



**CITY OF BOULDER
PLANNING BOARD MEETING AGENDA**

DATE: June 3rd, 2025

TIME: 6:00 PM

PLACE: Hybrid Meeting

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- 1. CALL TO ORDER**
 - 2. PUBLIC PARTICIPATION**
 - 3. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS**
 - 4. PUBLIC HEARING ITEMS**

A. AGENDA TITLE: Concept Plan Review and Comment Request for a proposed redevelopment of 7 lots totaling 2.94 acres at 2955, 2969, and 2995 Baseline Road and 735-775 30th Street. All existing buildings are proposed to be demolished and two (2) 4-5 story multifamily student housing buildings with a total of 100 units are proposed. The proposal would include rezoning the properties at 765 and 775 30th Street from RM-2 to RH-5. Reviewed under case no. LUR2025-00012.

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

A. INFORMATION ITEM: LAND USE REVIEW: Vacation of a 20-foot-wide alley right-of-way, Ordinance 8704, generally located north of 1729 Athens Street and southerly of 1328 17th Street and 1712 Marine Street (LUR2024-00060).

AND

Vacation of 18th Street right-of-way, Ordinance 8705, generally located east of 1950 Colorado Avenue and 1234 18th Street and west of 950 Regent Drive (LUR2024-00060).

- 6. DEBRIEF MEETING/CALENDAR CHECK**
- 7. ADJOURNMENT**

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

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

**CITY OF BOULDER PLANNING BOARD
VIRTUAL 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**

MEETING DATE: June 3, 2025

AGENDA TITLE: Concept Plan Review and Comment Request for a proposed redevelopment of 7 lots totaling 2.94 acres at 2955, 2969, and 2995 Baseline Road and 735-775 30th Street. All existing buildings are proposed to be demolished and two (2) 4-5 story multifamily student housing buildings with a total of 100 units are proposed. The proposal would include rezoning the properties at 765 and 775 30th Street from RM-2 to RH-5. Reviewed under case no. LUR2025-00012.

Applicant: Sopher Sparn Architects
Owner: Core Boulder 30th, LLC

REQUESTING DEPARTMENT / PRESENTERS

Brad Mueller, Director Planning & Development Services
Charles Ferro, Senior Planning Manager
Shannon Moeller, Planning Manager

OBJECTIVE

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

SUMMARY

Project Name: HUB BASELINE
Location: 2955, 2969, and 2995 Baseline Road and 735-775 30th Street
Size of Property: Approx. 2.94 acres (128,066 square feet)
Zoning: Residential – Medium 2 (RM-2), Residential – High 5 (RH-5), and
Business – Transition 1 (BT-1)
Comprehensive Plan: High Density Residential (HR) and Transitional Business (TB)

KEY ISSUES FOR CONCEPT PLAN DISCUSSION

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

1. Is the proposed concept plan generally compatible with the goals, objectives, and recommendations of the Boulder Valley Comprehensive Plan (BVCP)?
2. Does the Board have feedback on the proposed rezoning of a portion of the property from RM-2 to RH-5?

3. Does the Board have feedback on the proposed Use Review for ground level dwelling units along a street in the BT-1 zoning district?
4. Does the Board have feedback on the conceptual site plan and building design?
5. Other key issues as identified by the Planning Board.

EXECUTIVE SUMMARY

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

The proposal would involve removing the existing residential and non-residential structures on the property and constructing two 4-5 story multifamily student housing buildings with a total of 100 units.

Staff's analysis found the proposal consistent with several city goals and policies, but recommended incorporating a mix of uses at the ground level at this location and provided a preliminary analysis of the Site Review criteria. Refer to the Concept Plan Review Criteria and the Key Issues.

PUBLIC FEEDBACK

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

BACKGROUND

As shown below in **Figure 1**, the approximately 2.94-acre site is located at the northwest corner of Baseline Road and 30th Street in the Colorado University Subcommunity. The site consists of multiple parcels and lots.



