINANCE REGULATIONS.
13. REMOVAL OF TREES MUST BE PERFORMED BY A BOULDER LICENSED TREE SERVICE. TREE REMOVAL PERMIT IS REQUIRED FROM CITY FORESTER PRIOR TO REMOVAL OF TREES WITHIN THIS PROJECT.
14. REFER TO 01/L4.0 FOR TREE PROTECTION DETAIL.
15. ALL TREE PROTECTION STANDARDS OF CH 3 AND 10 OF THE DESIGN AND CONSTRUCTION STANDARDS SHALL BE MET WITH PARTICULAR ATTENTION GIVEN TO GRADING IMPACTS, LIMITATIONS OF STOCKPILING, SOIL COMPACTION PREVENTION AND VEHICULAR ROUTES. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY SITE DISTURBANCE AND REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. ONLY HAND DIGGING MAY OCCUR WITHIN THE DRIPLINE OF ANY TREE TO BE PRESERVED. PROVIDE SUFFICIENT IRRIGATION THROUGHOUT CONSTRUCTION TO MAINTAIN THE LONG TERM HEALTH OF THE TREES.

CONDITION DESCRIPTION

- 1 - (DEAD):
LITTLE TO NO INDICATION OF LIFE.
- 2 - (POOR):
THE TREE IS IN DECLINE AND LIKELY WILL NOT RECOVER. FOLIAGE QUALITY AND COLOR IS POOR. DEAD OR MISSING BRANCHES COMPRISE OVER 50 PERCENT OF THE TREE CANOPY. THERE MAY BE SERIOUS STRUCTURAL DEFICIENCIES IN THE TREE.
- 3 - (FAIR):
THE VIGOR IS NORMAL OR REDUCED. THERE IS AN ACCUMULATION OF DEAD BRANCHES. DEFECTS ARE PRESENT IN THE CANOPY THAT MAY OR MAY NOT BE CORRECTABLE. THERE MAY BE AN ACTIVE PEST INFESTATION. THE CANOPY HAS BEEN REDUCED OR IS ASYMMETRICAL.
- 4 - (GOOD):
THE VIGOR IS NORMAL FOR THE TREE SPECIES WITH MINOR TWIG DIEBACK. DEFECTS ARE MINOR AND EASILY CORRECTED. THE CANOPY MAY HAVE MINOR ASYMMETRY WHICH COULD BE DUE TO PRUNING FOR CLEARANCE.

ASH TREE QUARANTINE

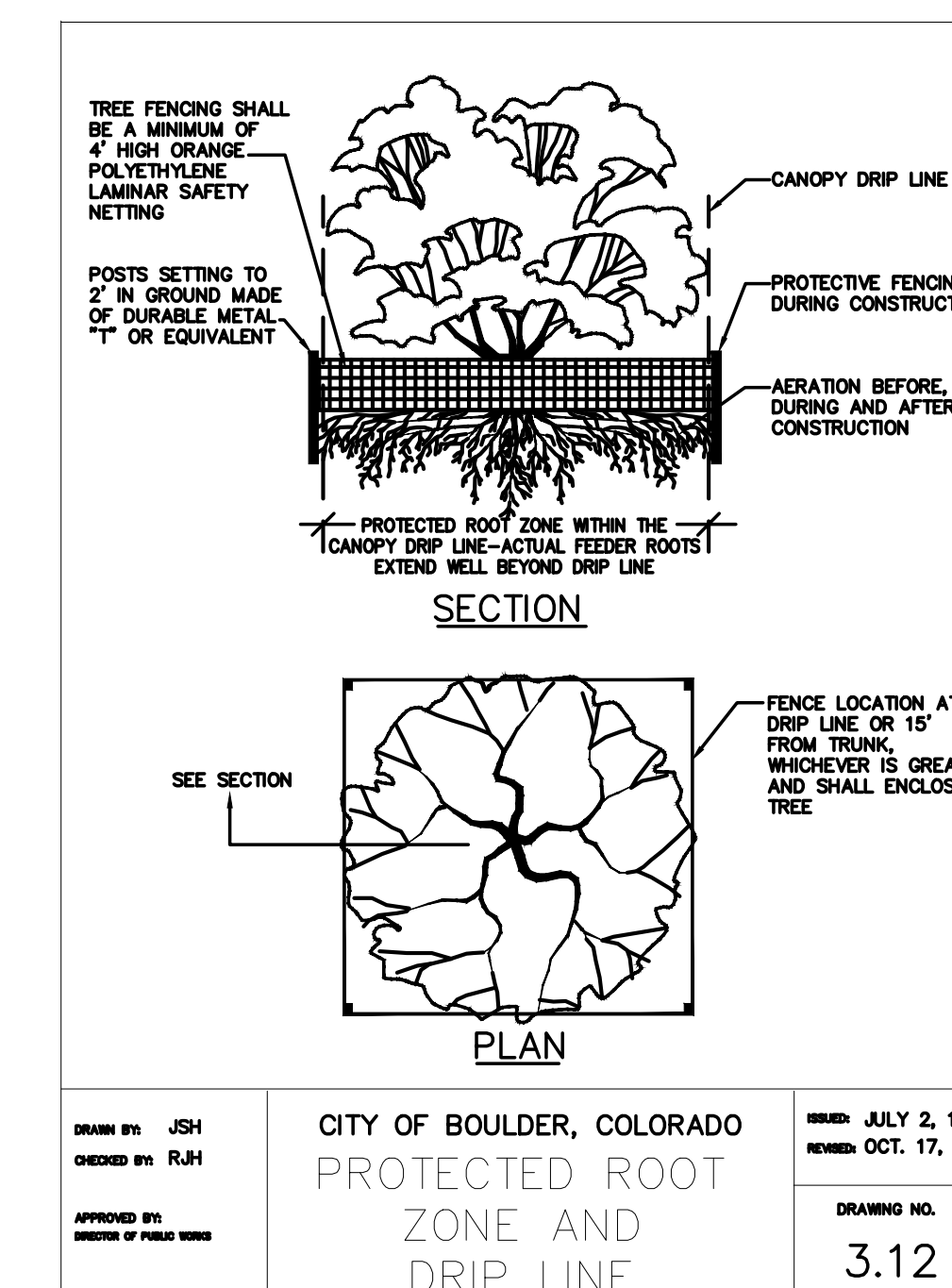
1. BOULDER COUNTY IS CURRENTLY UNDER AN ASH TREE QUARANTINE FOLLOWING THE DISCOVERY OF THE EMERALD ASH BORER, A DESTRUCTIVE PEST THAT THREATENS THE TREES.
2. THE QUARANTINE PROHIBITS MOVING UNTREATED ASH TREES OR THEIR PARTS OUT OF THE COUNTY AND SURROUNDING AREAS.
3. THE EMERALD ASH BORER IS AN INVASIVE SPECIES RESPONSIBLE FOR KILLING MORE THAN 50 MILLION ASH TREES ACROSS 21 U.S. STATES SINCE 2002, ACCORDING TO OFFICIALS.
4. THE QUARANTINED AREA INCLUDES ALL OF BOULDER COUNTY AND MORE.
5. ITEMS THAT FALL UNDER THE QUARANTINE INCLUDE LOGS, GREEN LUMBER, NURSERY STOCK, WOOD CHIPS, MULCH, STUMPS, ROOTS, BRANCHES, AND FIREWOOD, ACCORDING TO THE NEWS RELEASE. EXCEPTIONS TO THE QUARANTINE INCLUDE SEEDS, LEAVES, KILN-DRIED, PROCESSED FIREWOOD, AND FINISHED WOOD PRODUCTS WITHOUT BARK, ACCORDING TO THE STATE'S ORDER.
6. ASH TREES MUST BE REMOVED BY A LICENSED TREE ARBORIST.

THE FOLLOWING SITES WILL BE ACCEPTING ASH TREE MATERIALS WITHIN THE QUARANTINED AREA:

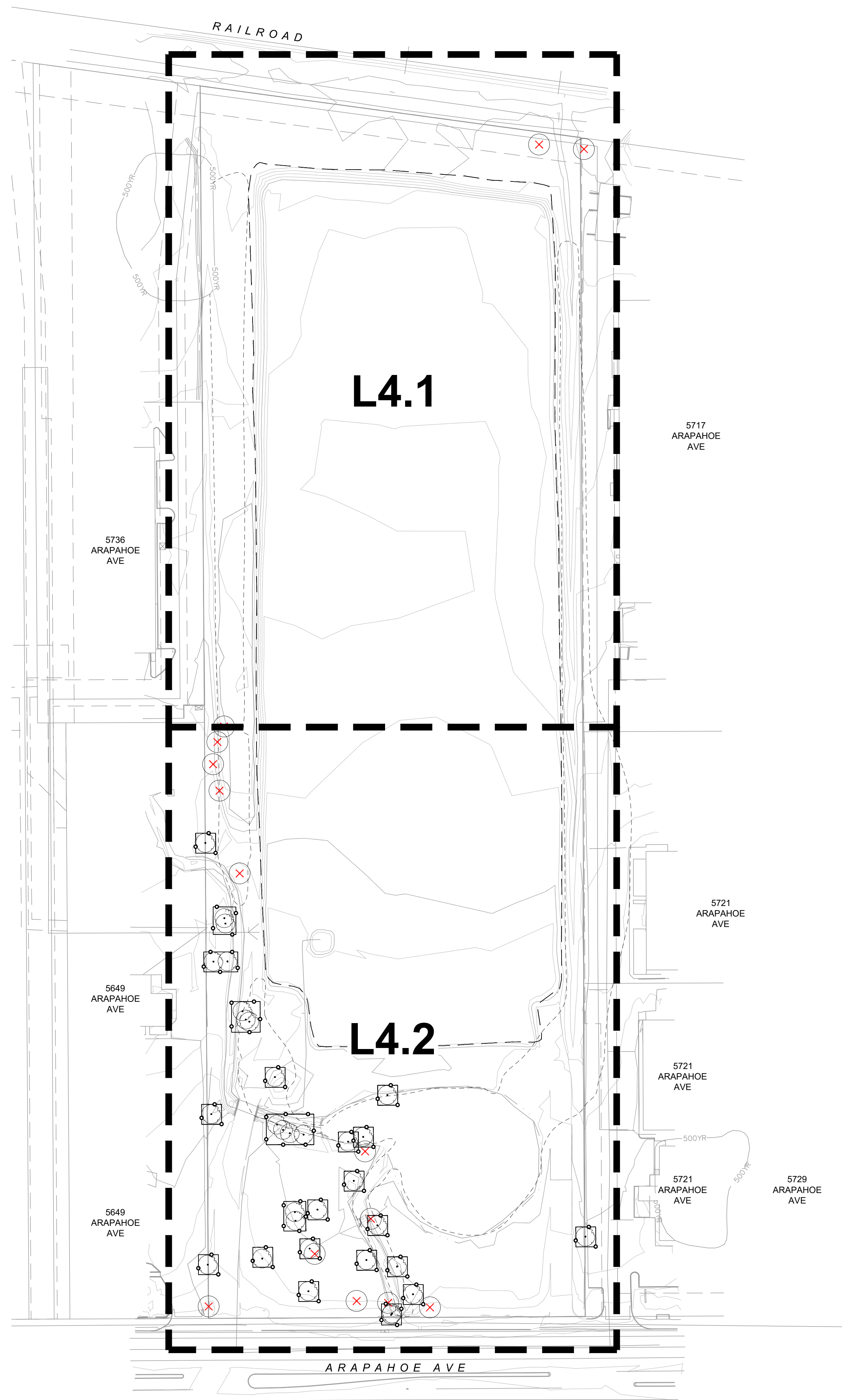
- FOR MORE INFORMATION ABOUT THE EMERALD ASH BORER AND THE QUARANTINE, VISIT EABcolorado.com
- DENVER REGIONAL LANDFILL, 1441 WELD COUNTY ROAD 6, ERIE
 - FRONT RANGE LANDFILL, 1830 WELD COUNTY ROAD 5, ERIE
 - REPUBLIC LANDFILL, 8900 COLO. 93, GOLDEN

TREE REMOVAL & PROTECTION LEGEND

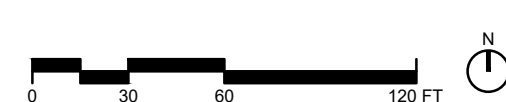
- EXISTING TREE TO BE REMOVED BY LICENSED TREE SERVICE
- EXISTING TREE TO REMAIN
- EXISTING CONTOURS
- TREE PROTECTION



01 TREE PROTECTION
NTS



01 TREE REMOVAL & PROTECTION: EXISTING CONDITIONS OVERALL PLAN





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5675 ARAPAHOE
5675 ARAPAHOE AVENUE
BOULDER, CO, 80303

PROJ. NO. 23051.00
 DRAWN: BP
 CHECKED: KC
 APPROVED: GD
 DATE: 2024.07.22



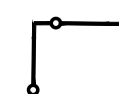
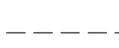
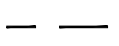
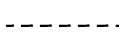
CITY CASE #:
LUR2023-00036
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5675 ARAPAHOE
 ISSUED FOR:
 SITE REVIEW

 SHEET TITLE:
 TREE INVENTORY,
 REMOVAL, AND
 PROTECTION PLAN
 SCALE:
 SHEET NUMBER

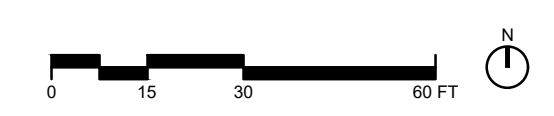
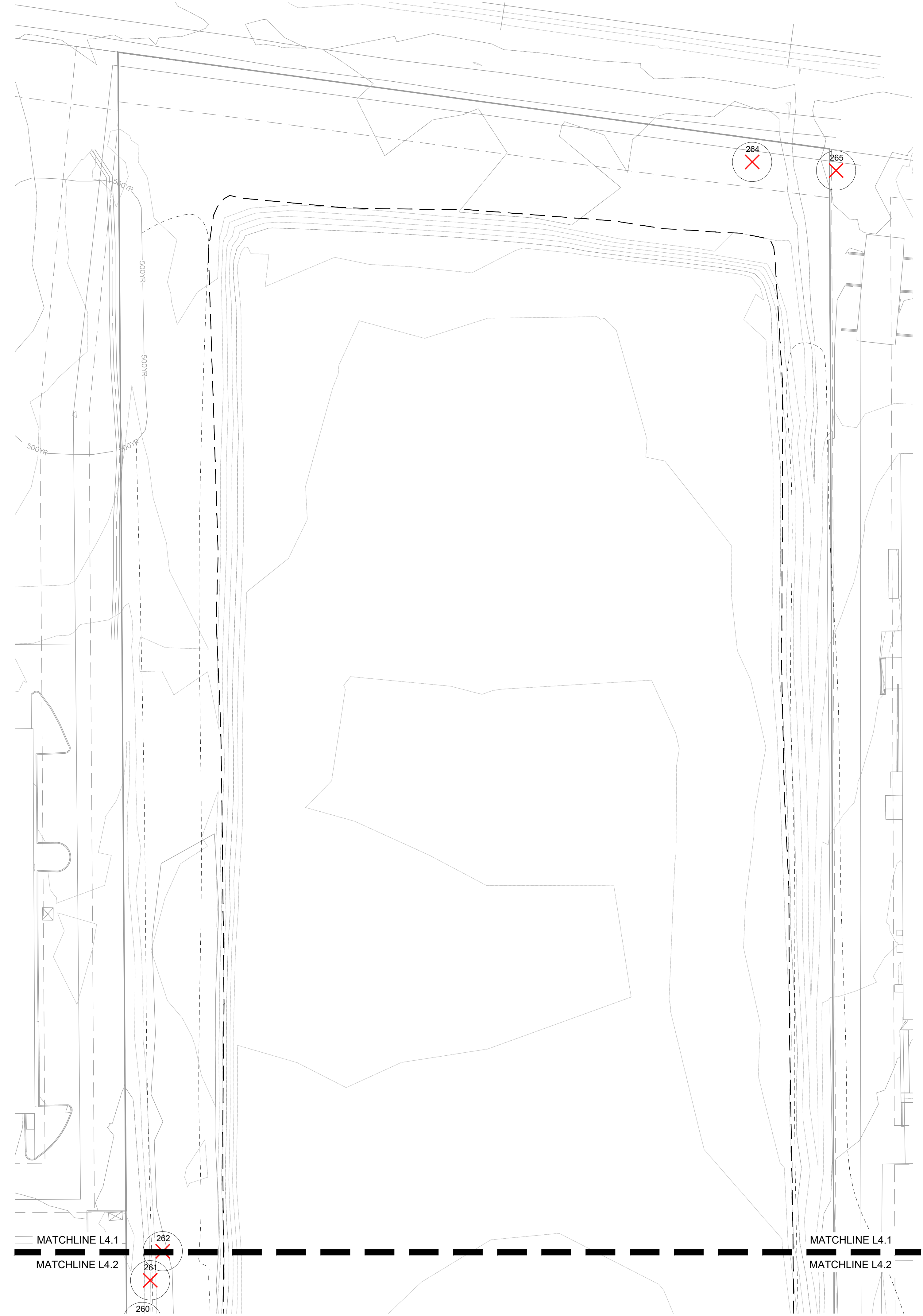
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TREE REMOVAL & PROTECTION LEGEND

-  EXISTING TREE TO BE REMOVED BY LICENSED TREE SERVICE
-  EXISTING TREE TO REMAIN
-  TREE PROTECTION
-  EXISTING CONTOURS
-  100 YEAR FLOODPLAIN
-  HIGH HAZARD