Figure 1: Vicinity Map

2955, 2969, and 2995 Baseline are located along Baseline Road and south of Canyon Creek Road. These properties are developed with three existing buildings including a multi-tenant office building, the Greenwood & Myers Mortuary, and Alta Sports Physical Therapy & Pilates.

735, 745, 765, and 775 30th Street are located along 30th Street and north of Canyon Creek Road and are developed with four existing one- and two-story residential buildings with a total of 12 dwelling units.

The properties slope from south to north from the highpoint at the southwest corner along Baseline Road downward to the low point at the north end of the property. There are mountain views from within and near the site. The site has been fully developed for several decades and does not include any wetlands, wildlife habitats or other protected areas.

Surroundings. The site is located at the intersection of the major thoroughfares Baseline Road and 30th Street, which are principal and minor arterials, respectively. The University of Colorado (CU) main campus is less than 1/3 mile walking distance from the site along Baseline Road.

To the west along Baseline Road are a variety of commercial uses, including multi-tenant office buildings, a gas station, and a salon. The Buffalo Canyon Apartments are located to the north and west of the property. Further west along the 28th Street Frontage Road / US 36, the former Best Western Inn is being redeveloped as HUB Boulder, a student housing development approved by Site Review and Use Review LUR2021-00024.

To the east across 30th Street is the Baseline Subdivision, a single-family neighborhood that has existed since the early 1960s.

To the southeast across the intersection of 30th and Baseline is the CU Williams Village dormitory complex, containing the 12-story Darley and Stearns dormitory buildings and the six story Bear Creek Apartment buildings.

To the south across Baseline Road is Williams Village Center, which contains one to three story buildings with a variety of retail and restaurant businesses, including a Sprouts Market, the Dark Horse Saloon, Cosmos's Pizza, a liquor store, a bank and other restaurants; as well as a Conoco gas station along Baseline Rd. and the Boulder Broker Inn. The Planning Board considered a Concept Plan on redevelopment of this property on January 16, 2024, under case number LUR2023-00038.

PROCESS

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

PROJECT DESCRIPTION

The applicant is proposing to redevelop 7 lots totaling 2.94 acres at 2955, 2969, and 2995 Baseline Road and 735-775 30th Street. All existing buildings would be demolished and the Site Review would include two (2) 4-5 story multifamily student housing buildings with a total of 100 units, a height modification request for buildings up to 55' in height, and a 62% parking reduction request. The proposal would include rezoning the properties at 765 and 775 30th Street from RM-2 to RH-5.

Figure 2 below shows the proposed site plan.



Figure 2: Conceptual Site Plan

Land Use - The proposed use for the site includes approximately 100 attached dwelling units designed for the university student population. In the southern building, resident amenities are provided including a ground floor fitness space and an upper level gathering space with a community deck and hot tub. The unit mix in the conceptual plans includes five 1-bedroom units, eight 2-bedroom units, one 3-bedroom unit, and 86 four- to six-bedroom units.

Pursuant to the “Use Standards” found in section 9-6-1, B.R.C. 1981, attached dwelling units are permitted by-right in the RH-5 zoning district; a Use Review is required for attached dwelling units on the ground floor facing a street in the southern building along Baseline Road, which is in the BT-1 zoning district.

Residential Density - Residential density/intensity in the RH-5 zone district is based on a minimum requirement of 15% of the overall lot area as open space and a maximum Floor Area Ratio (FAR) of 1.5; there is no maximum number of units.

In the BT-1 zone, density/intensity is based on a maximum FAR of 1.0, which may be increased up to a maximum FAR of 1.4 a site review, and a minimum of 30% open space is required; there is no maximum number of units.

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

For the portion of the property along 30th Street, a 15% open space requirement typically applies in the RH-5 zoning district; additionally, because the building height is proposed up to 55’ in height, Sec. 9-9-11(c)(3) “Buildings Over Forty-Five Feet in Height,” B.R.C. 1981 applies,

which requires any building over forty-five feet but less than fifty-five feet in height to provide at least twenty percent of the total land area as useable open space. The greater of the two open space requirements applies, so with a lot size of approximately 41,931 square-feet, approximately 6,289 square-feet of useable open space would be required.

For the approximately 86,135 square-foot portion of the property along Baseline Road in the BT-1 zoning district, the 30% minimum open space requirement would equate to approximately 25,840 square feet of required useable open space.

Additionally, the requirements for buildings requesting a height bonus apply for each building exceeding the zoning height limit. 9-2-14(h)(4)(B)(i)(b)(4) “Additional Requirements for a Height Bonus – Open Space,” B.R.C. 1981 requires an outdoor garden or courtyard with minimum dimensions and design elements to encourage use and occupation.

The applicant’s conceptual site plan as seen in **Figure 2** and **Attachment A** identifies landscaped areas primarily in setbacks and in the public right-of-way, patios at building entries, detention and water quality facilities, and an upper level outdoor deck as useable open space.

Architecture and Massing - As indicated in the applicant’s proposed plans, the proposal consists of two buildings with up to four and five stories in each building. Buildings are oriented along the public right-of-way with surface parking located behind the building façade. The proposal would require a modification request for height up to 55’ and the number of stories. See **Figure 3** and **Attachment A** for the applicant’s conceptual images.

Site Access / Connectivity –The proposal would reduce the number of vehicular access points and surface parking that currently exist, and provide a new pedestrian-oriented building design along the prominent public thoroughfares along the site.

Parking - Parking standards are found in Section 9-9-6, B.R.C. 1981. Parking is proposed as surface parking behind the building facades and some tuck-under parking under the 30th Street building. The plan set indicates that 277 parking spaces are required for the 100 dwelling units (1 space per 1-bedroom unit, 1.5 spaces per 2-bedroom unit, 2 spaces per 3-bedroom unit, and 3 spaces per 4-or more bedroom units).

The proposal includes a request to provide 106 parking spaces where 277 are required, or a 62% parking reduction. Per 9-9-6(f)(1), B.R.C. 1981, at the time of site review, a parking study and transportation demand management (TDM) plan are required as part of the parking reduction request. For a parking reduction request greater than 50%, a public hearing is required, and the Planning Board is the decision-maker on the proposal.

Note that the city is currently in the process of updating parking requirements, which may include eliminating the minimum off-street parking requirements for all land uses in the city. The [parking code updates](#) are anticipated to be completed in late June 2025.

Bike parking standards are found in Section 9-9-6(g), B.R.C. 1981. Attached dwelling units which do not have individual private garages require 2 bike parking spaces per unit, of which 75% must be long-term and 25% short-term spaces. A proposal with 100 dwelling units would require 150 long-term and 50 short-term bike parking spaces altogether. The conceptual proposal provides for 174 long-term bike parking spaces located in bike storage rooms within each building and in some units, and 52 short-term bike parking spaces near building entrances.



Figure 3: Conceptual Renderings



Left: Building along Baseline Road

Below: Building along 30th Street



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

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

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

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

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

As shown in **Figure 4** below, the BVCP designates the northern properties along 30th Street as “High Density Residential” which is described as:

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

Transitional Business (TB)	<p>Characteristics and Locations: The TB designation is shown at the intersection of and along certain major streets. These are areas usually zoned for less-intensive business uses than in the GB areas. They will often provide a transition to residential areas.</p> <p>Uses: Consists of a mix of uses, including housing.</p>
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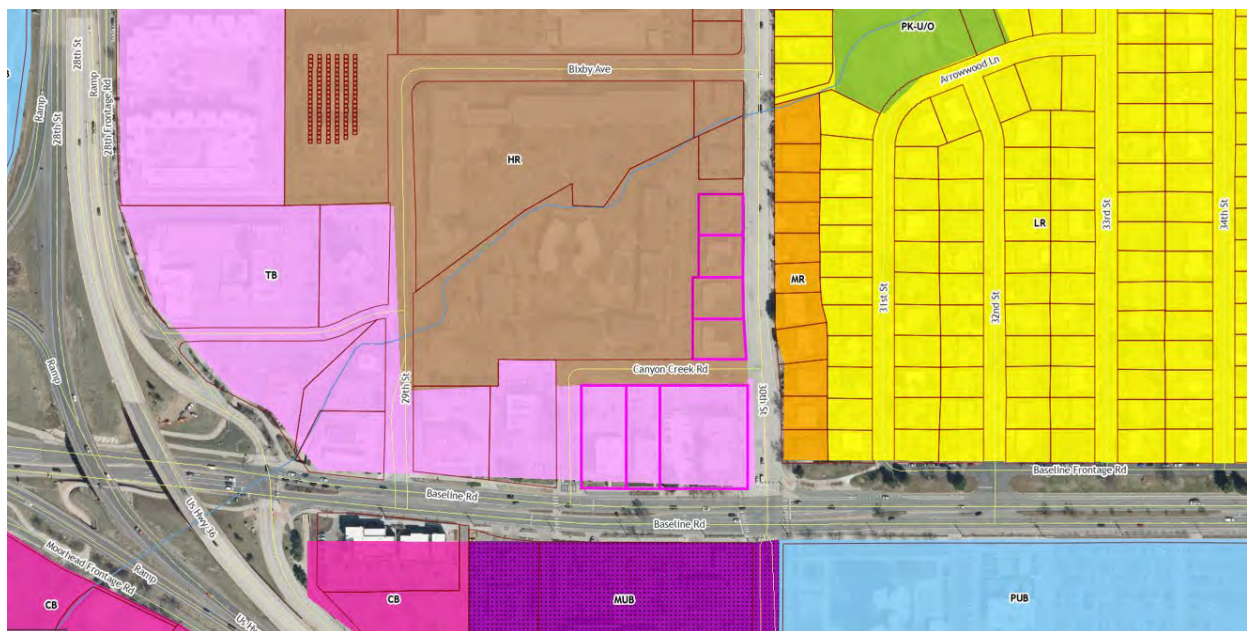


Figure 4: BVCP Land Use Designations

The property is not located within any area or subcommunity plans.

Projects are preliminarily assessed for compliance with the BVCP Land Use Designation and relevant goals and policies as part of Concept Plan. During Site Review, the project will be evaluated for consistency “with the BVCP land use map and, on balance, with the goals and policies of the BVCP” particularly those that address the built environment. In applying this, the approving authority shall consistently interpret and apply this criterion and consider whether a

particular goal or policy is intended to be applied to individual development projects or is to guide city policy decisions, such as regulatory actions. The BVCP does not prioritize goals and policies, and no project must satisfy one particular goal or policy or all of them” (Section 9-2-14(h)(1)(A), B.R.C. 1981).

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

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

Per [Section 9-2-14, B.R.C. 1981](#), a Concept Plan Review and subsequent Site Review are required because the proposal is greater than 2 acres or 30,000 square-feet of floor area in the subject zoning districts. A Site Review is required. Decision on the Site Review would be based on the Site Review criteria of Section 9-2-14(h), B.R.C. 1981. Submittal requirements are based on those specified in the land use code, including but not limited, detailed site plans, landscape plans, floor plans and elevations, preliminary stormwater and utility plans, etc.

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

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

Height Modification. The proposed buildings exceed the permitted building height in Section 9-7-5, “Building Height,” B.R.C. 1981. Per Table 7-1 of the land use code, buildings are limited to three stories and 35 feet in the RH-5 and BT-1 zones. Modification would be required as part of site review to allow the height of the structure to exceed 35 feet and to allow four or five stories in the buildings where only three stories are permitted by right. Per Section 9-2-14(g), a public hearing before Planning Board is required for an application that includes a height modification. The project would be subject to the adopted community benefit requirements of Section 9-2-14(h)(2)(K)(i), B.R.C. 1981 as there is floor area above a third story in a fourth and fifth floor above the zoning district height limit.