EXISTING TREE INVENTORY

Tree #	Common Name	Scientific Name	DBH	Trunk #	Health	Keep/Remove
220	Chokecherry	Prunus virginiana	14	many	4	KEEP
221	Crabapple	Malus sylvestris	6		4	KEEP
222	Crabapple	Malus sylvestris	44	3	3	KEEP
223	White poplar	Populus alba	63	2	3	REMOVE
224	White poplar	Populus alba	27	6	4	KEEP
225	White poplar	Populus alba	10		4	KEEP
226	White poplar	Populus alba	6	2	4	KEEP
227	White poplar	Populus alba	30.5		4	KEEP
228	Willow	Salix	90	2	3	KEEP
229	Green ash	Fraxinus pennsylvanica	13.5		4	REMOVE
230	Willow	Salix	38	many	4	KEEP
231	White poplar	Populus alba	11	2	4	KEEP
232	White poplar	Populus alba	8		4	KEEP
233	White poplar	Populus alba	13	many	4	KEEP
234	White poplar	Populus alba	12	many	4	KEEP
235	White poplar	Populus alba	15	many	4	KEEP
236	Willow	Salix	25	many	4	KEEP
237	Willow	Salix	75	2	4	KEEP
238	Willow	Salix	52.4	2	3	KEEP
239	Willow	Salix	37.2		4	KEEP
240	Willow	Salix	37		4	KEEP
241	Willow	Salix	38	many	4	KEEP
242	Green ash	Fraxinus pennsylvanica	14.7		4	REMOVE
243	Willow	Salix	55		2	KEEP
244	Willow	Salix	55		2	KEEP
245	Willow	Salix	75		2	KEEP
246	Willow	Salix	75		2	REMOVE
247	Black locust	Robinia pseudoacacia	23	6	4	KEEP
248	White poplar	Populus alba	27	2	4	KEEP
249	White poplar	Populus alba	7	many	4	KEEP
250	Crabapple	Malus sylvestris	28		2	REMOVE
251	White poplar	Populus alba	8	many	4	REMOVE
252	Willow	Salix	90	many	3	KEEP
253	Willow	Salix	24		3	KEEP
254	Cottonwood	Populus deltoides	7		3	KEEP
255	Cottonwood	Populus deltoides	42.5		4	KEEP
256	Cottonwood	Populus deltoides	32		4	KEEP
257	Russian olive	Elaeagnus angustifolia	7		4	REMOVE
258	Willow	Salix	48		3	KEEP
259	Russian olive	Elaeagnus angustifolia	12	many	4	REMOVE
260	Russian olive (cluster)	Elaeagnus angustifolia	12	many	4	REMOVE
261	Russian olive (cluster)	Elaeagnus angustifolia	12	many	4	REMOVE
262	Russian olive (cluster)	Elaeagnus angustifolia	12	many	4	REMOVE
263	NA - Lost Tag	NA	NA	NA	NA	NA
264	Siberian elm	Ulmus pumila	24		4	REMOVE
265	Siberian elm	Ulmus pumila	24		3	REMOVE
266	Siberian elm	Ulmus pumila	19	2	1	REMOVE



6/23/2023 10:16:16 AM
 Autodesk Docs://122122.00 5675 Arapahoe Avenue/122122.00_5675 Arapahoe Avenue_A02.rvt
 Item 54



ARCHITECTURE

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BOULDER, CO, 80303

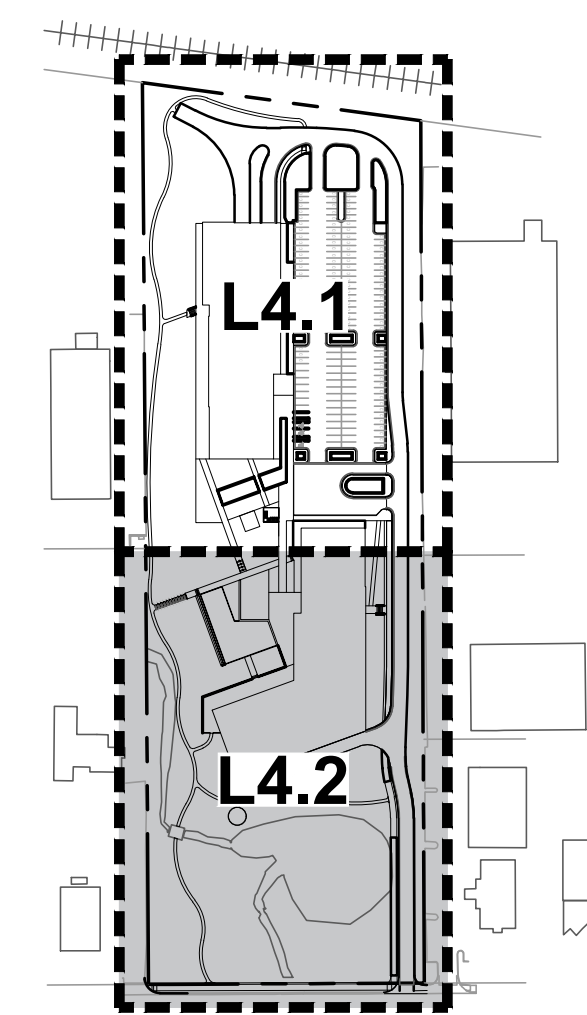
PROJ. NO. 23051.00
DRAWN: BP
CHECKED: KC
APPROVED: GD
DATE: 2024.07.22

CITY CASE #:
LUR2023-00036
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5675 ARAPAHOE
ISSUED FOR:
SITE REVIEW

SHEET TITLE:
TREE INVENTORY,
REMOVAL, AND
PROTECTION PLAN
SCALE:
SHEET NUMBER

L4.2



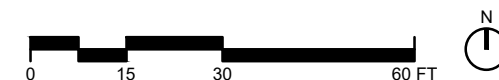
KEYMAP
NTS

TREE REMOVAL & PROTECTION LEGEND

- EXISTING TREE TO BE REMOVED BY LICENSED TREE SERVICE
- EXISTING TREE TO REMAIN
- TREE PROTECTION
- EXISTING CONTOURS
- 100 YEAR FLOODPLAIN
- HIGH HAZARD

EXISTING TREE INVENTORY

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263	NA - Lost Tag	NA	NA	NA	NA	NA
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265	Siberian elm	Ulmus pumila	24		3	REMOVE
266	Siberian elm	Ulmus pumila	19	2	1	REMOVE





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BOULDER, CO, 80303

PROJ. NO. 23051.00
DRAWN: BP
CHECKED: KC
APPROVED: GD
DATE: 2024.07.22

CITY CASE #:
LUR2023-00036
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5675 ARAPAHOE
ISSUED FOR:
SITE REVIEW

SHEET TITLE:
OPEN SPACE DIAGRAM

SCALE:
SHEET NUMBER

L5.0

OPEN SPACE LEGEND

- ENHANCED PAVING: (colored/textured concrete, concrete pavers, crushers fines, etc.)
- PLANTING AREA: ON PROPERTY
- PLANTING AREA: SCREENING & PARKING LOT

	SF
Overall Site Area	413,983
Building Footprint (Bldg A+B)	62,075
Parking Lot Area	40,187
Parking Spaces Required	518
Parking Spaces Provided	420
Required Public Sidewalks or MU Paths on Property	N/A
Remaining Area for Landscape Calculations	311,721

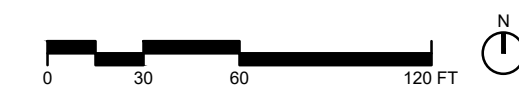
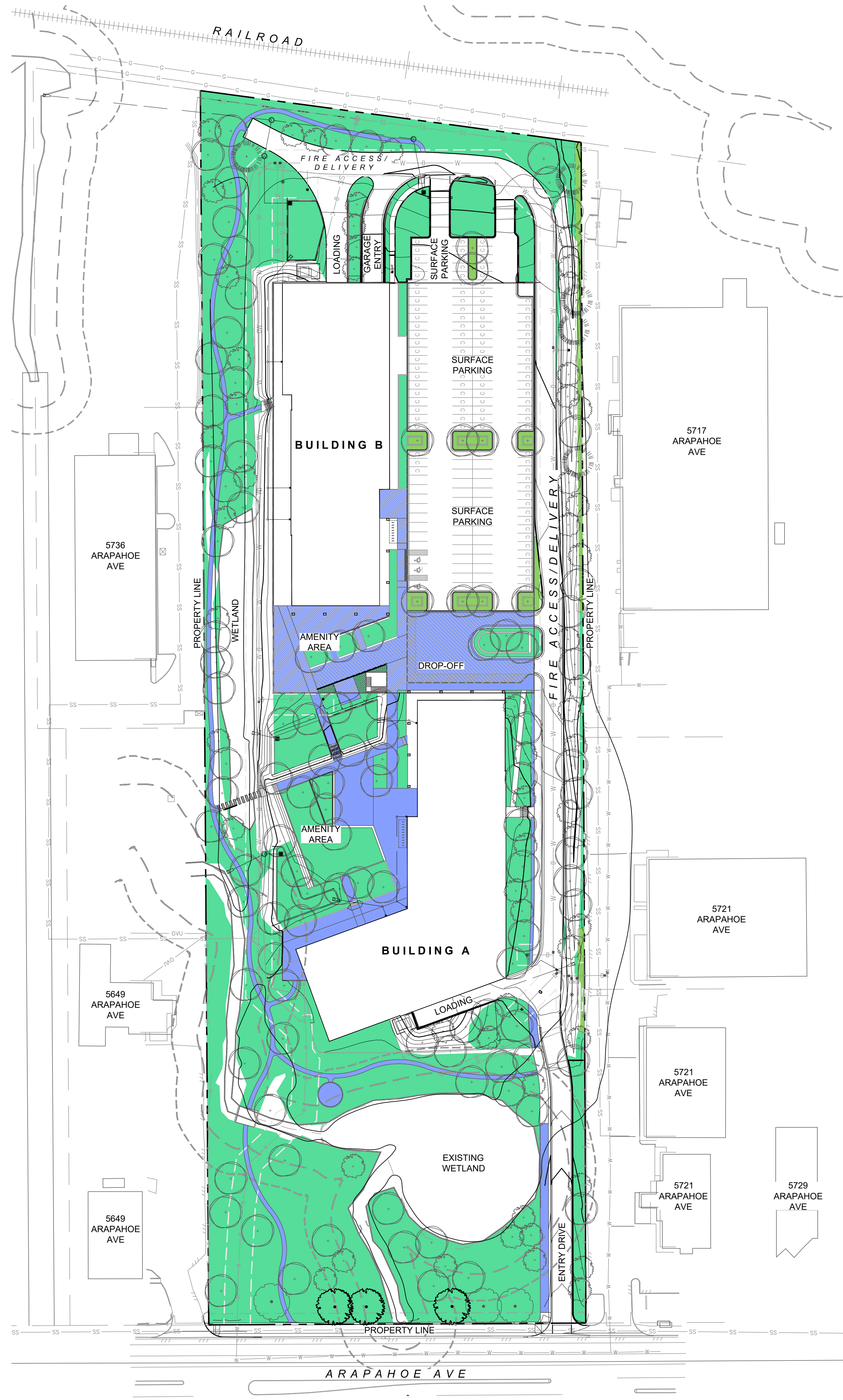
See parking chart on cover sheet for full details

PARKING LOT LANDSCAPE	Required	Provided	Notes
Interior			
Interior Parking Lot Landscape (5% of total area)	2,009	2,667	Exceeds Standards
Interior Parking Lot Landscape (percentage of parking area)	5%	7%	Exceeds Standards
Parking Lot Landscape - Trees Required 1/200 SF of Required Landscape	10	10	Fully Compliant
Parking Lot Landscape - Shrubs Required to fill all interior parking lot landscape areas	Full coverage	Full coverage	Fully Compliant
Screening			
Parking Lot Screening - min. 42" height shrubs	140	>140	
Parking Lot Screening trees - One tree per 25' (398 linear feet)	16	16	Fully Compliant
Screening Min. Width	6'	6-8'	Meets or Exceeds Standards

SITE LANDSCAPE	Required	Provided	Notes
Landscape Trees Required (1/1500 SF of Landscape Area)	118	179	Exceeds Standards (does not include existing trees to remain on site)
Landscape Shrubs Required (5/1500 SF of Landscape Area)	589	(+) 1500	Exceeds Standards
Turf Grass	25% Max	3%	Exceeds Standards
Total Amount of High Water Use Zones	50% Max	TBD	

ROW LANDSCAPE	Required	Provided	Notes
Arapahoe Ave (327 linear feet)	8	6	Due to existing sanitary sewer, proposed trees are planted behind back of walk

OPEN SPACE	Required	Provided	Notes
15% Open Space Required (IG Zoning, between 35' and 45')	62,097	168,173	
Enhanced paving and site amenity areas		37,171	
Planting Area: Screening and Parking Lot		5,567	
Planting Areas (On property, excluding slopes over 15%)		131,002	
Percentage	15%	41%	Exceeds Standards
% of Open Space within Outer Wetland Buffer	50% Max	30%	Fully Compliant



CRITERIA CHECKLIST AND COMMENT FORM

SITE REVIEW

SECTION 9-2-14(h)

LUR2023-00036

ADDRESS: 5675 Arapahoe Ave.

DATE:12/9/24

CRITERIA APPLICABLE TO ALL SITE REVIEW APPLICATIONS

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

(A) BVCP Land Use Map and Policies: *Yes*

The proposed project is consistent with the BVCP land use map and, on balance, with the goals and policies of the BVCP particularly those that address the built environment. In applying this, the approving authority shall consistently interpret and apply this criterion and consider whether a particular goal or policy is intended to be applied to individual development projects or is to guide city policy decisions, such as regulatory actions. The BVCP does not prioritize goals and policies, and no project must satisfy one particular goal or policy or all of them.

Staff Response: *The Boulder Valley Comprehensive Plan (BVCP) Land Use designation for the site is Light Industrial, which is described in the BVCP as areas consisting primarily of research and development, light manufacturing and assembly, media and storage or other intensive employment uses. The site is located in the East Boulder subcommunity, which was recently adopted by City Council. The EBSP land use designation is Light Industrial and the site is not within an area of change. BVCP Policy 2.21, Light Industrial Areas, includes specific guidance for Boulder's light industrial areas including guiding principles which focus on preserving established businesses, encouraging more housing in appropriate locations, offering a mix of uses and exploring more enhanced transportation amenities and parking management strategy. The proposed use is Research and Development, which is consistent with the anticipated uses in the definition of the Light Industrial Land Use. Further, the project, which would redevelop a highly constrained and historically vacant site in the middle of an otherwise fully developed industrial area that is well-served by transit, is consistent with the following BVCP policies: 2.21 Light Industrial Areas; 2.33 Sensitive Infill & Redevelopment; 2.37 Environmentally Sensitive Urban Design; 2.41 Enhanced Design for All Projects; 3.06 Wetland & Riparian Protection; 4.08 Energy-Efficient Building Design; 5.01 Revitalizing Commercial & Industrial Areas; 5.02 Regional Job Center; 5.16 Employment Opportunities; 6.14 Transportation Impacts Mitigated; and 6.17 Complete Missing Links*

(B) Subcommunity and Area Plans or Design Guidelines: *Choose an item.*

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 site is located in the East Boulder subcommunity, which was recently adopted by City Council. The EBSP land use designation is Light Industrial and the site is not within an area of change. There are no specific policies or design guidelines in the EBSP applicable to this site. The proposed use is Research and Development, which is consistent with the anticipated uses in the definition of the Light Industrial Land Use.*

(C) Reducing Greenhouse Gas Emissions: *Yes*

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: *A condition of approval is included with the staff recommendation which will ensure compliance with this requirement.*

(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: *The project site is not located within an urbanizing area along the boundaries between Area I and Area II or III of the BVCP.*

(E) Historic or Cultural Resources: N/A

If present, the project protects significant historic and cultural resources. The approving authority may require application and good faith pursuit of local landmark designation.

Staff Response: *No significant historic and cultural resources are present on the site.*

(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: *The project has no residential floor area.*

(G) Environmental Preservation: Yes

Staff Response: *The project preserves a large amount of existing wetlands and natural area affected by the floodplain. Please see site plans for total area of preserved land. All wetland and floodplain regulations are being met, which creates a very large natural buffer between the project and Arapahoe Ave. The area of the site proposed for development is already graded and largely devoid of vegetation, and the proposed project avoids over-engineered tabling of land.*

- (i) The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas, and species on the federal Endangered Species List and "Species of Special Concern in Boulder County" designated by Boulder County and their habitat. *Yes*
- (ii) Where excavation occurs, the location and design of buildings conforms to the natural contours of the land with tiered floor plates, and the site design avoids over-engineered tabling of land. Slopes greater than 50 percent should be avoided and, to the extent practicable, any such areas shall be stabilized with vegetation. *Yes*

(2) Site Design Criteria: Meets criteria

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

Staff Response: *Please see analysis of criteria below.*

(A) Access, Transportation, and Mobility:

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

Staff Response: *The project will provide a new, detached 12' multi-use path along the north side of Arapahoe, which will complete a major missing link in the multimodal transportation system. Within the site, a paved ped/bike pathways provided adjacent to the vehicular access drive, and a soft surface path network is provided which allows occupants and visitors to access both building, the plaza, and a separate connection to the Arapahoe multi-use path from within the site. In addition to the new multimodal connections described above, the project is proposing a 19% parking reduction, which is supported by a TDM Plan that includes such measures as providing Eco Passes for all employees and providing both short and long-term bicycle parking in excess of code requirements.*

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

Staff Response: *The applicant is requesting 19% parking reduction and is proposing a number of TDM techniques to support the reduction in parking demand and single-occupant vehicle usage. As described above, the project provides separated pathways for both bicyclists and pedestrians, and the vehicular access drive is situated such that any vehicles nearing the buildings will be travelling at low speeds with minimal noise impacts to occupants*

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

Staff Response: *The TDM Plan includes such measures as providing Eco Passes for all employees and providing both short and long-term bicycle parking in excess of code requirements.*

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

Staff Response: *The project will provide a new, detached 12' multi-use path along the north side of Arapahoe, which will complete a major missing link in the multimodal transportation system. Within the site, a paved ped/bike pathways provided adjacent to the vehicular access drive, and a soft surface path network is provided which allows occupants and visitors to access both building, the plaza, and a separate connection to the Arapahoe multi-use path from within the site. The vehicular access drive is situated such that any vehicles nearing the buildings will be travelling at low speeds with minimal noise impacts to occupants*

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

Staff Response: *Following review and comment by both staff and DAB as well as constraints related to the floodplain, the applicant has revised their circulation to be a single, two-way access drive that minimizes the amount of land dedicated to the street system.*

- (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. *No*

Staff Response: *All loading for the project is proposed to be internal to the site.*

(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 open space plaza is large enough to allow for a variety of smaller scale gatherings and activities, and is easily accessible from each of the buildings. The plaza contains a mix of sun and shade as well as a mix of hard and soft surfaces for gathering. The project also provides a soft surface pedestrian path that circumnavigates the site's natural areas, allowing for occupants to take long walks to locations both within and around the site.*

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

Staff Response: *As shown below, the project provides ample open space for tenants and visitors with a varied design that will meet a range of needs and allow for both active and passive usage.*



- (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: *No residential units are proposed.*

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

Staff Response: *There is no city-owned open space adjacent to the site; however, the open space within the project is connected to the city-side system via a new 12' multi-use path that the project will construct on the north side of Arapahoe Ave.*

(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 applicant has demonstrated through review of their landscape plans that they are providing significant amounts (over 15%) of plant material sized in excess of the landscaping requirements of Sections 9-9-12, "Landscaping and Screening Standards," and 9-9-13, "Streetscape Design Standards," B.R.C. 1981*

- (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: *As mentioned above, a large portion of the site will remain largely undisturbed in its natural state and will hence preserve existing local native vegetation. Where new landscaping is proposed, the applicant has provided a variety of plant and hard surface materials that will provide for a variety of colors and contrasts.*

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

Staff Response: *The landscaping design conserves water through use of native and adaptive plants, and multiple detention facilities are scattered throughout the site providing raingardens.*

- (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: *The existing wetland area at the front of the site effectively screens the development from the public realm, including the elements listed above.*

(3) Building Siting and Design Criteria: *Meets criteria*

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

Staff Response: *Please see analysis of supporting criteria below.*

(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: *This criterion is met to the extent possible. As discussed above, the site is constrained by a large area of existing wetland and as such, it is not possible to position buildings near the street. However, the proposed buildings are almost entirely transparent at the ground floor, and utilize overhangs with columns to create visual interest along pedestrian walkways. The upper*

floors utilize simple patterning with metal panels and glazing to create a welcoming and human scaled façade. Building entries are well-defined with material changes and recesses, and are easily accessed via the drop off zone and pedestrian pathways.