Conditions of approval for the Site Review would be applied to any approved development to ensure compliance with the community benefit regulations. The additional floor area permitted with the height modification (“bonus floor area”) would be used to determine the required number of “bonus units”, e.g., residential units above the 25% Inclusionary Housing requirement. This results in the number of additional permanently affordable units that must be in the building or included in the total calculation for in-lieu fees.

The community benefit provisions of Section 9-2-14(h)(2)(K), B.R.C. 1981, were adopted to implement Policy 1.12 of the BVCP which states that the city will consider additional height (up to the City Charter 55-foot height limit) as an incentive in exchange for community benefits that further other community objectives, such as the provision of permanently affordable housing.

Parking Reduction. The proposal includes a request to provide 106 parking spaces where 277

are required, or a 62% parking reduction. Per 9-2-14(g), B.R.C. 1981, a public hearing before Planning Board is required for an application that includes a parking reduction request greater than 50%. The parking reduction is reviewed under the standards in 9-9-6(f), Motor Vehicle Parking Reductions, B.R.C. 1981.

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

- a. Transportation Demand Management (TDM) Plan that outlines strategies to mitigate traffic impacts created by the proposed development with implementable measures for promoting alternate modes of travel.
- b. Parking Study in conjunction with a parking reduction request. The scope of a parking study may consist of analysis of any or all of the following factors: joint use of parking areas, peak parking demand for each land use, unusual parking demand based on type of land use, availability of nearby on-street parking, vicinity of high frequency transit, and Institute of Transportation Engineers Parking Generation estimates.
- c. Traffic Impact Study is required since the project's trip generation is shown to exceed the residential development threshold of 20 vehicles trips or greater during any single hour in the peak period.
- d. Preliminary Storm Water Report and Plan to address storm water runoff, water quality treatment issues, and detention ponding. Existing detention ponds are present on the proposed site.
- e. Utility Report to establish the impacts of this project on the City of Boulder utility systems and outline water main and wastewater main construction necessary to serve the development and perpetuate the overall system.
- f. A water system distribution analysis in order to assess the impacts and service demands of the proposed development and to demonstrate conformance with the Treated Water Master Plan, October 2011.
- g. A collection system analysis to determine any system impacts based on the proposed demands of the development and to demonstrate conformance with the city's Wastewater Collection System Master Plan, July 2016.
- h. A landscape plan that is consistent with, and exceeds, city code requirements.
- i. A detailed tree inventory including the species, size and condition of all existing trees on the site.
- j. The additional application requirements for Height Modification per 9-2-14(e), B.R.C. 1981.

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

As shown in **Figure 5** below, the site is within multiple zoning districts.

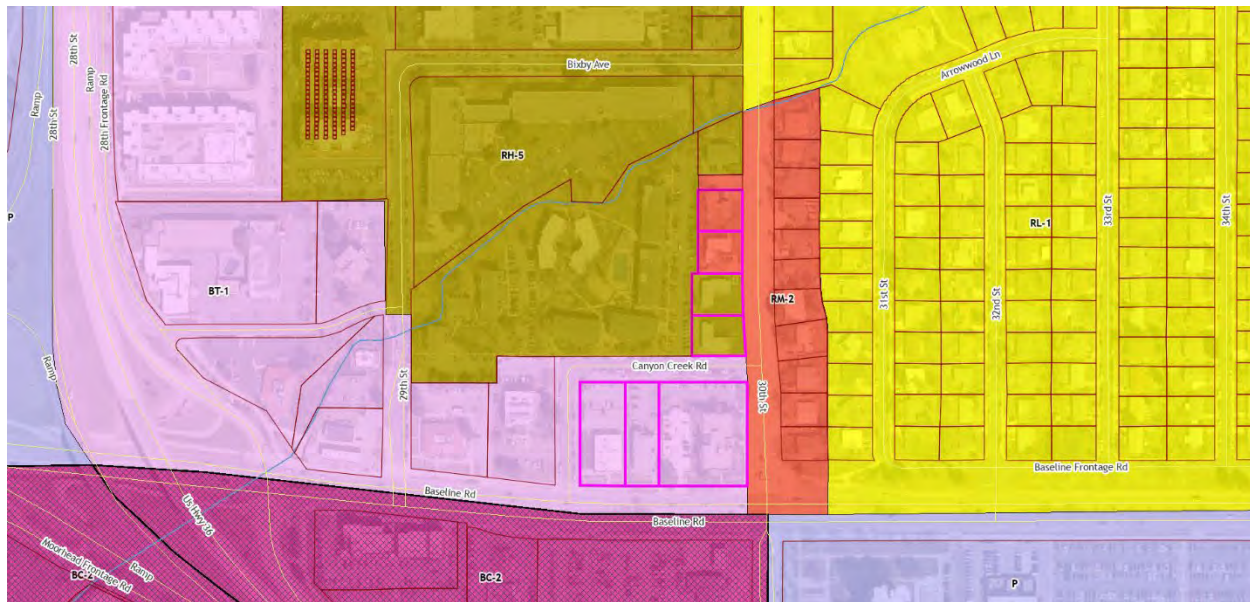


Figure 5: Zoning Districts

The northern properties along 30th Street are zoned Residential – Medium 2 (RM-2) and Residential – High 5 (RH-5), which are described in Section 9-5-2(c), B.R.C. 1981 as: “*Medium density residential areas primarily used for small-lot residential development, including without limitation, duplexes, triplexes, or townhouses, where each unit generally has direct access at ground level*” (RM-2) and “*High density residential areas primarily used for a variety of types of attached residential units, including without limitation, apartment buildings, and where complementary uses may be allowed*” (RH-5). Attached dwelling units are permitted by-right in the these zoning districts.

The southern properties along Baseline Road are zoned Business – Transitional 1 (BT-1), which is described in Section 9-5-2(c), B.R.C. 1981 as: “*Transitional business areas which generally buffer a residential area from a major street and are primarily used for commercial and complementary residential uses, including without limitation, temporary lodging and office uses.*” Pursuant to the “Specific Use Standards” found in section 9-6-3(d)(2)(A), B.R.C. 1981, a use review is required for attached dwelling units within the BT-1 zoning district on the ground floor facing a street (“In the BT-1, BT-2, IS-1, and IS-2 zoning districts, attached dwelling units are allowed by right if the use is not located on the ground floor facing a street, with the exception of minimum necessary ground level access. Attached dwelling units that are not allowed by right may be approved only pursuant to a use review”).

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

- **Demolition Review:** Historic preservation review is required for demolition of non-designated buildings older than 50 years. A Historic Preservation Demolition Review application should be submitted prior to site review to confirm eligibility.
- **Rezoning:** The development includes a proposal to rezone a portion of the property along 30th Street from RM-2 to RH-5. Rezoning applications are reviewed according to the criteria in 9-2-19(e), B.R.C. 1981. The planning board makes a recommendation for

approval or denial, and the city council makes the final determination at a public hearing. Refer to Key Issue #2 for discussion of the rezoning request

- Use Review: Pursuant to the “Specific Use Standards” found in section 9-6-3(d)(2)(A), B.R.C. 1981, a use review is required for attached dwelling units within the BT-1 zoning district on the ground floor facing a street. The purpose of a use review is to determine if a particular use and its potential impacts are appropriate for a proposed location (refer to section 9-2-15(a), B.R.C. 1981).
- Preliminary and Final Plat: A preliminary and final plat would be necessary to combine existing lots and parcels into developable lots, and dedicate any necessary easements and/or right of way.
- Technical Documents: Following the Site Review and Use Review, Technical Documents including any required final plans for site, architecture, landscaping, lighting, and civil plans are required.