- (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: *The surface parking area is located behind Building A and will be almost entirely screened from view from the street.*

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

Staff Response: *The proposed buildings are almost entirely transparent at the ground floor, and utilize overhangs with columns to create visual interest along pedestrian walkways. The upper floors utilize simple patterning with metal panels and glazing to create a welcoming and human scaled façade. Building entries are well-defined with material changes and recesses, and are easily accessed via the drop off zone and pedestrian pathways.*

- (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: *Building entries are well-defined with material changes and recesses, and are easily accessed via the drop off zone and pedestrian pathways.*

- (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. *N/A*

Staff Response: *The site is surrounded by IG zoning.*

- (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: *While the site is located within the East Boulder Subcommunity Plan with a Land Use designation of Light Industrial, it is not located within an Area of Change and thus does not have specific desired characteristics listed in the Plan. The character of the area is not identifiable other than as a mix of light industrial and service uses. The proposed project will be the first project in the immediate vicinity to incorporate a campus-like design and use high-quality architecture and building materials, and will greatly enhance the character of the area around it.*

(B) Building Design:

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

Staff Response: *The project includes two large floorplate buildings. The proposed building heights are 42 feet and 40 feet, respectively, which are within the maximum conditional height of 45 feet allowed by the IG zone. The mass of the buildings is broken down by material changes at building entries and with glazing patterns, and form variety is provided by more prominent angular roof forms at building corners. The contrast of glazed area to patterned panel helps emphasize these forms and proportions and create a feeling of multiple connected spaces. The masses are then punctuated by linear integrated down lighting to emphasize the masses in a simplified way.*

- (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: *Due to the nature of the proposed Research and Development use, mechanical equipment has been located on the roofs of the buildings. All mechanical equipment is screened from view from adjacent properties, and the significant setback from Arapahoe Ave will ensure minimal visibility 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: *The building design incorporates a high level of transparency, with the ground floors of each building comprised almost entirely of glazing and the upper floors containing ample fenestration organized in human-scaled patterns. Glazing area fluctuates between 20%-70% of the wall area in alignment with this criterion and is patterned proportionally.*

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

Staff Response: *The proposed design breaks up the exterior form with a patterning language as previously indicated. Accent panels are incorporated to help this gradient along with massing relief. Simple detailing and depth along the façade are a critical component of the proposed design to ensure visual interest without overly complicating the exterior. All windows are offset from surrounding materials, creating both vertical and horizontal shadow lines across the facades.*

- (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: *No 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: *While the site is located within the East Boulder Subcommunity Plan with a Land Use designation of Light Industrial, it is not located within an Area of Change and thus does not have specific desired characteristics listed in the Plan. The character of the area is not identifiable other than as a mix of light industrial and service uses. The proposed project will be the first project in the immediate vicinity to incorporate a campus-like design and use high-quality architecture and building materials, and will greatly enhance the character of the area around it.*

(C) Building Materials:

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

Staff Response: *The building materials palette consists of metal paneling, high efficiency glazing systems and wood-lock soffit. All of the materials are high quality, durable and human-scaled.*

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

Staff Response: *No roof surfaces will be visible from street level.*

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

Staff Response: *Materials are applied in a form-based way to ensure there is a clear system for construction and for the overall forms of the building elements. Smaller punched openings along the exterior façade break up the façade and create visibility into the primary work spaces. Inset metal panels between the heads and sills of the windows help reinforce this rhythm. The primary entries are covered with a colonnade, inset glazing and lighting to clearly identify a sense of entry. Building corners are anchored through increased glazing and wraparound decks, which tie the interior spaces to the central open space plaza.*

- (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: *Criterion met.*

- (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: *Not applicable, as no residential units are proposed.*

ADDITIONAL CRITERIA FOR BUILDINGS EXCEEDING HEIGHT OR FLOOR AREA LIMITS

Eligible for height modification? *N/A*

ADDITIONAL CRITERIA FOR POLES OR EMERGENCY OPERATIONS ANTENNAS

(5) Additional Criteria for Poles or Emergency Operations Antennas Above the Permitted Height: *N/A*

ADDITIONAL CRITERIA FOR LAND USE INTENSITY AND HEIGHT MODIFICATIONS

(6) Land Use Intensity and Height Modifications: *N/A* Choose an item.

ADDITIONAL CRITERIA FOR PARKING REDUCTIONS OR LOCATION

(7) Additional Criteria for Parking Reductions: *Meets criteria*

The applicant demonstrates, and the approving authority finds, that any reduced parking on the site, if applicable, meets the parking reduction criteria outlined in Section 9-9-6, "Parking Standards," B.R.C. 1981.

Staff Response: *The applicant is proposing to provide 420 spaces where 518 are required. This represents a 19% parking reduction. The applicant has provided a TDM Plan that outlines site design and incentive strategies to support the requested reduction. In terms of site design, The Project is located within one-quarter mile of three Regional Transportation District (RTD) transit routes—JUMP, 206, and 208. There are two bus stops that serve the JUMP route adjacent to the site at 5700 Block Arapahoe Ave (one serving westbound travel and one serving eastbound travel). There are four bus stops serving routes 206 and 208 located at 55th Street & Arapahoe Avenue. Two 55th Street & Arapahoe Avenue stops serve northbound and southbound traffic from the 206, and the other two stops serve eastbound and westbound traffic for the 208. Eco passes will be provided to all employees for a minimum of three years to incentivize transit ridership. In terms of bicycle parking, the project currently plans to provide 157 spaces where 138 spaces are required. There will be 121 spots for long-term bicycle parking and 36 spots for short-term bicycle parking. Long-term bike parking will be conveniently located in the southwest corner of the parking garage. Adjacent to the secure bicycle parking, will be a bicycle maintenance station and amenity fitness showers that can be used by bicycle commuters. The project provides ample bicycle and pedestrian connectivity within the site which connects to a new multi-use path along Arapahoe Ave. and will make it easy for building occupants to use alternate modes of transportation. With the provision of ECO passes for employees assured, the TDM Plan provided with the application anticipates a 20% reduction in trip generation, which is consistent with the requested parking reduction and will support the number of parking spaces provided being adequate to accommodate the number of anticipated motor vehicles. Finally, the project plans to include priority spaces in the surface parking lot designated for carpoolers. This will discourage single-occupancy vehicle use and incentivize tenants and their employees to carpool to reduce parking demand and limit their impact on the environment. The project also plans to establish a designated area for passenger drop-off and pick-up. A designated drop-off area will encourage tenants and employees to utilize rideshare services for their commute and help reduce demand for parking at the site and provide a safe and convenient place for ridesharing.*

5675 ARAPAHOE AVE (TERRA) | WRITTEN STATEMENT | SITE REVIEW #3
SITE REVIEW: LUR2023-00036, CONCEPT: LUR2022-00040
CASE MANAGER: CHANDLER VAN SCHAACK
DATE: 2024.03.01

GENERAL DATA & PROPERTY INFO

Street Address: 5675 Arapahoe Ave, Boulder, CO, 80303
Ownership Group Schnitzer West, 1050 17th Street, Suite 1620, Denver, CO, 80265

WRITTEN STATEMENT/NARRATIVE

Over the past ten years, the office and industrial space in the East Boulder area has slowly transformed from vacant office and warehouse space, disconnected from public transportation and amenities, into a fully occupied, vibrant community attracting users of all types and tenants of all sizes. These precedents have helped pave the way for sustainable and creative solutions to the typical modern offices and multi-buildings.

The site located at 5675 Arapahoe is currently a natural and disconnected parcel in a critical location in the community near these projects. The existing wetlands, drainage patterns, wildlife, mature trees, and natural environment on the East portion of the site provide a unique opportunity for the team to help maintain and sensitively improve these natural processes in a way that ensures the long-term success of this site and surrounding area. Through intentional improvements of this parcel, this project seeks to develop a sustainable and responsive design that is built to enhance the quality of the existing place. Our goal is to collaboratively propose a high-quality improvement that is unique and appropriately pedestrian scaled, in contrast to other generic tilt-up industrial or general suburban office forms which are not applicable nor proposed here. As clarified in the attached exhibits, special consideration is given to ensuring an inviting pedestrian entrance to each building and a clear wayfinding for both tenants and guest users while scaling the buildings and forms. Landscape is proposed that is native and stitched into the development, allowing active indoor-outdoor activities and a natural blending to the surrounding context and site. The proposed project seeks to revitalize the area by conserving its natural strengths and reflecting the unique characteristics of the nearby neighborhoods. Please refer to the attached diagrams and preliminary renderings compiled into the Architectural Package "ArchPlns_5675 Arapahoe" which help convey the design response.

The project is the next step in the natural evolution of the changing area and our primary objective is to propose contextually responsive architecture, viable site solutions, a forward-thinking sustainable strategy and ultimately a project site that is built to last and transition this market into the future.

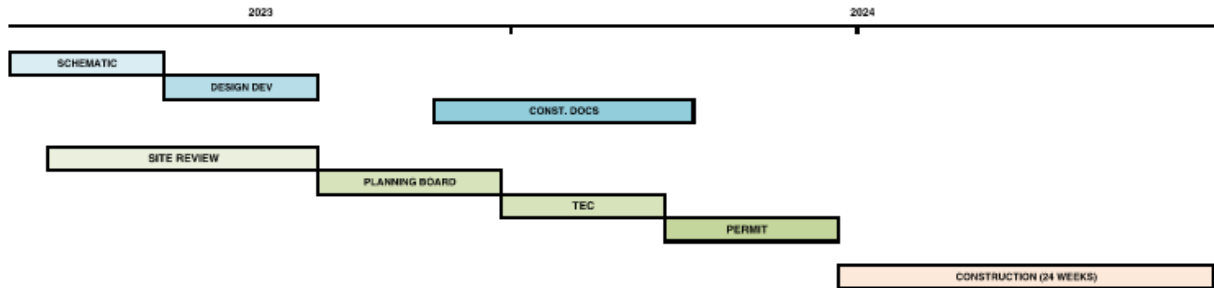
LEGAL DESCRIPTION

(Refer to attached Legal Description, basic summary included here)

5675 Arapahoe Ave, Boulder, CO, 80303
A Parcel of Land, located in the Southwest Quarter of Section 27, Township 1 North, Range 70 West of the 6th P.M., City of Boulder, County of Boulder, State of Colorado
Total Area = 413,983 FF, or 9.5 Acres

DEVELOPMENT SCHEDULE

Schedule is pending Entitlement process review; however, the planned summary is the completion of full Entitlement process in 2023/2024, subsequent permit submission and construction start in Q2 of 2024 with a 22-months construction duration may be anticipated at this time. An overall schedule has been included here for reference.



SPECIAL AGREEMENTS, CONVEYANCES, RESTRICTIONS, COVENANTS

Not applicable to this Project.

SITE REVIEW CRITERIA FOR REVIEW

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

- 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.
 - i. **Response:** The project is consistent with the land use map and the service area map and, on balance, the policies of the Boulder Valley Comprehensive Plan. The Project team has thoroughly reviewed the BVCP policy and has intended to meet its recommendations and goals for the future. The Project is proposing high quality façade materials as shown in the Architectural Set, Elevations sheets. The design defines architectural proportions and helps relate to pedestrian scale. This is accomplished through a rhythm of smaller sized punched openings and solid wall panels that evoke the character of the surrounding trees and natural landscape. The scale of the forms has also been broken down as identified per *Sheet 8.13 in the "ArchPlans_5675Arapahoe" set*.
 - ii. A variety of outdoor deck spaces and ground level indoor-outdoor opportunities are to be provided to activate pedestrian scale and multiple levels and to help breakdown the form of the overall façade through depth and articulation. The Applicant feels that buildings should be “of the place” and that buildings should relate to the distinctive qualities, unique history, and land-

use of its context. The proposed building draws upon surrounding scales and materials while looking to a sustainable future and reinterpreting in a unique way for the transformational nature of this opportunity and future viability. This building reflects the evolving architectural possibilities appropriate for this area. In addition, enhanced sidewalks connectivity, street trees and landscaping, an outdoor trail meandering through the site and a variety of outdoor spaces help relate positively to each building and align with the vision and goals outlined in the BVCP.

- 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.
- i. Response: The subject site is within the boundaries of the East Boulder Subcommunity plan (EBSP). Its designated land use is Light Industrial and is not within an area of change although it is approximately to the 55th and Arapahoe Station Area. While the site is within an area not subject to place types or land use changes, it is identified as a future area of study.
 - ii. Industrial Access off East Arapahoe - The East Boulder Subcommunity Plan recommends continued land use of Light Industrial in the area located between Flatirons Golf Course and the existing rail. The plan also recommends a future for transit-oriented development at 55th and Arapahoe and recognizes the Mixed-Use Residential future of the site at 5801 Arapahoe Ave (commonly known as Waterview). To accommodate Light Industrial operations and access in this area as well as increase safety for new residential and mixed-use development of surrounding properties, this area should be pursued for further study. Potential issues to evaluate include increased network access through the area and consolidation of curb cuts along Arapahoe Avenue. Please see below regarding access. Additionally, internal site access has been proposed to meet the intent of these considerations and to improve overall pedestrian and alternate transit connectivity.
 - iii. In accordance with the EBSP recommendations, the Project is proposing the consolidation of curb cuts and shared access on the West adjacent site. The West curb cut, and corresponding access is proposed to be removed to ensure the preservation of the wetland area. Please refer to *Civil Sheet C302 and Sheet 8.0*.
- 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.
- i. Response: Noted and shall show compliance at the time of building permit as required. Currently, a sizable PV system is planned on the roof to meet these energy requirements which covers approximately 35% of the area to meet these energy requirements. *Refer to Architectural Sheets 8.5, 8.5A and 8.5B in ArchPlns_5675Arapahoe" package as referenced.*
- 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.
- i. Response: Not applicable to this Project
- 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.
- i. Response: Not applicable to this Project
- f. **Housing Diversity and Bedroom Unit Types:** Except in the RR, RE and RL-1 zoning districts, projects that are more than 50 percent residential by measure of floor area, not counting enclosed parking areas, meet the following housing and bedroom unit type requirements in Subsections (i) through (vi). For the purposes of this subparagraph, qualifying housing type shall mean duplexes, attached dwelling units,

townhouses, live-work units, or efficiency living units, and bedroom type shall mean studios, one-bedroom units, two-bedroom units, or three-bedroom units.

i. Response: Not applicable to this Project

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.

1. Response: The proposed buildings and parking shall be set outside the boundary of the existing flood plains. The surrounding site, the properties (and some surrounding public ROW) is within the current 100- and 500-year flood zone. Dry Creek Ditch #2 and a pond run through the south portion of the property and include wetland inner and outer buffer zones. Impact to the wetlands and buffer zones is thoughtful and intentionally minimal to preserve and protect habitat, wildlife, and native species.
2. Additionally, the team has contracted a wetland and ecology expert for the clear identification and delineation of the wetland boundary, and as clearly represented in the *Site Development plans and survey (Survey_5675Arapahoe)*. Although the site is not home to specifically defined endangered habitats and species, our goal is to protect the current wetland area and natural habitats for native plant species and wildlife.
3. Several large mature trees exist primarily on the south side of the site. Many of these trees are large Willows and Cottonwoods. The project proposes to preserve and protect as many of these large trees as possible, removing only invasive species, hazardous trees in declining health, and trees compromised by site improvement requirements. The project proposes to trim and clean up many of the large trees in the south area with dieback. *Refer to the Landscape set for tree inventory and designations.*
4. Although the initial Concept plan indicated the potential for prairie dogs on site, a certified ecology professional has reviewed and analyzed the current site and has determined that the parcel does not contain prairie dogs. Please refer to the corresponding exhibit memo indicating this. *Misc_5675Arapahoe*" submittal material.

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.

1. Response: Drainage will be improved on the site with concrete water quality rain gardens. Planned swales naturally follow the existing topography of the site to the North. The level 1 podium is set in a manner that relates to the existing natural contours of the land and to improve the water quality of stormwater runoff from the site where feasible.

2. Site Design Criteria (Section 9-2-14, (h), (2)

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.

1. Response: The Project specifically meets these requirements with enhanced connectivity around the site and along the main entrance. Arapahoe Avenue includes proposed improvements of a detached 12' wide multi-use path along its frontage. A pedestrian connection along the entry driveway provides a direct connection from Arapahoe Ave into the site. Clear wayfinding is a critical component of the design along with integrated landscape materiality and planting and pedestrian connections proposed per the attached submittal material. Please refer to the attached Civil and Landscape set which highlights these areas and depicts how the various users navigate the site.
2. Guest/ADA parking is planned for the grade level, away from the street. Clear wayfinding shall be provided for this user group. Also integrated into this grade access is a prominent drop-off zone for shared riders. Underground parking access is providing for typical tenant users, hidden from view and allowing a larger expanse of amenity and landscaped area.
- 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.
 1. Response: Refer to TDM memo for comprehensive outline of techniques proposed. These include but are not limited to an enhanced sidewalk connectivity, above required bicycle parking, car-sharing spaces, enhanced pedestrian connectivity to City bus routes, EV car charging stations, bike maintenance facilities, and long-term bicycle parking to be provided for all buildings on the property.
 2. Additionally, exterior pedestrian paths and enhanced bike access are proposed to the site. Loading areas are delicately screened through natural berming and enhanced landscape improvements. Garage access is proposed to be hidden from view on the North side of the site. A majority of the vehicles are underground and away from the grade campus. Our intention is to ensure the grade parking deck feels like a landscaped campus and helps to blend to the surrounding landscape and pedestrian programs. Our goal is to have an improved and connected site that supports various transit means.
- 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.
 1. Response: Refer the attached *TDM plan* which summarizes this compliance. A Traffic Study has been included to meet these requirements.
- 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.
 1. Response: The project is designed to accommodate all traffic, both vehicular and multi modal (bike and pedestrian) throughout the site and without impact to living areas. Enhanced bicycle lanes are provided to support this alternative use and with direct access to the garage through the plaza deck. Shower facilities and amenity areas are provided for campus use.
 2. Additional soft trails are proposed throughout the site, per Landscape's set as shown.
 3. Clear wayfinding by vehicular site is proposed as indicated in the Multi-Modal Sheet in the Architectural set.
- v. The design of vehicular circulation and parking areas makes efficient use of the land and minimizes the amount of pavement necessary to meet the circulation and parking needs of the project.
 1. Response: The proposed plan conceals most of the parking underground and provides an abundance of level 1 and site landscaped area with clear lighting which reduces the visual impact on the site and adjacent streets. We intend for the level 1 amenity to feel very natural while separating and buffering vehicular traffic upon entry into the site. The

level 1 surface parking area is reduced and intermixed with a variety of natural plantings per the Landscape set. Trash/access lane is proposed per coordination with the City Fire Department. Access to parking is done initially to make wayfinding clear and reduce additional circulation for vehicles. This helps quickly transition to landscape and pedestrian plaza area above the flood plain elevation.

2. The surface plaza accommodates fire-truck access in emergency situations and has been reviewed and approved by the City of Boulder Fire Department.
- 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.
1. Response: As highlighted in the attached Architectural set, screened loading and parking is proposed to meet these requirements, while allowing fire access. The loading areas are planned away from primary exterior amenities and screened from the primary streets. Trash and loading equipment are also interior to the buildings, as shown on the Architectural set provided.

b. Open Space

- i. Useable open space is arranged to be accessible and functional and incorporates quality landscaping, a mixture of sun and shade and places to gather.
 1. Response: Several types of spaces are proposed such as upper floor deck space as well, permeable pavers, sidewalks integrated with landscape buffers, along with a variety of flexible outdoor programs. These areas are enhanced and punctuated with compliant vegetated areas. The south portion of the property with a large tree shade canopy will remain as appropriate for additional meandering soft trails through shady areas.
- 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.
 1. Response: The Project consists of two buildings and are laid out to provide future amenity flexibility within each. Pending a single or multi-tenant scenario, common areas are to be shared equally and can be utilized by the public as well. Circulation and connectivity are enhanced around this area for flexible indoor-outdoor events and amenities.
 2. Refer to the attached rendering and plans which highlight these uses, *Architectural Sheets 8.12*. A substantial amenity deck plaza is designed and includes indoor/outdoor uses. These programs are planned to open to the exterior for various uses. These spaces are punctuated with integrated landscape areas.
- 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.
 1. Response: Not applicable to this Project
- 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.
 1. Response: Although a formal connection is not proposed, the Project does propose internal bike and pedestrian connectivity. The multi-use path along Arapahoe Avenue connects site users to adjacent properties for the development of this private property.
 2. Refer to the Architectural Site Plan (Sheet 8.0) and Landscape set showing this path.

c. Landscaping & Screening

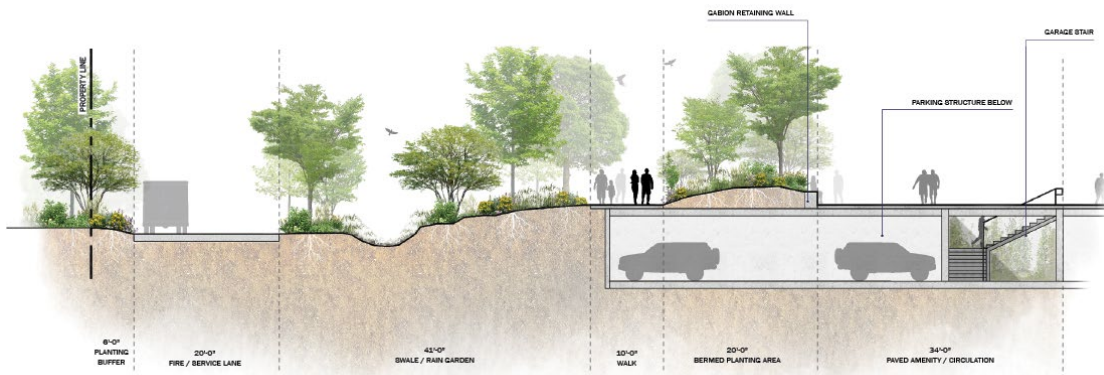
- i. The project exceeds the minimum landscaping requirements of Section 9-9-12, "Landscaping and Screening Standards," B.R.C. 1981, by at least fifteen percent in terms of planting quantities, includes a commensurate area to accommodate the additional plantings, and, where practical, preserves healthy long-lived trees.
 - 1. Response: The project meets or exceeds requirements as demonstrated in the plans and detailed in the compliance charts within the plans. A preservation plan for healthy long-lived trees is planned. Refer to "Landscape Plans Sheets L2.1 and L2.2" which indicates these compliant plantings provided. Refer to "Landscape Plan Sheet L5.0" for landscape and site calculations.
- 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.
 - 1. Response: The project includes a variety of plant materials to provide year-round interest and color. Existing trees, where possible, are being retained. Trees that are in poor condition and/or are invasive species are being removed. Hardscape areas with site amenities and variation for placemaking and wayfinding are provided in multiple locations around the buildings. A variety of vegetated spaces into the site plan; water quality areas are proposed for water capture. The Project improves impacts on the natural system. Refer to "Landscape Plans Sheets L2.1 and L2.2."
- 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.
 - 1. Response: Stormwater detention, bioswales and rain gardens are planned as there is no stormwater on-site. Native and xeriscaping is planned where feasible. Please refer to the Landscape and Civil set for proposed planting and Stormwater Report for drainage calculations.
- 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.
 - 1. Response: Screening is provided around such areas as required and demonstrated per the Landscape drawings, "Landscape Plans." Trash is stored internally in the buildings at the backside of the building areas, as noted on the Architectural plans. Additionally, refer to the Comment Responses which also highlight how this criterion is specifically met with landscaping in coordination with City Staff.

3. Building Siting and Design Criteria Section 9-2-14, (h), (3)

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.
 - 1. Response: The Applicant was strategic in breaking down the mass of the building to provide a variety of unique exterior spaces, but also to minimize its shadow effect on adjacent properties. The building is sited away from Arapahoe Ave and with respect to the existing wetland area and floodplain on the East of the site and acoustic separation to the wetland areas. This area utilizes landscape screening for proper buffering from the main street along all sides as shown in the Landscape Set. The site is surrounded by the 100-year floodplain which limits the buildable area and sets the boundaries for development. This is clearly indicated in the provided Survey and Civil packages.

2. The form of the two primary buildings (A+B) is expressed and shown clearly in the *Architectural Set, Sheet 8.13*. Each building desires a clear sense of place for various users and in alignment with this Site Review criteria.
- 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.
1. Response: Parking has been primarily located below grade and screened from view, reducing the heat island effect and providing a usable amenity plaza with substantial vegetated areas in place of a surface parking lot. Refer to the Landscape package which shows graphics to clearly meet this requirement. Additionally, this is shown in the *Architectural Set, Sheets 8.0 and 8.1*.
 2. Additionally, in this updated Site Review #3 round, parking had shifted to the North in response to the Planning Board and TAB comments.
 3. For the parking proposed on grade, this is screened appropriately towards adjacent properties and intermixed with a site-wide natural landscape environment. The design proposes to naturally berm and vegetate the areas adjacent to the surface parking lot with transitional meadow and tree groves, buffering the amenity deck as well. Please see the corresponding conceptual landscape section which highlights this design strategy meeting the intent of this criterion and a conceptual rendering which shows how the proposed design is compliant.
 4. Additionally:
 - a. Each building, with multi-tenant possibilities needs a clear sense of entry and wayfinding. This contrasts the failures of stacked industrial projects along linear sites whose layout is confusing and in opposition to all the City's design goals and community future planning. In flipping the buildings, we've maintained the sense of entry through a prominent drop-off area that serves both building main entries.
 - b. As shown in the *Architectural Set*, the parking and buildings are set back in response to the existing wetlands/floodplain and to form a landscape/natural buffer. Enhanced landscape buffers are designed to naturally screen any parking from neighboring properties and Arapahoe Avenue as shown in this below rendering Exhibit eye-level perspective from Arapahoe Ave. 150 feet of landscape buffer (in addition to the 230 feet of wetland and native setback from Arapahoe) is provided between Arapahoe Avenue and the edge of surface parking lot, rendering the surface parking essentially unnoticeable from the south driveway entrance. This landscape buffer allows an experiential arrival sequence and establishes wayfinding and a sense of place-



- 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.
 - 1. Response: As indicated in the attached Architectural documents, the design intention is to gradient the exterior facades with unique patterning and provide relief and clear wayfinding at the entries. These punctuated openings help relate to the surrounding landscape and site through pedestrian scaled proportion and visual interest and depth. Refer to the *attached Exhibit (in this written statement)*, which highlights this form logic.
- 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.
 - 1. Response: A sense of entry is clearly defined for each building. Our intention is to ensure clarity to the exterior experience and for various users. This is achieved by providing colonnades and covered areas between the buildings. This is defined to create a dialogue between the buildings and allow easy and clear pedestrian access, and a primary entry/drop-off area that serves both buildings.
 - 2. Refer to attached conceptual renderings, *Sheet Series 8.12 of the Architectural Package* and the first level floor plan, which clearly identifies this colonnade and connection to meet this requirement.
- 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.
 - 1. Response: Although a zoning district transition is not applicable, as noted, appropriate transitions are made to ensure the buildings relate in scale around the site. Refer to the attached *Architectural diagrams, Sheet 8.13* which convey this clearly. We intend to provide a distinctive campus environment and to help activate the grade plane. The buildings are sited away from the street, and we are proposing substantial buffers and landscape.
- 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.
 - 1. Response: The building height, mass, scale, orientation, and configuration are compatible with the existing character of the area. The Applicant reviewed all surrounding context and buildings, many with industrial materials/scales that have been built at various points in history. Similarly, it is also critical to relate to the natural context with well-proportioned openings similar to the pattern of trees. The building addresses scale by breaking down masses with glazing patterns, form relief and more prominent angular roof forms to appropriate pedestrians' scales. The contrast of glazed area to patterned panel helps emphasis these forms and proportion. The masses are then punctuated by linear integrated down lighting to emphasis the masses in a simplified dignified solution. In this way, form and function truly are addressed in this strategy.

2. Please refer to the attached Architectural Set which highlights these features and is in compliance with this requirement. Please see above for additional references which also show compliance with this requirement.

b. Building Design

- i. Larger floor plate buildings and projects with multiple buildings have a variety of forms and heights.
 1. Response: Floor plates are broken down to ensure a variety of forms and heights. Please refer to the attached *Architectural diagrams, Sheet 8.13* to clarify the design strategy. Floor plates are sized with respect to future tenant, potential needs, future flexibility and to break up the overall total square footage. Instead of one larger building, (2) smaller buildings have been proposed to help meet this requirement. A sloped roof form issued at primary corners to further break down the buildings proportionally in alignment with Staff comments to date for the desired design direction. The proposed diagrams indicate alignment to this requirement.
- 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.
 1. Response: As indicated in the attached Architectural plans and elevations (Sheets 8.6) screening is proposed and as required to reduce the visibility from the public realm. Refer to Architectural exterior elevations which show the type and height of the mechanical screening proposed.
- 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 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.
 1. Response: As indicated in the attached Architectural documents, the design intention is to gradient the exterior facades with unique patterning and human-scaled proportions. Not only do we want to reduce the form to a more pedestrian scale, but this strategy also helps to transition the building to a more natural site.
 2. Refer to the attached Exhibit in this Written Statement and the corresponding Architectural Set. Glazing area fluctuates between 20%-70% of the wall are in alignment with this recommendation and is patterned proportionally to human-scale.
- 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.
 1. Response: The proposed design breaks up the exterior form with a patterning language as previously indicated. Accent panels are incorporated to help this gradient along with massing relief. Simple detailing and depth along the façade are a critical component of the proposed design to ensure visual interest without overly complicating the exterior. Please see the above references for graphic support to this comment.
 2. Refer to the *attached Architectural Package, Sheet 8.9* for corresponding details.
- 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.
 1. Response: Decks are integrated into the form of the buildings at the primary corners and are finished with a consistent wood-looking soffit material and as indicated. Refer to the Architectural Elevations and conceptual renderings which highlight how the design meets this requirement.

2. There is a design logic to define forms by materials and articulation. The design, as shown in the attached renderings, does not seek to change materials arbitrarily or without reason. *Refer to Architectural Package, Sheet 8.12 series for conceptual renderings which show this logic.*
- 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.
1. Response: The proposed design is consistent with the character established in the applicable guidelines and as noted.
 2. Refer to DAB submittal and Architectural Elevations which summarize the high-quality materials specified. These are related to the character of the existing site context. Tilted roof forms are utilized to highlight the views of the Front Range, break the form proportionally, and highlight a sense of entry. *Refer to the provided diagrams on the Architectural Set, Sheet 8.13.*
- c. **Building Materials**
- i. Building facades are composed of high-quality, durable, human-scale 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 most of all building facades.
 1. Response: Authentic materials are an important consideration for the relation to the office park, but also to ensure timeless solutions. We are proposing a metal panel and contrasting wood siding that has both depth and texture as an appropriate solution that interprets existing natural context in a tactile and contemporary way.
 2. Please refer to our *DAB submittal (2023.10.11)*, which summarizes these quality materials specified which are in accordance with this requirement. Included are composite wood soffits, high-quality metal panels and a patterned glazing system with depth.
 - ii. Monolithic roofing membranes, like Thermoplastic Polyolefin, are not used on roof surfaces that are visible from the street level.
 1. Response: These surfaces are not used on surfaces visible to the street level.
 - iii. The number of building material types is limited, and the building materials are applied to complement the building form and function. The organization of the building materials logically expresses primary building features, such as the spatial layout, building entries, private and common spaces, anchor corners, stairwells, and elevators.
 1. Response: Materials are applied in a form-based way to ensure there is a clear system for construction and for the overall forms of the building elements. We intend to avoid the descriptor "arbitrary" and clearly define an authentic and natural use of materials in forms.
 2. Please refer to form diagrams as indicated on *Sheet 8.13 of the Architectural Set*.
 3. Smaller punched openings along the exterior façade break up the façade. Between the heads and sills of the windows, we're proposing to inset an alternate material to help reinforce this rhythm, in accordance with this requirement. *Please refer to the Architectural Elevations, Sheet 8.6A and 8.6B.*
 4. The primary entries are covered with a colonnade, inset glazing and lighting to clearly identify a sense of entry. *This is most clearly identified in the sketch rendering, Architectural Set, Sheet 8.12F.*

- 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.
 - 1. Response: Building cladding materials return naturally and to ensure clarity to material application by formal gesture. Random material changes along the same planar element are not proposed.
 - 2. Refer to Architectural Elevations and details. Exhibit attached for reference to formal logic. No random planar material changes occur as noted.

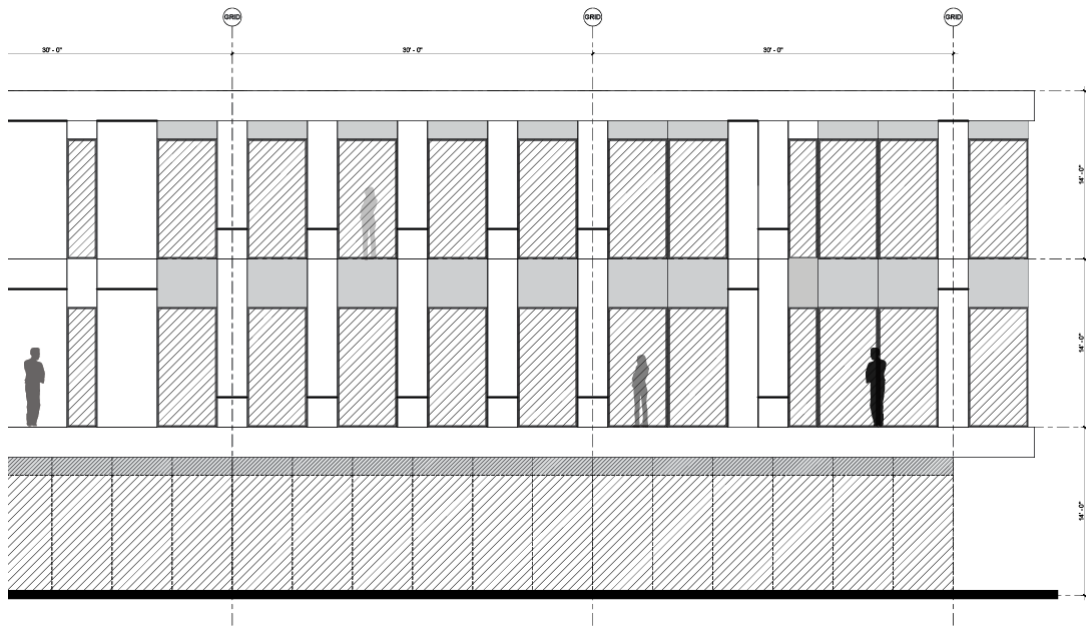


EXHIBIT: Conceptual Elevation indicating the façade patterning and formal logic and proportion.

- 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.
 - 1. Response: Not applicable to this Project.

- 4. **Additional Criteria for Buildings Requiring Height Modification or Exceeding the Maximum Floor Area Ratio**
 - a. Not applicable to this Project. The building is set under the 45'-0" maximum height.
 - b. Please refer to the Architectural plans for height measurement criteria in accordance with applicable Height section, B.R.C. 9-2-14, 9-7-5, 9-7-6.

- c. Height measured in accordance with B.R.C. 9-7-5- Building Height from lowest point within twenty-five horizontal feet of the tallest side of the structure to the uppermost point of the roof or structure, using natural grade.
- d. Buildings shall be considered separate buildings for the purposes of calculating building height as they are only connected below grade (B.R.C. 1981, 9-7-5, e, (1), (A)).
- e. Per B.R.C. 1981, 9-7-6, as the building, located in the IG Zoning District, as it does not adjacent to any residential or adjacent to planned to any property low, medium, or high density per the BVCP the principal building may be increased by up to five feet in excess of maximum height set forth in in Section 9-7-1 "Schedule of Form and Bulk Standards."
- f. Additionally, the building has been elevated to meet the required flood protection elevation. Per 9-2-14, b, (1), E, (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.

5. Additional Criteria for Poles or Emergency Operations Antennas Above the Permitted Height

- a. Not applicable to this Project

6. Land Use Intensity and Height Modifications

- a. Not applicable to this Project

7. Additional Criteria for Parking Reductions

- a. As recommended by and in response to the City of Boulder Transportation Advisory Board (TAB), the Applicant has elected to provide a parking reduction for this Site Review round per the updated attached matrix, and as shown in the Architectural package, Sheets 8.0 and 8.14. As indicated in the site yield charts, a parking reduction of 18.92% (518 required, 420 provided) spaces is proposed which should meet the City's TDM goals and comments in the TAB meeting.
- b. This City recommended parking reduction is planned in accordance with Section 9-9-6 (f), B.R.C.
 - i. Per B.R.C. 1981 9-9-6 (f) (3) (A), the site's vehicular needs will be offset and adequately served through on-street parking in addition to off-street parking. Additional unused parking across the street provides potential for shared parking coordination.
 - ii. In addition, shared parking and carpool spaces have also been designated for convenience to the various tenants for the office/industrial mix of uses. Please refer to the Architectural package, Sheets 8.1 and 8.2.
 - iii. Eco-Passes are being provided for three years after the issuance of a certification of occupancy to employees of this development.
 - iv. Short-term bicycle parking spaces are planned in excess of the required amount. These bicycle spaces are planned near primary entrances and under canopies where convenient. Please refer to the Arch and Landscape package plans for specific callouts.
 - v. Additional bike parking lane accommodations are provided on site, as well as convenient pedestrian access points to alternative transit means like City bus routes.
 - vi. Additional bicycle parking and accommodations are being made on site which are in excess of required spaces per the attached site yield table, Sheets 8.0, 8.14 and shown below. A bike repair station is proposed as well.

8. Additional Criteria for Off-Site Parking

- a. Not applicable to this project

PROGRAM AND SITE YIELD

5675 ARAPAHOE AVE | SITE REVIEW - DEVELOPMENT AND PARKING

EXISTING CONDITIONS												
Building	Total Site Area (SF)	Total Building Area (SF)	Site FAR Used (0.5 Avail.)	Building Footprint (SF)	Parking Required	Total Parking Provided	Parking:SF Ratio	Standard Provided	EV Provided (Installed)	ADA Provided (2% Req'd)	Compact Provided	On-Street
5675 Arapahoe Ave	413,983	-	-	-	-	0	0	0	0	0	0	0
Totals	413,983	-	0.00	-	-	-	-	0	0	0	0	0

PROPOSED												
Building	Total Site Area (SF)	Total Building Area (SF) ⁴	Site FAR Used (0.5 Avail.)	Building Footprint (SF)	Parking Required	Parking Provided ³	Parking:SF Ratio	Standard Provided	EV Provided ² (5% Installed)	ADA Provided (401-500 Total)	Compact Provided (Max 60% Table 9-7)	On-Street
Building A	413,983	111,734	0.27	33,683	279	420	1 per 493	291	21	9	99	0
Building B		95,132	0.23	28,392	238							
Parking P1		112	0.00	3,445	0							
Totals	413,983	206,978	0.50	62,075	518	420	1 per 493	291	21	9	99	0

0.50 206,992 GSF Max FAR

18.92% Parking Reduction proposed

*Refer to Landscape Matrix, typical for site area permeability and paving calculations

² EV requirements per COBECC (10% EV ready, 42 spaces; 10% of remaining EV capable, 36 spaces: 5% EV installed, 21 spaces)

³ 147 Surface spaces of total, remaining in P1 garage level

⁴ Refer to Architectural Sheet 8.20 and 8.21 for detailed SF/FAR analysis

5675 ARAPAHOE AVE | SITE REVIEW - BICYCLE PARKING

EXISTING CONDITIONS								
Building	Total Building Area (SF)	Bike Rate	Total Required	Long Term Required (75%)	Long Term Provided	Short Term Required (25%)	Short Term Provided	Total Provided
5675 Arapahoe Ave	-	1 per 1500sf	0	0	-	0		0
Totals	-		0	0	0	0	0	0

PROPOSED								
Building	Total Building Area (SF)	Bike Ratio BRC	Total Required	Long Term Required (75%)	Long Term Provided	Short Term Required (25%)	Short Term Provided	Total Provided
Building A	111,734	1 per 1500sf	74	56	56	19	20	76
Building B	95,132	1 per 1500sf	63	48	48	15	16	64
Parking P1	112	1 per 1500sf	1	1	2	0	0	2
Totals	206,978	1 per 1500sf	138	104	106	34	36	142

5675 Arapahoe

Transportation Demand Management Plan

Prepared for:

OZ Architecture

January 2024

DN23-0769

FEHR  PEERS

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1.0 INTRODUCTION

This Transportation Demand Management (TDM) Plan is for the development of 5675 Arapahoe (the Project). The site is a single-use development proposed to be located at 5675 Arapahoe Avenue in Boulder, Colorado. The 5675 Arapahoe development is proposed to be a single-use development made almost entirely of office space (core and shell office/life-science), and a small amount of garage facilities with sizes denoted in **Table 1** below.

Table 1: 5675 Arapahoe Land Uses and Size

Building	Land use	Size
A	Office	111,734 SF
B	Office	95,132 SF
Parking P1	Garage facilities	81 SF
Total		206,947 SF

This report identifies strategies to reduce the number of vehicle trips that will be associated with the proposed development and encourage travel by other modes. The City of Boulder requires that a TDM Plan be completed for proposed developments within the city.

1.1 PROJECT DESCRIPTION

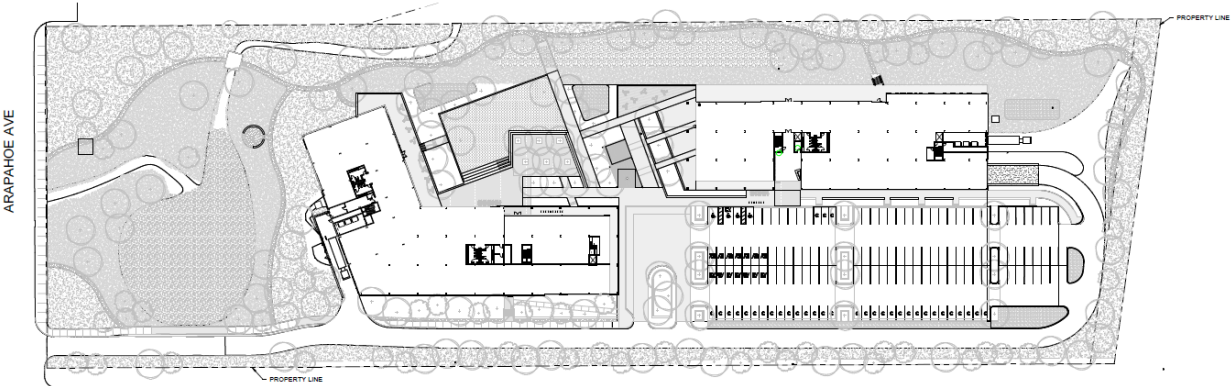
5675 Arapahoe is comprised of 9.5 acres located on the north side of Arapahoe Avenue between 5649 Arapahoe Ave and 5735 Arapahoe Ave, just east of 55th Avenue in Boulder, CO. The site is in an area primarily composed of commercial spaces with some recreation space in the form of the Flatirons Golf Course. The existing site is currently undeveloped. The proposed development, shown in **Figure 1**, would develop this space into 206,990 square feet of office space. The development is going to increase job density in the area, which results in shorter and fewer trips by single-occupancy vehicles. The development is going to include a parking lot with a total of 518 parking spaces with some designated for certain vehicle types.

1.2 SITE CONTEXT

The Project is located along Arapahoe Avenue (Colorado (CO) 7) which is a six-lane arterial connecting central Boulder to east and west Boulder and neighboring jurisdictions to the east including Louisville and Lafayette. This corridor also provides regional connections including Foothills Parkway, Highway 157, and

US 36. Adjacent to the Project, Arapahoe Avenue (CO 7) is an auto-oriented commercial corridor that provides access to offices, retail, restaurant, medical, education, and residential land uses. Along Arapahoe Avenue 7, the area north of the Project is mostly commercial, while the area south of the Project is mostly residential. Other than Arapahoe Avenue the Project is surrounded by mostly retail space and some office space. Some notable places near the Project include the Flatirons Golf Course immediately to the south of the site, Boulder Community Hospital and downtown Boulder to the west of the site, Valmont Park to the north of the site, CU Boulder East Campus to the east of the site, and the Leggett, Hillcrest, and Valmont Reservoirs to the northwest of the site.

Figure 1: Proposed 5675 Arapahoe Site Plan



2.0 EXISTING TRANSPORTATION FACILITIES AND SERVICES

2.1 TRANSIT

The Project is located within one-quarter mile of three Regional Transportation District (RTD) transit routes—JUMP, 206, and 208. There are two bus stops that serve the JUMP route adjacent to the site at 5700 Block Arapahoe Ave (one serving westbound travel and one serving eastbound travel). There are four bus stops serving routes 206 and 208 located at 55th Street & Arapahoe Avenue. Two 55th Street & Arapahoe Avenue stops serve northbound and southbound traffic from the 206, and the other two stops serve eastbound and westbound traffic for the 208. Descriptions of the routes that service those stops are provided below:

- **Route 208** – A local RTD route that connects the Downtown Boulder Station to 55th Street & Arapahoe Avenue stop via Broadway, Iris Street, Valmont Street, and 55th Street. During the week, westbound service starts at 7:51am from the Arapahoe Street & 55th Street stop and ends at 5:51pm; eastbound service starts at 8:22am from the Downtown Boulder Station and ends at 6:37pm. On Saturday, westbound service starts at 7:56am from the Arapahoe Street & 55th Street stop and ends at 5:56pm; eastbound service starts at 8:22am from the Downtown Boulder Station and ends at 6:22pm. This route has one-hour frequencies during the week and on Saturday. There is no service on Sundays or on holidays.
- **Route 206** – A local RTD route that connects Fairview High School (south Boulder) with Conestoga St & Arapahoe Ave (central Boulder) via Greenbriar Blvd, Eisenhower Dr, and Arapahoe Ave. There is only service Monday through Friday. Northbound service starts at 6:26am from the Fairview High School station and ends at 6:23pm; southbound service starts at 5:55am from the Conestoga-Arapahoe station and ends at 6:00pm. It takes about 30 minutes to travel between the first and last stops.
- **JUMP** – A local RTD route that connects downtown Boulder to Lafayette (S Public Road & City Center Circle stop) via Arapahoe Avenue. During the week, eastbound service starts at 5:37am and ends at 10:37pm; westbound service starts at 5:06am and ends at 11:05pm. During the week, the frequency is 15 minutes for most of the day. On Saturday, eastbound service starts at 8:07am and ends at 11:07pm; westbound service starts at 7:52am and ends at 9:52pm. On Saturday, the frequency is 30 minutes. On Sunday and holidays, the eastbound service starts at 8:47am and ends at 9:12pm; westbound service starts at 7:48am and ends at 7:49pm. On Sundays and holidays, the frequency is 35 minutes.

2.2 PEDESTRIAN AND BICYCLE FACILITIES

While the character of the area around the proposed development is predominantly auto-oriented, numerous bicycle and pedestrian facilities (described in this section) are currently available or are proposed by the development that connect the project site into the City's bicycle and pedestrian network.

2.2.1 BICYCLE FACILITIES

Providing bicycle infrastructure helps to improve biking conditions within an area. This encourages a mode shift on the roadway parallel to the bicycle facility from vehicles to bicycles.

Arapahoe Avenue – There is currently a five-foot-wide unprotected bike lane on both sides of the street from 55th Street to 75th Street. From Foothills Parkway to 55th Street, on the north side there is a 12-foot multiuse path; on the south side, the multiuse path is incomplete. From 55th Street to Cherryvale Road, in addition to the bike lane, on the north side, there is an incomplete multiuse path that varies in width. On the south side, there is no multiuse path.

Bike share – Boulder operates a docked bike share program with both pedal and electric bikes through BCycle. The closest bike share station to the site is located at the intersection of Arapahoe Avenue and 48th Street. This station has docks for 10 bikes.

2.2.2 PEDESTRIAN FACILITIES

Providing sidewalks and an enhanced pedestrian network encourages people to walk instead of drive, resulting in reduced VMT.

Sidewalks –The site currently is undeveloped, so there are no pedestrian facilities internal the site, only the sidewalk parallel to Arapahoe Avenue. From Foothills Parkway to 55th Street, on the north side there is a 12-foot multiuse path; on the south side, the sidewalk is complete; but the multiuse path is incomplete. From 55th Street to Cherryvale Road, in addition to the bike lane, on the north side, there is both sidewalk and incomplete multiuse path that varies in width. On the south side, the sidewalk is incomplete and there is no multiuse path. There is some tree coverage near the site, but in the neighborhood next to the site and not directly in front of the site.

Pedestrian Crossings – There are two signalized intersections with pedestrian crossings on Arapahoe Avenue near the site. The signalized crossings are at the intersection of Arapahoe Avenue & 55th Street and the intersection of Arapahoe Avenue & 63rd Street. There are three enhanced pedestrian crosswalks on 55th

Street connecting the site to the residential area to the southeast. The crosswalks are marked and have warning signs. They are located at 55th Street and Lodge Lane (north), Lodge Lane (south), and White Place.

Land Use – The site is adjacent to numerous shopping centers with restaurants, retail stores, and an animal hospital. It is also across the street from the Flatirons Golf Course. It is around a mile away from both Boulder Community Hospital and Friends School Elementary School. The surrounding land uses are mostly retail, public, or high-density residential.

3.0 TDM STRATEGIES

TDM strategies were developed based on the following:

- National best practices
- City of Boulder TDM toolkit
- Physical attributes of the proposed development
- Existing and planned transportation services and facilities near the project site

3.1 PARKING STRATEGIES

3.1.1 PARKING LOCATION & CONFIGURATION

The proposed development includes 420 parking spaces; these are divided between an underground parking garage below Building B with 274 parking spaces and a surface parking lot to the north of Building A with 146 parking spaces. The garage is shown in **Figure 2**. The site will have 9 ADA spaces, meeting the requirement for 2% of parking spaces to be ADA-accessible. The five underground ADA spaces will be located near elevators, and the remaining spaces will be in the surface parking lot. The parking garage will also provide space for 60 compact spaces and the remaining 191 standard spaces, not including electric vehicle (EV) spaces (as described in the following section). By placing a large portion of the parking underground, more space on the site can be dedicated to pedestrian circulation.

3.1.2 ELECTRIC VEHICLE (EV) PARKING

As per the City of Boulder Energy Conservation Code, the project will provide electric vehicle (EV) charging spaces, as well as electric vehicle capable space and electric vehicle ready spaces. There will be 42 EV ready spaces, 36 EV capable spaces, and 21 spaces that have electric vehicle supply equipment (EVSE). EV parking spaces are located both in the garage and surface parking lot. Providing EV parking does not dissuade people from driving, but it reduces greenhouse gas emissions. At least one accessible parking space shall be EV ready or EVSE installed.

3.1.3 PARKING REDUCTION REQUEST

The parking requirement for 5675 Arapahoe as laid out by Boulder Revised Code 9-9-6, is 517 spaces, per the code requirement of 1 off-street parking space for every 400 sf of floor area for nonresidential uses and their accessory uses. With 420 spaces on the site, this is a 18.96% proposed parking reduction. Due to the

3.2.2 BICYCLE PARKING AND AMENITIES

Table 2 outlines the bicycle parking that is required and will be provided for each building in the development, per B.R.C. 9-9-6. The Code requires 1 parking space per 1,500 sf; 75% of those spaces need to be long-term (covered and secure) while 25% can be short-term. In total, 138 bicycle parking spaces should be available. This site currently plans to provide 157 spaces, exceeding the required amount of parking. There will be 121 spots for long-term bicycle parking and 36 spots for short-term bicycle parking. Long-term bike parking will be conveniently located in the southwest corner of the parking garage as seen in **Figure 2**.

Adjacent to the secure bicycle parking, will be amenity fitness showers that can be used by bicycle commuters. Providing secure bike parking and related facilities encourages commuting by bicycle.

Table 2: Bicycle Parking

Building	Size	Total Bike Parking Required	Long Term Required (75%)	Long term Provided	Short Term Required (25%)	Short Term Provided	Total Provided
A	111,734 SF	74	56	56	19	20	76
B	95,132 SF	63	48	64	15	16	80
P1	81 SF	1	1	1	0	0	1
Total		138	104	121	34	36	157

3.2.3 BICYCLE MAINTENANCE STATION

A bicycle maintenance station will be conveniently available to all employees as part of the development in the long-term bicycle storage room located in the southwest corner of the parking garage as seen in **Figure 2**. This maintenance station allows employees to fix flat tires and address other bicycle maintenance needs.

3.2.4 ENHANCED WALK/BIKE CORRIDORS

Internal Connectivity

5675 Arapahoe strives to promote active and sustainable transportation by providing safe multimodal connections to buildings within the site as well as to the regional network along Arapahoe Avenue. The goal is to create a comfortable experience for pedestrians while supporting other mobility options. The site will have a robust network of multiuse paths connecting the buildings to each other and to parking facilities and to nearby bus stops.

Arapahoe Avenue Improvements

Colorado Department of Transportation (CDOT), City of Boulder, and Boulder County are working to improve bicycle, pedestrian, and transit travel along Arapahoe Avenue/CO 7. The proposed Arapahoe Avenue section adjacent to the development is proposed to have a shared use path between 10- and 12-foot following recommendations from the *East Arapahoe Transportation Plan* (2018). Bicyclist only paths should be minimum 12 feet with a two to eight feet landscape buffer from the roadway. The shared used path shall be at least 15 feet.

This project is improving the shared use path along the frontage of Arapahoe Avenue. The Weathervane project just east of this site is making the final connection to the Boulder Creek Trail, so there will be connection from this site to the trail.

3.2.5 TRANSIT IMPROVEMENTS

Enhanced Bus Service via CO 7 – Multiple planning and feasibility studies have established the corridor's future multimodal vision, including an integrated plan of Bus Rapid Transit (BRT) improvements supported by multimodal (roadway, bicycle and pedestrian) infrastructure and transit supportive land development at planned station areas. This regional BRT service will connect downtown Boulder to I-25 and Brighton in the east via CO 7. BRT will operate in business access and transit (BAT) lanes. BAT lanes will also accommodate carpoolers, local buses, and right-turning vehicles. Along with the BRT along Arapahoe Avenue, transit stops will be improved to create faster service and customer convenience.

This enhanced transit service will provide convenient and reliable access for employees who work at The Project site, providing a convenient alternative to driving.

3.3 INCENTIVE PROGRAMS

3.3.1 ECOPASS

RTD, in partnership with the City of Boulder, offers an EcoPass to employees of participating businesses and commercial developments within Boulder. EcoPass is the umbrella term for RTD's bulk-rate discount transit pass.

The EcoPass program has proven to be one of the most effective means of increasing transit use among potential riders. Travel diary surveys conducted in Boulder as part of the report titled *Modal Shift in Boulder*

Valley 1990-2012 found that EcoPass holders are approximately four times more likely to use the bus and take 40% fewer trips by car than non-EcoPass holders.

The pricing is based on the number of employees in the company and the availability of transit services near the business location. There is a \$1,368-\$2,400 contract minimum depending on what transit is available nearby and an additional cost per employee depending on the size of the company. The City of Boulder provides a reimbursable discount of up to 50% for a company's first year of a new EcoPass contract and a 25% reimbursement for the second year.

EcoPasses will be financially guaranteed for the employees of 5675 Arapahoe for 3 years.

3.3.2 CARPOOL AND RIDESHARE

The project plans to initially include priority spaces in the surface parking lot designated for carpoolers. This will discourage single-occupancy vehicle use and incentivize tenants and their employees to carpool to reduce parking demand and limit their impact on the environment. The project also plans to establish a designated area for passenger drop-off and pick-up. A designated drop-off area will encourage tenants and employees to utilize rideshare services for their commute and help reduce demand for parking at the site and provide a safe and convenient place for ridesharing.

3.3.3 EDUCATING TENANTS AND NEW EMPLOYEES

Besides providing incentives to utilize alternative modes of transportation onsite, tenants and their employees will be educated on the site's amenities that support walking, biking, transit and carpool. For example, tenants will be made aware of the bicycle storage area and fitness showers and ensure their employees are aware of when and how to use those areas. Tenants will also be aware of nearby transit routes and communicate those to their employees. Education about site access to different modes of transportation should help discourage single-occupancy vehicles.

4.0 CONCLUSION

In conclusion, the TDM strategies identified in this memo should be included in the development in order to reduce single occupancy trips and provide a breadth of transportation options to employees and visitors of the site. Those strategies are:

Parking Strategies

- Parking location and configuration
- EV parking

Facilities and Design

- Building design
- Bicycle parking
- Bicycle maintenance station
- Enhanced walk/bike corridors

Incentive Programs

- Designated carpool spaces
- Rideshare pick-up/drop-off location
- Education of new tenants and employees



CITY OF BOULDER
PLANNING BOARD INFORMATION ITEM

TO: Planning Board

FROM: Brad Mueller, Director of Planning & Development Services
Charles Ferro, Senior Planning Manager
Karl Guiler, Senior Policy Advisor
Lisa Houde, Principal City Planner

DATE: December 17, 2024

SUBJECT: Introduction to Wildfire Hardening and Waterwise Landscaping Policy and Code Update Projects and Scope Discussion

EXECUTIVE SUMMARY

The purpose of this item is to present best practices research and seek feedback on the scope for the policy and code update projects regarding:

- Wildfire Hardening
- Waterwise Landscaping

City Council identified Wildfire Hardening & Waterwise Landscaping Policies & Regulation as one of its 2024-2025 work program priorities. At its retreat, Council agreed to establish a priority that encompasses a review of policies and regulations focused on wildfire hardening strategies (building and properties) and waterwise landscaping (such as native plant use). While combined into one council priority, these are being managed as two discrete projects: wildfire hardening and waterwise landscaping.

City Council will be reviewing these items at its Dec. 12 study session. The [detailed memos to City Council on each topic can be found here](#) for Planning Board's review. At the Dec. 17 Planning Board meeting, staff will provide a summary presentation to introduce the two projects and will update the board on council's input. Staff is seeking Planning Board's input on the main areas of interest to the board and general goals for the project. Staff plans to complete the projects by late 2025.



**CITY OF BOULDER
PLANNING BOARD MATTERS ITEM
MEETING DATE: December 17, 2024**

TO: Members of the Planning Board
FROM: Laurel Witt, Assistant City Attorney
DATE: May 21, 2024
SUBJECT: Update to the Planning Board Rules of Procedure

EXECUTIVE SUMMARY

The purpose of this item is to incorporate changes from the Planning Board on the updated Rules of Procedure, before bringing back a final clean copy for adoption. This item is for informational purposes only and does not require Planning Board action at this time. Planning Board will be asked to adopt the Rules once all changes from this meeting are incorporated.

PROJECT BACKGROUND

The Planning Board adopted a set of procedural rules in 1987. During the COVID-19 pandemic, the Board adopted additional virtual rules, along with rules of decorum. Time has shown that the documents do not align with current practice, including conducting meetings in a hybrid environment. Robert's Rules provide the basic ground rules of parliamentary procedure that are not addressed in these procedural rules, as mandated by ordinance adopted by City Council. [2-3-1\(b\)\(4\)](#), B.R.C. The City Council has given the boards the authority to use Robert's Rules of Order and/or to adopt their own rules of procedure. Additionally, [Charter §75](#) authorizes the Planning Board to "make rules for the conduct of business." The formality of the rules of parliamentary procedure are well suited for conducting business in larger bodies. Much of the rigid formality has been dispensed with in the operation of Boulder's boards and commission, since they consist of only five to seven members.

The rules of parliamentary procedure are intended to assist the board members in reaching a majority opinion quickly and fairly. They are also intended to help maintain order at a meeting, ensure that all of the board members get the right to speak and vote, and help the board members make decisions in a fair and orderly manner. Finally, they help the board

members deal with the difficult issues that they must address in a courteous and impartial manner. In short, they provide the basis for the operation of representative democracy. The current procedural rules in place have become outdated and do not match the regular conduct of the board. The City Attorney's Office redrafted the rules for the Planning Board, based on current practices, to which the Board provided feedback. The Redlined rules are provided in **Exhibit A** and the specific individual feedback is provided in **Exhibit C**. **Exhibit B** consists of staff responses to the questions provided by Board members.

The intent of staff during the upcoming meeting is to walk through the Rules of Procedure, redlined, and either approve or deny each change proposed by individual board members. Staff will then provide a clean copy in a future meeting for the Board to formally adopt or amend and adopt or not adopt. Board members may also propose additional changes to the Rules during this process.

To keep the process as clear as possible, staff redlined the document by color according to the board member who requested the change, which is as follows:

- Kurt Nordback - Red
- Laura Kaplan - Green
- Mark McIntyre - Orange
- mL Robles - Blue

Staff changes are highlighted in yellow. Staff have proposed language based on member feedback, which may be changed or amended. Some changes requested either do not align with the code or charter or may be problematic from an administrative point of view. Each of those will be discussed with the Board during the meeting.

NEXT STEPS

The next steps would be to incorporate Planning Board's feedback on the proposed planning board rules and develop a final set of rules for approval. Feedback is welcome during the December 17, 2024 meeting. After this meeting, a clean version of the rules will be developed for the Planning Board's consideration of adoption.

Please let me know if I can provide more information or if you have any questions. You can reach me directly at wittl@bouldercolorado.gov.

EXHIBITS

- A – 2024 Proposed Rules of Procedure- Redlined
- B – Response to Planning Board Member Questions
- C – Compiled Planning Board Member Requested Changes

**PLANNING BOARD
RULES OF MEETING PROCEDURE**

CITY OF BOULDER, COLORADO

Pursuant to the provision of Sec. 74 and Sec. 76 of the Charter of the City of Boulder and Section 2-3-1 and 2-3-11, B.R.C. 1981, the City of Boulder Planning Board adopts the following procedural rules governing the general conduct of its business.

In handling routine business, the Board may, by general consent, use more informal procedures than that set forth in these rules. Any rule may be suspended at any time by an affirmative vote of four members of the Board taken at a meeting open to the public.

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Commented [LW1]: Redlines are in a text color based on the requestor, as follows:

- Kurt Nordback - Red
- Laura Kaplan - Green
- Mark McIntyre - Orange
- mL Robles - Blue

Staff changes are highlighted in yellow. Staff have proposed language based on member feedback, which may be changed as requested.

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Chapter 1 — APPLICABILITY AND EFFECTIVE DATE

Section 1.1 Applicability

In addition to any other laws, ordinances or regulations which may be applicable, these Rules of Procedure shall govern all applications, hearings, and advisory proceedings before the City of Boulder Planning Board (“Planning Board” or the “Board”).

Section 1.2 Effective Date

These Rules of Procedure shall be effective as of the adoption date by the Planning Board. Any prior rules or regulations of the Board are thereafter repealed and no longer in effect.

Section 1.3 Organization and Titles of Rules of Procedure

These rules shall be organized and referred to by chapter, section, and subsection. Chapter, section, and subsection titles shall be used for convenience only and shall not be used as catchwords to construe the meaning of any provision of these rules or procedure.

Chapter 2 — OFFICERS OF THE BOARD

Section 2.1 Chair

The Board shall annually appoint a Chair from its membership by the process outlined in Section 2.9, Nomination and Elections.

Section 2.2 Duties of the Chair

The Chair is responsible for conducting all meetings in accordance with the Procedural Rules. All questions of procedure or order shall be decided by the Chair, subject to appeal by a majority of the members present. The Chair may direct the city attorney to provide advice and guidance on any question or procedure or order. ~~The Chair, together with the~~ City of Boulder Planning Director or ~~his or her~~ their designee, will set an agenda for each meeting.

Section 2.3 Vice Chair

The Board shall appoint a Vice Chair from its membership by the process outlined in Section 2.9, Nomination and Elections.

Section 2.4 Duties of the Vice Chair

In the absence of the Chair, the Vice Chair will assume the duties of the Chair.

Section 2.5 ~~Absence of~~ Chair and Vice Chair ~~Unable to Preside~~

~~Upon the absence of~~ If the Chair and Vice Chair ~~is unable to preside~~ at a meeting, the present members shall appoint, by majority vote, a member to assume the duties of the Chair ~~until the end of the meeting, or until the Chair or Vice Chair is able to resume presiding, whichever comes first.~~

Section 2.6 Secretary

The Planning Director or designee shall be the Secretary of the Board.

Section 2.7 Duties of the Secretary

Commented [LW2]: Kurt's request: "Duties of the chair" includes agenda-setting by Staff, removing all control over the agenda from the Chair. I would prefer language such as "The Chair, together with the City of Boulder Planning Director or his or her designee, will set an agenda for each meeting."

Commented [LW3]: ML suggestion: Provide provision for notice of absence (of any board member). Goal is to avoid last minute scramble to verify a quorum.

Staff comment: If the Board wishes to encourage notifying staff/board of absences, will draft a new section and include it under the current Section 2.5. There is a provision in the code for three consecutive absences, which may also be included or referenced here and a provision on absences generally. See Exhibit B for more details.

The Secretary shall cause the minutes of the meetings to be kept and submitted in a timely manner after the conclusion of each meeting, ideally within 30 days, to the Board for approval during a future meeting. Once approved by the Board, the minutes shall be filed with Central Records for the City of Boulder and shall be available for review by the public.

Section 2.8 Duties of the Planning Director

The Planning Director or designee shall be the regular technical advisor of the Board, shall present all agenda items to the Board, shall serve as the Board Secretary, and shall generally supervise the clerical work of the Board.

Section 2.9 Nominations and Elections

Nominations for Chair and Vice Chair shall be made orally. No second is required. Any nominated person may withdraw their name from consideration. Silence by a nominee shall be acceptance of their candidacy. Voting shall occur on each candidate, offered in alphabetical order by last name, by raising hands. The first candidate receiving four or more votes shall be deemed elected.

Section 2.10 Permanent Removal of the Chair

To remove the Chair from their position, the Board may vote to remove the Chair with a vote of at least four members of the Board. If the Chair is removed, a new Chair must be selected as soon as practicable, using the process in Section 2.9.

Commented [LW4]: Staff note: Robert's rules requires a 2/3 vote to remove a chair permanently. Since we have 7 members, 4 is the closest number and aligns with other voting practices in these rules.

Chapter 3 — JURISDICTION AND MEETING TIMES

Section 3.1 — Jurisdiction

~~The Planning Board shall have jurisdiction to hear and take final action on all matters entrusted to the Board by the City Charter, the City Council, or by ordinance or resolution of the City of Boulder. These matters include, but are not limited to, action upon development proposals, annexation and zoning requests, and interpretations of the City of Boulder's land use and subdivision regulations and the Boulder Valley Comprehensive Plan. If any future ordinances passed by the City Council designate the Board as the proper body to hear a particular matter, the procedure for said hearing shall be consistent with these rules.~~

Section 3.2 Regular Meetings

The Board shall have regular meetings on the first and third Tuesday of each calendar month at a time designated by the Board, unless cancelled at least one week in advance. The Planning Director or designee, along with the Chair, may add a third meeting, depending on business need. Regular meetings shall be conducted in City Council chambers in the Penfield Tate II Municipal Building located at 1777 Broadway, Boulder, Colorado. The Board may also hold regular meetings in hybrid or fully remote format pursuant to Section 2-3-1, B.R.C. 1981.

Commented [LW5]: ML's suggestion: add fourth Tuesday as a regular meeting (it would then be subject to the same cancellation procedure) OR add fourth Tuesday to be an optional meeting scheduled at least one month in advance.

Commented [LW6]: Staff note: This sentence is not needed if the Board adopts Kurt's suggestion, marked in red in this subsection 3.2

Section 3.3 Special Meetings

Special meetings may be added by the Planning Director or designee, based on business need with approval from the Chair. Special meetings may also be called by the Chair and at least two Board members. Special Meetings shall be conducted in City Council chambers in the

Penfield Tate II Municipal Building located at 1777 Broadway, Boulder, Colorado. The Board may also hold Special Meetings in hybrid or fully remote pursuant to Section 2-3-1, B.R.C. 1981.

CHAPTER 4 — AGENDA

Section 4.1 Agenda Setting

The Planning Director or designee shall determine the items to be placed on the agenda of any regular meeting and of any special meeting added by the Planning Director. The agendas of special meetings called by the Board shall be set by those members of the Board who call the meeting or by staff upon the request of the Board. Additionally, by concurrence of four or more members of the Board, the Board may direct preparation of a matter for the agenda or may request staff to expend substantial time on a matter relevant to the Board’s purview.

Section 4.2 Notice

For all agenda items not requiring notice under provisions of the B.R.C. 1981 notice shall be given by publication, that includes the title of an item and a general description of that item, in the Boulder Daily Camera and/or on the city website of the Board ten days prior to the meeting. ~~However, failure to give such notice shall not invalidate any action taken by the Board on those items.~~

Section 4.3 Distribution

The agenda materials are to be distributed to the Board prior to the Board’s meeting, whether regular or special, with sufficient time to ensure members can adequately review and consider the materials, but not less than five days prior to the meeting.

Section 4.4 Order

The order of the agenda shall generally be as follows:

- a. Call to Order.
- b. Roll Call by the Chair’s verbal accounting of each present member.

c. Reading of the Indigenous Land Acknowledgment: The City of Boulder acknowledges the city is on the ancestral homelands and unceded territory of Indigenous Peoples who have traversed, lived in and stewarded lands in the Boulder Valley since time immemorial. Those Indigenous Nations include the Apache, Arapaho, Cheyenne, Comanche, Kiowa, Pawnee, Shoshone, Sioux and Ute.

d. Agenda Review

c. Instructions for Virtual Participation and Rules of Decorum.

- d. Public Comment.
- e. Review and Approval of Minutes.
- f. Scheduled Business, including items requiring Public Hearing.
- g. Matters from the Planning Director and City Attorney’s Office.

Commented [LW7]: Staff requests discussion on Special Meetings. Charter language says “The board shall have regular meetings once a month, and special meetings may be called at any time by the chair and two members.” Sec. 76 Ordinance language states “(d) The chair and at least two members may call special meetings.” 2-3-11, BRC

Mark comment/ Question: I noted my appreciation for the acknowledgement that PB can hold "Special Meetings". I find this section needs clarification. How would we go about calling a special meeting using a vote by the chair and two supporting board members without actually holding a serial meeting via email or phone if outside of a regular meeting? And, does the chair have effective veto power over special meetings? Could four board members vote to hold a special meeting, with the chair voting no?

Commented [LW8]: Staff comment: There is a process for curing notice defects in 9-4-3(g) for pending review applications.

Commented [LW9]: Staff note on Laura’s proposal: Some items can come in (such as comments from the public on an application) 24 hours in advance. Suggest adding: “or as soon as practicable if provided material by the public, an applicant, or staff within the five day window.”

Commented [LW10]: City Attorney comment: The Planning Board has authority to include this without the delegation of Council. Suggest not including this unless there is authority to do so provided via ordinance.

Commented [LW11]: Staff note: Will renumber if Laura’s and ML’s suggestions are adopted.

- h. Matters from the Planning Board. Any member may place before the Board matters which are not included in the formal agenda.
- i. Adjournment.

The Chair may rearrange the above order of the agenda after commencing the meeting to facilitate the expeditious resolution of matters, provided that no substantial prejudice to applicants will result from said reordering of the agenda.

Chapter 5 — PUBLIC PARTICIPATION

Section 5.1 Meetings Open to the Public

Pursuant to Section 2-3-1(b)(5), B.R.C. 1981, and the Colorado Open Meetings Law, all meetings of the Board shall be open to the public, after full and timely notice of date, time, place, and subject matter of the meeting. Meetings may be conducted in a hybrid or fully remote format.

Remote and hybrid meetings will be open to the public and provide the ability for interested members of the public to join the hearing electronically. The method chosen by the Board shall ensure the public can view or listen to the hearing in real time and interested parties may speak at designated times during the hearing. If at any point the Chair determines it is not possible or prudent to hold the hearing by electronic participation, whether due to technical issues or an inability to do so while meeting constitutional and any other due process requirements, the hearing will be continued or vacated, and the matter will be held in abeyance until any technical problems can be resolved or an in-person meeting can be held.

The Chair or Board may exclude or limit the public from in-person attendance at meetings for public health or safety concerns provided that the meeting is conducted in a hybrid or fully remote format and the public has a means of participation.

Section 5.2 Public Comment

All meetings shall include an opportunity for public comment on any matter relevant to the Board's responsibilities. Members of the public may address any matters not scheduled for a public hearing on the agenda for that meeting. Public comment may not cover any quasi-judicial matter for which the public hearing is coming up in the future or the public hearing has been closed. Each person shall register to speak at the meeting using that person's real name. Public comment shall be limited to three minutes per speaker unless more than 15 individual speakers sign up, in which case the Chair may limit public comment to two minutes per speaker. Public comment may not be pooled. Members of the public wishing to share slides during public comment may do so only if the slides are submitted to the Board Secretary at least 24 hours prior to the meeting.

Section 5.3 Public Participation Procedures for All Public Participation

Activities that disrupt, delay or otherwise interfere with the meeting are prohibited. At the onset of the hearing, the Secretary or their designee shall explain the hearing procedures, including how testimony and public comment will be received, and shall moderate the remote or hybrid meeting.

Section 5.4 Public Participation Procedures for Remote Participation

Commented [LW12]: Mark question: Should our city council adopt new rules regarding public participation, sign size, flag size etc... should we adopt these measures into our rules in an abbreviated form?

Staff Note: If the Board would like similar rules, staff will add similar/the same rules provided under [Council's rules of decorum](#), or will reference the rules of decorum.

To the extent practical, any member of the public who wants to attend the meeting will be added to the meeting and will be muted and must keep their video turned off. Any person who wants to testify should inform the moderator as directed. The moderator will unmute such person during the public hearing. No person shall be permitted to speak except when recognized by the Chair and no person shall speak for longer than the time allotted. Each person shall register to speak at the meeting using that person’s real name. Any person believed to be using a pseudonym will not be permitted to speak at the meeting.

Only audio participation shall be permitted for members of the public participating remotely. Applicants, staff, and Board members are encouraged to participate with both audio and video.

Section 5.5 Use of Chat Function Prohibited

During the Board meeting, applicants, staff, and Board members shall not use remote attendance chat or question and answer features, email, or similar functions of remote meeting software, except for the purpose of asking the Chair and/or staff procedural questions, providing motion language, or to request to be recognized to speak.

Section 5.6 Compliance with Digital Accessibility Requirements

Meetings of the Planning Board must comply with the digital accessibility requirements in the federal Americans with Disabilities Act, Colorado House Bill 21-1110, any rules adopted by the Colorado Office of Information Technology or the U.S. Department of Justice, and any requirements adopted by the city. An individual with a disability must not be excluded from participation in the meeting.

Section 5.7 Disruption of Meeting

Activities that disrupt, delay or otherwise interfere with the meeting are prohibited.

Commented [LW13]: Laura’s suggestion: “5.7 I think this is meant to be specific to members of the public. The chair, for example, can call a meeting break or recess, which is a delay.”

Staff note: There may be circumstances in which a Board member or staff member is causing delay or interference with the conduct of the meeting. Suggested change: “Activities that disrupt, delay or otherwise interfere with the meeting are prohibited, unless permitted by the Chair.”

Chapter 6 — MEETING PROCEDURES

Section 6.1 Quorum

Pursuant to Charter Sec. 76, four members of the Board shall constitute a quorum, and an affirmative vote of at least four members is necessary to authorize any action of the Board, except for any procedural matters specifically stated in these rules. For purposes of establishing a quorum at remote and hybrid meetings, remote Board members must be able to vote, be capable of active participation, and be able to hear and be heard by the public, staff, and other members of the Board. If a quorum is not established, the Board cannot convene the meeting. If a quorum is not maintained during the meeting, the Board must suspend the meeting until a quorum is established or until the next regularly scheduled meeting.

Section 6.2 Call Up Procedures

Pursuant to 9-4-4, Appeals, Call Ups and Public Hearings, two members of the Board may call up certain city manager decisions upon written notification to staff or by making a verbal request, on the record, at a regularly scheduled board meeting within fourteen days of the manager's decision. One of the board members who called up the item has a right to withdraw their decision to call up an item, in writing via email or by making a verbal announcement to the Board, so long as the withdrawal is requested ten (10) days in advance of the hearing. A

Commented [LW14]: Staff Note: Changed this from one member to two members to reflect recent code changes as of 7/20/24.

withdrawal by one board member does not withdraw any timely call-up by other members of the board by emailing staff directly or making a verbal announcement to the Board during a meeting.

Section 6.3 Public Hearing Guidelines

The Chair opens the public hearing by reading into the record the full title of the public hearing matter. Prior to staff presentations, the Chair shall ask each member of the Board if they have any matters to disclose under Chapter 7, Title 2, B.R.C. 1981, or other applicable laws. Staff presents first for up to 15 minutes, followed by questions from the Board. The applicant may then present for up to 15 minutes, followed by questions from the Board. The Chair then opens the public hearing for the public to speak on the item. Each person shall register to speak at the meeting using that person's real name. The public hearing shall be limited to three minutes per speaker unless more than 15 individual speakers sign up, in which case the Chair may limit public comment to two minutes per speaker. Witnesses shall not be required to testify under oath or affirmation. The Chair may allow time for applicant and/or staff response to any public comment. The Chair then closes the hearing for Board deliberation and action on the application.

The Board requests that, prior to speaking during the hearing, all members of the public disclose any financial or business relationship with or other membership or affiliation related to the applicant, project, or neighbors, specifically including any paid compensation.

Commented [LW15]: Mark suggestion: Adding the question "do you have any ex parte contacts" before a QJ hearing.

Staff believes this is covered under the matters to disclose language provided here.

Commented [LW16]: Staff note: This mirrors council's procedure and planning board practice.

Commented [LW17]: Marks suggestion: Provide more specific language.

Question from staff: Does the Board wish to specify that this means business interest or any sort of financial interest?

Section 6.4 Materials for Public Hearings

Any documentary evidence or materials for a hearing, including any documentation for public comment on the hearing, must be submitted to the Secretary of the Board via email at least 24 hours prior to the beginning of the meeting. For an application under Title 9, the Secretary will publish the documentary evidence on the Board's city webpage where the rest of the materials are published. Documentary evidence includes, without limitation, materials related to specific applications and other documents to be shown electronically or be referenced during the hearing. Any documentary evidence requested to be shown electronically by city staff during a person's speaking time in a public hearing, such as PowerPoint slides or a PDF with images, shall be marked as to be shown during the person's speaking time, shall be contained in one individual file per speaker, and shall otherwise be in a format that is accepted by the Secretary. Any materials provided after this time will not be accepted or permitted to be provided to the Board for consideration during the hearing. No materials may be submitted to the Board during the hearing that have not already been submitted by email at least 24 hours in advance.

Section 6.5 Rules of Speaking for Board Members

To obtain the floor, a member addresses the Chair, who recognizes the member by calling out the individual's name. Only one individual may have the floor at any time. A member shall not speak while another member has the floor. A member shall generally relinquish the floor if they have addressed the pending issue and upon request of the Chair. The Chair may permit speaking time for each member, before permitting another chance to speak for any member. ~~for five minutes.~~

Section 6.6 Parliamentary Procedure for Motions

Prior to making a motion, the Chair may allow for a round of discussion on the item or a straw poll. Motions may be made orally or in writing by any member. Friendly amendments may be made before the motion is seconded; the original motion maker must affirmatively accept the friendly amendment.

After a second is given, each member shall have an opportunity to argue the motion or propose any amendments to the motion. All motions and amendments must follow Robert's Rules of Order (as revised). Board members are encouraged to prepare motions in advance and in writing, if different from, or are amendments to, staff proposed motion language. If Board members need assistance in drafting, they may reach out to staff directly for assistance.

While the board may discuss matters and key issues, debate should generally be reserved for debating motions and amendments to motions. Once each member has received the opportunity to argue the motion and amendments have been addressed, the Chair shall put the motion to a vote. Only the member who made the motion must vote in favor of the motion unless the motion has been substantively amended. When conditioning or commenting on a quasi-judicial item matter, amendments may be proposed to the main motion or additional motions may be made depending upon the intent of the motion maker and the board. Additional motions may be advantageous when the board is divided over a condition, i.e. the board supports the project as a whole but is divided on a proposed condition. All motions and amendments to motions shall follow the procedure outlined in Robert's Rules of Order.

Once the vote is executed, the Chair shall announce the result of the vote. The motion is not completed until the result is announced.

Section 6.7 Effect of Votes

An affirmative vote of four or more members is required to pass a motion or any action. Any agenda item requiring a vote for approval of the Board is denied if it does not receive an affirmative vote of four or more Board members. If the first vote taken results in a tie or in a vote of three to two or three to one in favor of approval, the applicant shall be allowed a rehearing upon requesting the same in writing within seven days. The failure to receive an affirmative vote of four members on any subsequent motion on the same item shall result in the defeat of the item. For any item requiring a recommendation from the Planning Board, an affirmative vote of four or more members is required. If a member of the Board is present at a meeting and refuses to vote, the member's vote shall be recorded in the affirmative.

Section 6.8 Continuances

The Planning Director or designee may grant an applicant's request to continue a matter set for hearing to a future, available meeting, so long as the request is given at least 48 hours in advance of the meeting. If a request is provided within 48 hours of the scheduled meeting, the matter may be continued only by the Board for good cause upon a majority vote at the time originally noticed. The Board may by motion and majority vote continue a hearing on its own initiative for good cause, provided that the applicant and other parties are first given an opportunity to state their position on the proposed continuance. The Planning Director or designee will work with the applicant to schedule the matter for a future, available meeting.

Section 6.9 Withdrawals

Commented [LW18]: Staff recommends the Board consider whether suggestive language should be added to the Rules of Procedure, as it could create confusion or more uncertainty in procedural rules.

Commented [LW19]: Laura also agrees with this deletion.

Commented [LW20]: Staff recommends not including this sentence, if the rest of the language is adopted by the Board. This is already covered in Section 6.14, below, and in a sentence already in this section in the above paragraph. It is also in ordinance, 2-3-1

Commented [LW21]: BRC 2-3-1(f)

Commented [LW22]: Staff requests a discussion on Kurt and Laura's comments related to withdrawals, to clarify the section. The sentence from Kurt's question has been highlighted and Laura's suggestion are added in green:

Kurt's questions: "In the event an applicant is not present at the regularly scheduled hearing of the item, and the applicant has not communicated the request for withdrawal to the Board, the Board shall dispose of the agenda item in such manner as it may deem fair and equitable under the circumstances, including continuing the item to another meeting." This seems broad and vague to me. Is it only referring to the case of an application that would otherwise be denied? In any case can we be more specific about the "manners" that would be appropriate?

Laura's questions: Should this say that the applicant may unilaterally withdraw their application at any time before the hearing on the application begins? And then during the hearing, the applicant may request to withdraw but four or more Board members have to agree to withdraw? It's a little unclear how it is written.

An applicant may unilaterally withdraw their application at any time before the hearing on the application is closed. During Board deliberation, the applicant may request to withdraw the application; ~~which the Board can approve with a vote of~~ four or more Board members must approve the withdrawal request to be a valid withdrawal. Application fees shall not be refunded upon withdrawal. Any withdrawn application is without prejudice as to reconsideration of the Board within one year. In the event an applicant is not present at the regularly scheduled hearing of the item, and the applicant has not communicated the request for withdrawal to the Board, the Board shall dispose of the agenda item in such manner as it may deem fair and equitable under the circumstances, including continuing the item to another meeting.

Section 6.10 Decisions

The decision of the Board ~~approving or~~ denying an application or request after a public hearing or public meeting shall specifically set forth in what respects the application ~~meets or~~ fails to meet the applicable standards and criteria and shall be made no later than 30 days after the date of the public hearing.

Commented [LW23]: Staff Note: If Kurt's suggestion is approved below, heading will be changed to "Denial Decisions" or something along those lines.

Section 6.11 Rehearing

No application denied or appeal decided by the Board can be reheard or reconsidered within one year except: (a) in the event of a tie vote, vote of three to two in favor, or vote of three to one in favor; or (b) at the discretion of the Board so long as the basis for rehearing is a desire of the applicant or the Planning Department to present new material on the matter that was not available at the initial hearing. Requests for rehearing must be made to the Secretary within seven days of the date of the vote deciding the matter or else the request must be denied.

Section 6.12 Recess

At any point in the meeting, the Chair may declare a recess until a specified time.

Section 6.13 Adjournment

The Board's goal is that all regular and special meetings will be adjourned by 10:30 P.M., and that special sessions will be adjourned by 10:00 P.M. No new item will be introduced after 10:30 P.M. or 10:00 P.M., respectively, unless four or more Board members in attendance vote to introduce an item after that time. ~~Adjournment of the meeting must be done by motion and a vote of the majority of~~ members present.

Commented [LW24]: Staff alternative: The Chair can adjourn meetings, too, if that is the preferred approach.

Section 6.14 Rules of Procedure

Any rules of procedure not covered in this document or the Boulder Revised Code 1981 shall be governed by the then current Robert's Rules of Order, except when waived by an affirmative vote of four or more members of the Board present.

Section 6.15 Enforcement of Rules

The Chair and/or the Secretary or Secretary's designee shall enforce these rules of decorum which may include muting or removing any person who violates any rule or is otherwise impeding the Board's proceedings in an impermissible manner.

Exhibit B Compiled Questions from Board Members

This exhibit is a compilation of questions posed by planning board members in response to the Rules of Procedure update. Any suggested changes are supplied in Exhibit A, the redlined Rules of Procedure, for the Board's consideration. Provided below, staff responded to the questions posted by members, in addition to the changes outlined in Exhibit A.

Questions from Mark McIntyre, posed in an email dated 6/10/2024

S 3.3 I noted my appreciation for the acknowledgement that PB can hold "Special Meetings". I find this section needs clarification. How would we go about calling a special meeting using a vote by the chair and two supporting board members without actually holding a serial meeting via email or phone if outside of a regular meeting? And, does the chair have effective veto power over special meetings? Could four board members vote to hold a special meeting, with the chair voting no?

Staff Response: Staff requests a discussion on how the Board wishes to go about requesting special meetings. The Open Meetings Law does permit discussions on scheduling outside of a public meeting. Board members may exchange emails about scheduling and their availability, and other emails that do not concern the "merits or substance" of pending legislation or public business, without worrying about violating the open meetings law. Merits or substance is defined as "any discussion, debate, or exchange of ideas, either generally or specifically, related to the essence of any public policy proposition, specific proposal, or any other matter being considered by the governing entity." C.R.S. § 24-6-402(2)(d)(III).

Additionally, the power of holding special meetings lies both in the Charter and in the BRC. Charter language says "The board shall have regular meetings once a month, and special meetings may be called at any time by the chair and two members." Sec. 76 Ordinance language states "(d) The chair and at least two members may call special meetings." 2-3-11, BRC

S 4.2 Wouldn't our failure to give public notice actually be grounds for invalidation under the Colorado Open Meetings Act?

Staff Response: The COML requires at least 24 hours' notice for public meetings of local public bodies. § 24-6- 402(2)(c)(I). The only exception is for emergency meetings (which special meetings would not qualify for). Emergency meetings are "narrowly" defined as a meeting caused by "an unforeseen combination of circumstances or the resulting state that calls for immediate action" by the Colorado Court of Appeals in Lewis v. Town of Nederland, 934 P.2d 848, 851 (Colo. App. 1996). If the City fails to meet the twenty-four-hour notice rule, yes, the City would need to postpone the meeting to ensure that the City does not violate the COML.

However, the Board has a ten-day notice provision. If the City fails to meet the ten days' notice, but still meet the 24-hour rule under COML, the City has not violated COML. If

this occurs, the City would need to ensure that notice is “cured” as outlined in [B.R.C. 9-4-3\(g\)](#):

(g) Omissions or Defects in Notice: The purpose of public notice provided in this section is to reasonably inform surrounding property owners of a pending review application. No minor omission or defect in the mailed, published or posted notice shall be deemed to impair the validity of the proceedings to consider the application. If at or prior to the public hearing or final approval, an omission or defect in the public notification is brought to the attention of the approving authority, the approving authority shall determine whether the omission or defect impairs or has impaired a surrounding property owner’s ability to participate in the public review process. Upon such a finding, the approving authority shall continue the review process or hearing for at least ten days. Any omission or defect in the public notice that is not brought to the approving authority’s attention or that the authority finds did not impair a surrounding property owner’s ability to participate in the review process shall not affect the validity of the proceedings.

S 6.2 If a PB member calls up an item and subsequently withdraws their call-up within the 10-day notice period, that withdrawal should be made publicly to the board as a whole and another member should be able to call up that same item, if done so still within the 10-day notice period before presentation. Did council agree to requiring two PB members to call up an item? if yes, this section will need to be rewritten to accommodate the new code.

Staff Response: There are not always planning board meetings that occur during that ten-day period were a planning board member to withdraw. The City can provide the notice of withdrawal to the entire planning board in writing, and if another member were to call it up, they would have the opportunity to contact staff directly. Staff added some language to clarify this in Section 6.2 Council did change the number to two planning board members and the rules have been updated accordingly. This occurred after the rules were brought to Planning Board for review.

Should our city council adopt new rules regarding public participation, sign size, flag size etc... should we adopt these measures into our rules in an abbreviated form? While it has not been an issue to date that I know of, I can see that it might arise as an issue.

Staff Response: Staff defers this to the board, if they wish to add these rules. If the rules are adopted, enforcement of such rules should also be discussed/ adopted. For ease, the rules of decorum for council [may be found here](#). A note has been added to Exhibit A for discussion.

Questions from Kurt Nordback, posed in an email dated 6/11/2024

Is 3.1 “Jurisdiction” necessary? Jurisdiction is actually determined by code/charter, not by whatever is included here.

Staff Response: It is not necessary, as jurisdiction is covered in the Boulder Revised Code, but is a common inclusion for rules of procedure to reiterate. Staff have marked this as a potential removal in the rules for discussion in Exhibit A.

4.1 Can the board really direct staff to expend substantial time?

Staff Response: The purpose of this section is to avoid one member of the planning board requesting a lot of staff time without the direction of the majority of the board (i.e., drafting a new set of rules for the board) or the direction of Council, who sets the work program priorities for the Planning Department. This is similar to the “nod of five” rule that City Council uses.

5.2 “Public comment may not cover any quasi-judicial matter for which the public hearing is coming up in the future or the public hearing has been closed.” Is this necessary? I think it’s appropriate to encourage comments to happen in the relevant public hearing, but we sometimes allow speakers to use public comment if they have some sort of time constraint. To reduce the chance of favoritism, I’d suggest striking this.

Staff Response: Public comment during the hearing keeps the record complete and accurate. If a decision were to be challenged, attorneys for the city and the challenger would review the recording of the hearing, including the public comments. Having someone speak outside of the set time for the hearing disrupts the hearing record and could mean public comments are not included as part of the hearing. This is problematic as it could violate due process if the entire record is not preserved. Additionally, allowing commenters to speak at any time can create issues with ex parte communications, specifically 1-3-6. - Ex Parte Contacts, BRC:

No ex parte material or representation of any kind or any other communication outside the hearing shall be considered by the agency or hearing officer conducting the hearing unless it is fully disclosed on the hearing record and an opportunity is given for comment thereon at the hearing.

If time is a concern for a particular hearing, the Board can rearrange the agenda order with a vote of four members (to suspend the rule). Staff recommends against having comment outside of the hearing for the reasons stated above, primarily keeping the record hole for any appeals.

6.9 Withdrawals: “In the event an applicant is not present at the regularly scheduled hearing of the item, and the applicant has not communicated the request for withdrawal to the Board, the Board shall dispose of the agenda item in such manner as it may deem fair and equitable under the circumstances, including continuing the item to another meeting.” This seems broad and vague to me. Is it only referring to the case of an application that would otherwise be denied? In any case can we be more specific about the “manners” that would be appropriate?

Staff Response: Applicants must be present at hearings that effect their property rights, whether it would be approved or denied. They can withdraw before deliberation for any reason, whether the application would be approved or denied. For what manners means,

a comment has been added to this section on Exhibit A to discuss what a more defined version of manners should be.

Questions from Laura Kaplan from an email dated 7/14/2024

2.7 The previous goal of having minutes done in 30 days was overly ambitious, but “in a timely manner” feels too vague. I recommend keeping the non-binding goal of having minutes available for review within 30 days. Also, a bigger question for me is when staff is representing PB’s advice to City Council. I don’t believe that the Board typically sees our minutes, or staff’s summary of our advice, before it goes into the Council packet. I’d argue strongly that we should have the opportunity to review and comment on any presentation of PB’s advice that is prepared for Council, before it goes into the Council packet. I know this will create timing issues, but it’s an important step for transparency and accuracy.

Staff Response: Staff added back in timing language to 2.7, under Exhibit A, for Board review. It has been added as a goal to strive for in case of illness, holidays, staff turnover, or other considerations that could impact the timing of minutes for review. To your question about representation to City Council, the turnaround time for City Council packets, often times due the very next business day, do not allow for time to edit minutes before the packet is provided to Council or with appropriate time for Planning Board members to all view and provide edits to the minutes. Minutes are thus sent out to Council and understood by Council to be drafts, if there has been time for staff to draft the minutes before packets are due. The way staff handles ensuring the summary is accurate is to incorporate motion language, the link to the meeting recording for Council members to review, and to provide the records to the packet in their memos even on the tight turnarounds. Staff will do this even with next-day turnarounds.

2.8 What does “the clerical work of the Board” mean? Is this different than just saying “the work of the Board”?

Staff Response: Clerical work includes the paperwork side of the Board’s work, such as drafting and providing minutes for the Board’s review, creating and posting an agenda, keeping the website updated, etc. The Planning Director does not have the authority to supervise the other duties of the Board, such as deciding on an individual application. Staff recommends keeping this authority specific to the “clerical” work of the board. The term “technical” could also be used. The type of work aligns with the language of the charter:

Sec. 77. - Director of planning.

*A director of planning, who shall be qualified by special training and experience in the field of city planning, may be appointed on a part-time or full-time basis by the city manager and shall be removable by the city manager. The director of planning shall be **the regular technical advisor of the board** and shall have administrative direction of the*

planning department. The director may be designated as the secretary of the planning board and authorized to perform other necessary functions.

4.2. Calling out the Daily Camera specifically as the location for public notice feels outdated and overly specific. Is DC our only media outlet that has notices? And what about social media?

Staff Response: The Daily Camera, as the newspaper of general circulation in the City, specific call out is due to the notice requirements in 9-4-3(d):

*(d)Published Notice: Published notice is required for all public hearings and good neighbor meetings. **The city manager shall have the notice published in a newspaper of general circulation in the City** within ten days of the receipt of the application and not less than ten days prior to any hearing or meeting. The notice will indicate:*

(1)That a review application has been filed,

(2)The type of review requested,

(3)That such persons may review the application during the planning department's regular business hours, and(4)In the case of notice for a public hearing, the notice will indicate the time, date and place of the hearing, a summary of the proposed development, its location, and where interested parties may request a copy of the city manager's recommendation or decision on the application.

Other types of notice in this section include posting and mailed notice, depending on the application. Posting on city-run social media would need to be a decision of the City Manager and/or City Council as other city departments maintain city social media sites.

5.1 Are there any exceptions to meetings being open to the public, such as retreats, trainings, and field trips of the Board?

Under the COML, meetings need only be open to the public if there are three or more members in attendance, and at which public business is discussed or formal action taken. C.R.S. § 24-6-402(2)(b). Public business could be discussed at retreats and trainings, so staff notices them and makes the meetings open to the public to not have a potential violation of the COML. Field trips must be notified if it relates to a project that could be or is before the Planning Board, and they must be open to the public. Meetings that are open to the public need not have space for public comment, however.

5.2. To whom should the slides be submitted? The Board Secretary?

Staff Response: To the Board Secretary, yes. This has been added to the draft in Exhibit A.

5.5. I'd specify "During a Board meeting, applicants, staff, and Board members shall not..." Also, I'm not sure why email is on this list. We use email, for example, to send motion

language during the meeting. Should this be “chat features, Q&A, or other similar functions of remote meeting software”?

Staff Response: The section as amended to allow for providing motion language. Email should not be used during the meeting except for procedural matters as the City does not want to create side meetings or discussions outside of the public hearing. This action would create a meeting and violate the Colorado Open Meetings law. The language in Exhibit A has been amended to include Q&A and the ability to provide motion language over email.

6.9 Should this say that the applicant may unilaterally withdraw their application at any time before the hearing on the application begins? And then during the hearing, the applicant may request to withdraw but four or more Board members have to agree to withdraw? It’s a little unclear how it is written.

Staff Response: Language was added to this section in the Rules for clarity, and your questions were added for discussion during the hearing.

Questions from ML Robles from an email dated 7/24/24 and 10/23/2024

I might have missed this but wondering if the PB guidelines speak about absences? If not, would this be a good place to articulate what is expected about attendance and how much notice would be appreciated for absences? I remember Sarah mentioning something about this but not sure if it was just practice or actually articulated in the document.

Staff Response: A note was added to Exhibit A for discussion on absences. Please note the following code sections on absences, which may be sufficient for addressing absences:

Sec. 74, Boulder Charter:

...

The council shall remove any appointive member who displays lack of interest, or fails, upon due notice, and continuously for three months, to attend meetings of the board without formal leave of absence.

2-3-11, BRC

(f) The mayor, with the consent of the city council, may appoint former board members as alternates to hear matters under [title 9](#), “Land Use Code,” B.R.C. 1981, when the mayor finds that there will be an absence due to an appearance of impropriety or a conflict of interest under Chapter 2-7, “Code of Conduct,” B.R.C. 1981, or due to an anticipated absence of a board member. An alternate board member may be appointed pursuant to the following standards and procedures:

(1) The board member with the conflict of interest, a recusal because of an appearance of impropriety or anticipated absence shall inform the board at a meeting prior to the

meeting when the item where such conflict or recusal exists is to be considered or the time of an anticipated absence;

(2) If the board or chair finds it necessary to appoint an alternate board member as set forth above, the board or chair shall request that the mayor appoint an alternate member from among the former members of the board; and

(3) The alternate board member shall only be authorized to act upon the matters that have been requested by the full board or chair and authorized by the mayor.

Secondly, when I joined the Board, we understood that being a PB member included time as liaison on backup on the boards that require it. It seems that is not clearly understood any longer. Maybe there should be something to clarify what our obligations are to serve in these liaison capacities?

Staff Response: Currently, members are appointed as primary or secondary liaisons to the following Boards and Committees: Housing Advisory Board, Design Advisory Board, Greenways Advisory Committee, and the Landmarks Board. Staff recommends not specifically defining role details such as which liaisons currently exist as liaison duties and expectations change frequently, and these rules are slower to change.

Is there an option to have Co-Chairs as opposed to Chair and CoChair? As i said it came up years ago but not sure where it landed. Would this option be possible and if so, can we please include it?

Staff Response: The Charter and related ordinances provide for a single chair with a vice chair providing support in the absence of the chair. There is not a provision that gives the Planning Board authority to have co-chairs, so staff recommends not including co-chairs.

Charter Sec. 76. - Organization and procedure of planning board. - *“The board shall choose **a chair**, a vice chair, and a secretary who may or may not be a member of the board...”*

2-3-1, BRC- General Provisions

(b) Each city board or commission shall:

...

*(3) Appoint **a chair**, vice-chair, and secretary (who may be a city employee);*

...

From: [Kurt Nordback](#)
To: [boulderplanningboard](#); [Witt, Laurel](#)
Subject: Proposed PB rules of procedure
Date: Tuesday, June 11, 2024 3:29:40 PM

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Thanks to Laurel for all the work in drafting updated rules of procedure. Thanks also to Mark for reminding us that we were supposed to send in our comments. Here are mine.

2.2 “Duties of the chair” includes agenda-setting by Staff, removing all control over the agenda from the Chair. I would prefer language such as "The Chair, together with the City of Boulder Planning Director or his or her designee, will set an agenda for each meeting."

Is 3.1 “Jurisdiction” necessary? Jurisdiction is actually determined by code/charter, not by whatever is included here.

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4.1 Can the board really direct staff to expend substantial time?

4.4 Do we really need a roll call? There are only 7 members. Can't the Chair just note for the record who is in attendance?

5.2 “Public comment may not cover any quasi-judicial matter for which the public hearing is coming up in the future or the public hearing has been closed.” Is this necessary? I think it's appropriate to encourage comments to happen in the relevant public hearing, but we sometimes allow speakers to use public comment if they have some sort of time constraint. To reduce the chance of favoritism, I'd suggest striking this.

6.6 Requires a motion-maker to vote in favor of a motion. But that precludes being convinced against it by the arguments. I would suggest striking this.

6.9 Withdrawals: "In the event an applicant is not present at the regularly scheduled hearing of the item, and the applicant has not communicated the request for withdrawal to the Board, the Board shall dispose of the agenda item in such manner as it may deem fair and equitable under the circumstances, including continuing the item to another meeting." This seems broad and vague to me. Is it only referring to the case of an application that would otherwise be denied? In any case can we be more specific about the "manners" that would be appropriate?

6.10 Requires a statement of why an approved project meets standards. This seems unnecessary. If a project is denied because it doesn't meet the standards, then it's appropriate to state how it fails to meet them. But meeting the standards means meeting the standards, and I don't see that there's anything to be explained.

-- Kurt

From: [Laura Kaplan](#)
To: [Witt, Laurel](#); [boulderplanningboard](#)
Subject: Re: Proposed PB rules of procedure
Date: Sunday, July 14, 2024 4:59:51 PM

Hi all,

Thank you so much for your work on this, Laurel! I am very glad to see we'll be repealing all the old documents and consolidating them into one current doc.

Apologies for the delay on my comments.

I generally support Mark, ml, and Kurt's comments. Here are my thoughts in addition, trying to avoid redundancy:

Procedural Rules for Planning Board

2.5. I recommend that this specify the duration, e.g. "assume the duties of the Chair until the end of the meeting, or until the Chair or Vice Chair is able to resume presiding, whichever comes first." (for example, the chair might be late to the meeting but able to make the second half). Also, I think we should account for the case where the chair is unable to preside (e.g. needs to save their voice, is remote and has background noise, etc.) but wants to be present to participate in discussions and vote. I've seen City Council allow for this scenario. So instead of saying "absence of chair or vice chair", perhaps say "chair or vice-chair is unable to preside".

2.7 The previous goal of having minutes done in 30 days was overly ambitious, but "in a timely manner" feels too vague. I recommend keeping the non-binding goal of having minutes available for review within 30 days. Also, a bigger question for me is when staff is representing PB's advice to City Council. I don't believe that the Board typically sees our minutes, or staff's summary of our advice, before it goes into the Council packet. I'd argue strongly that we should have the opportunity to review and comment on any presentation of PB's advice that is prepared for Council, before it goes into the Council packet. I know this will create timing issues, but it's an important step for transparency and accuracy.

2.8 What does "the clerical work of the Board" mean? Is this different than just saying "the work of the Board"?

4.2. Calling out the Daily Camera specifically as the location for public notice feels outdated and overly specific. Is DC our only media outlet that has notices? And what about social media?

4.3. This feels too non-specific. Recommend specifying at least five calendar days in advance of the meeting.

4.4 We currently don't do a verbal agenda review, but I think it's worth taking a couple of minutes to at least name the major agenda items (public hearing items and agendized "matters" items) after the roll call and before going into the rules of decorum. Going straight to the rules of decorum and public comment always feels a bit abrupt and confusing, especially for people who want to comment on a public hearing item. I'd add "agenda review" between items b and c in the order.

5.1 Are there any exceptions to meetings being open to the public, such as retreats, trainings, and field trips of the Board?

5.2. To whom should the slides be submitted? The Board Secretary?

5.3. This should be the Secretary or their designee (e.g. city public outreach staff)

5.5. I'd specify "During a Board meeting, applicants, staff, and Board members shall

not..." Also, I'm not sure why email is on this list. We use email, for example, to send motion language during the meeting. Should this be "chat features, Q&A, or other similar functions of remote meeting software"?

5.7 I think this is meant to be specific to members of the public. The chair, for example, can call a meeting break or recess, which is a delay.

6.5 says "A member shall generally relinquish the floor if they have addressed the pending issue for five minutes." Our custom is that we relinquish the floor, upon request by the chair, until everyone else has had a turn, and then may take another turn.

6.6. I'm okay with the motion maker not voting for the motion for any reason, including if the motion has been substantially amended or if the motion maker has been persuaded by the discussion.

6.9 Should this say that the applicant may unilaterally withdraw their application at any time before the hearing on the application begins? And then during the hearing, the applicant may request to withdraw but four or more Board members have to agree to withdraw? It's a little unclear how it is written.

6.13 Adjournment should be done by motion to adjourn and PB member vote.

On Tue, Jun 11, 2024 at 3:29 PM Kurt Nordback <kurt.nordback@protonmail.com> wrote:

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Thanks to Laurel for all the work in drafting updated rules of procedure. Thanks also to Mark for reminding us that we were supposed to send in our comments. Here are mine.

2.2 "Duties of the chair" includes agenda-setting by Staff, removing all control over the agenda from the Chair. I would prefer language such as "The Chair, together with the City of Boulder Planning Director or his or her designee, will set an agenda for each meeting."

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-- Kurt

--

Laura Kaplan
Planning Board member
Boulder, Colorado

From: [PB Mark McIntyre](#)
To: [boulderplanningboard](#)
Subject: PB Rules of Procedure
Date: Monday, June 10, 2024 9:49:07 PM

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Hello All:

I expressed most of my thoughts regarding the proposed Rules of Procedure for the Planning Board during our last meeting. I thought it might be helpful to put them into an email in addition to the verbal commentary.

First, I want to thank Laurel for tackling this project. It is decades overdue. The lack of clear procedures has caused more than one kerfuffle during a late night PB meeting. Here are my suggestions/edits in a numbered list:

1. Use gender-neutral pronouns throughout the document. This first draft is generally consistent about this, except for the first page.
2. S 2.9 While it should be exceedingly rare, I think there should be a procedure stated for removal of the chair.
3. S 3.2 Should note the possibility of holding a "Regular Meeting" meeting on the fourth Tuesday of the month.
4. S 3.3 I noted my appreciation for the acknowledgement that PB can hold "Special Meetings". I find this section needs clarification. How would we go about calling a special meeting using a vote by the chair and two supporting board members without actually holding a serial meeting via email or phone if outside of a regular meeting? And, does the chair have effective veto power over special meetings? Could four board members vote to hold a special meeting, with the chair voting no?
5. S 4.2 Wouldn't our failure to give public notice actually be grounds for invalidation under the Colorado Open Meetings Act?
6. S 6.2 If a PB member calls up an item and subsequently withdraws their call-up within the 10-day notice period, that withdrawal should be made publicly to the board as a whole and another member should be able to call up that same item, if done so still within the 10-day notice period before presentation. Did council agree to requiring two PB members to call up an item? if yes, this section will need to be rewritten to accommodate the new code.
7. S 6.6 I think we would benefit in both expediency and outcome if we stated in our rules of procedure stated something like "board members are encouraged to prepare motions in advance and in writing, if different from, or are amendments to, staff proposed motion language."
8. S 6.6 I would also suggest additional language along the lines of "while the board may discuss matters and key issues, debate should generally be reserved for debating motions and amendments to motions".
9. S 6.6 I would also suggest clarifying language that states, "when conditioning or commenting on a quasi-judicial item, amendments may be proposed to the main motion or additional motions may be made depending upon the intent of the motion maker and the board. Additional motions may be advantageous when the board is divided over a condition, i.e. the board supports the project as a whole but is divided on a proposed condition. All motions and amendments to motions shall follow the procedure outlined in Robert's Rules of Order."
10. Should our city council adopt new rules regarding public participation, sign size, flag size etc... should we adopt these measures into our rules in an abbreviated form? While it has not been an issue to date that I know of, I can see that it might arise as an issue.

Again, I appreciate Laurel and staff making this effort. I know we will all benefit from this

additional structure.

Warm Regards,

Mark McIntyre | Member of the City of Boulder Planning Board
PB@markmcintyre.me | V/T 303.641.4664

From: [ml robles](#)
To: [Witt, Laurel](#)
Subject: one more thing for the Board guidelines
Date: Wednesday, July 24, 2024 2:53:51 PM

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Hi Laurel -

i might have missed this but wondering if the PB guidelines speak about absences? If not, would this be a good place to articulate what is expected about attendance and how much notice would be appreciated for absences? I remember Sarah mentioning something about this but not sure if it was just practice or actually articulated in the document.

Secondly, when I joined the Board, we understood that being a PB member included time as liason on backup on the boards that require it. It seems that is not clearly understood any longer. Maybe there should be something to clarify what our obligations are to serve in these liason capacities?

I appreciate your time and attention to this and look forward to updated and clear guidelines on how PB functions.

kind regards,--

ml Robles, NCARB Architect LEED AP
City of Boulder Planning Board member 2022-present
Architect at [STUDIO POINTS](#)
[ADU & small house specialist](#)
Inventor of [Poche Truss building system](#)
www.studiopoints.com
ml@studiopoints.com
303-443-1945

Exhibit C - Compiled Planning Board Member Requested Changes

From: [ml robes](#)
To: [Witt, Laurel](#)
Cc: [boulderplanningboard](#)
Subject: Re: Proposed PB rules of procedure
Date: Monday, June 17, 2024 4:45:41 PM
Attachments: [image001.png](#)

hi Laurel -

adding to the input on the Proposed PB rules of procedure, here are my comments that I believe I also stated at the meeting:

3.2 Regular Meeting

add fourth Tuesday as a regular meeting (it would then be subject to the same cancellation procedure) **OR** add fourth Tuesday to be an optional meeting scheduled at least one month in advance.

4.4 Order (FYI as staff had concerns with PB using this given CC does not, I have reached out to two city council members and there was no concern with PB adding this to our Order)

C. Reading of the Indigenous Land Acknowledgment: *The City of Boulder acknowledges the city is on the ancestral homelands and unceded territory of Indigenous Peoples who have traversed, lived in and stewarded lands in the Boulder Valley since time immemorial. Those Indigenous Nations include the Apache, Arapaho, Cheyenne, Comanche, Kiowa, Pawnee, Shoshone, Sioux and Ute.* (this could be just added into the existing items under C **OR** it could stand alone and then the ensuing items get re-alphabetized).

Thank you for your diligent work on this! It will make for better meetings :)
Kind regards, ml

On Tue, Jun 11, 2024 at 3:55 PM Witt, Laurel <WittL@bouldercolorado.gov> wrote:

Good afternoon,

Thank you, Mark and Kurt, for your feedback, questions, and kind words. I will provide a redlined version of the document incorporating your feedback, and anyone else who provides feedback, to be circulated before we discuss the topic again. I will also work to answer your questions.

Best,

Laurel Witt
Assistant City Attorney

Direct: 303-441-4121

wittl@bouldercolorado.gov

City Attorney's Office
1777 Broadway | 2nd Floor | Boulder, CO 80302
bouldercolorado.gov

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From: Kurt Nordback <kurt.nordback@protonmail.com>

Sent: Tuesday, June 11, 2024 3:29 PM

To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; Witt, Laurel <WittL@bouldercolorado.gov>

Subject: Proposed PB rules of procedure

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ml Robles, NCARB Architect LEED AP
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Exhibit C - Compiled Planning Board Member Requested Changes

From: [ml robles](#)
To: [Witt, Laurel](#)
Cc: [Pannewig, Hella](#)
Subject: PB procedures...
Date: Tuesday, October 15, 2024 12:20:23 PM

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Hi Laurel,
i have been wondering, i think this conversation came up early on my Board tenure and I would like to follow it up. Is there an option to have Co-Chairs as opposed to Chair and CoChair? As i said it came up years ago but not sure where it landed. Would this option be possible and if so, can we please include it? Thanks so much, ml

--

ml Robles, NCARB Architect LEED AP
City of Boulder Planning Board member 2022-present
Architect at [STUDIO POINTS](#)
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