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

As shown in **Figure 6**, the site is adjacent to multiple thoroughfares and transportation corridors, including the existing protected bike lane in Baseline Road and on-street bike lanes in 30th Street. The site is located about one-third mile from the University of Colorado main campus to the west.

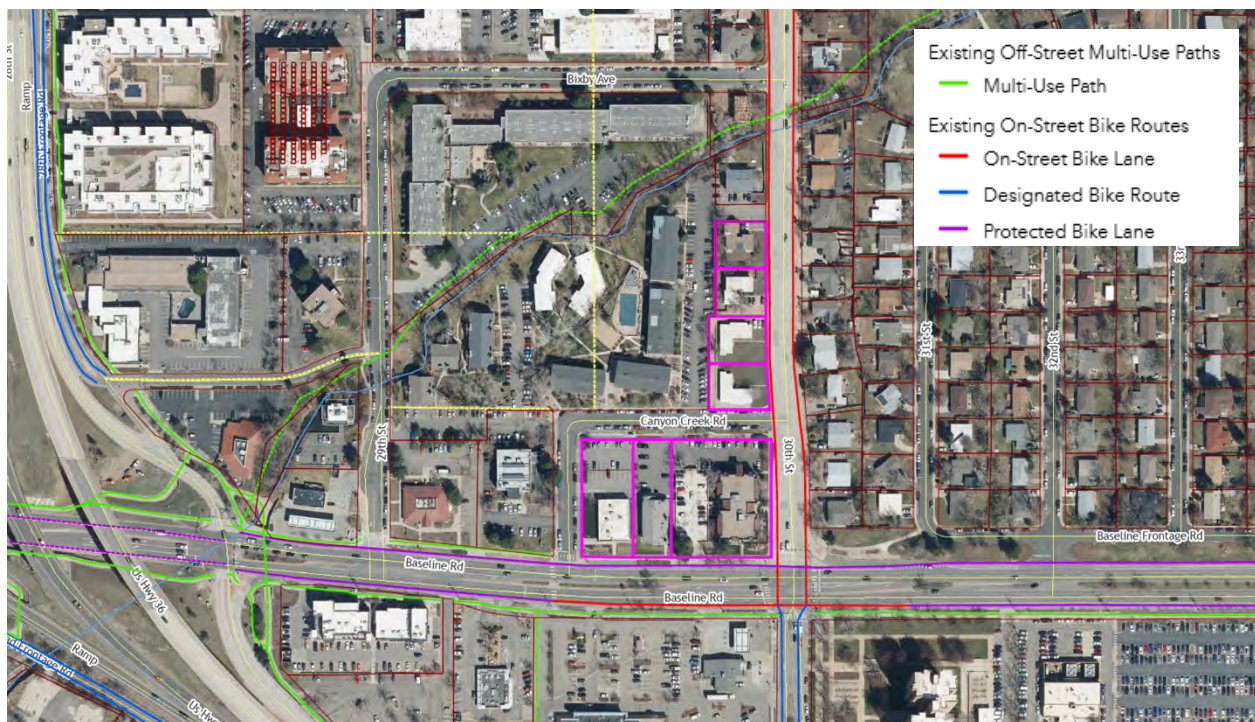


Figure 6: Transportation Connections

The site is located within walking distance to a number of bus stops and bus routes as noted in **Figure 7**, including the Bound and 225, among others (routes shown in blue lines). There are two transit stops directly adjacent to the property that would be updated as part of the proposed

redevelopment of the property. Some Buff Bus routes pass by the property, with stops at Williams Village / Bear Creek Apartments (routes shown in gold lines).

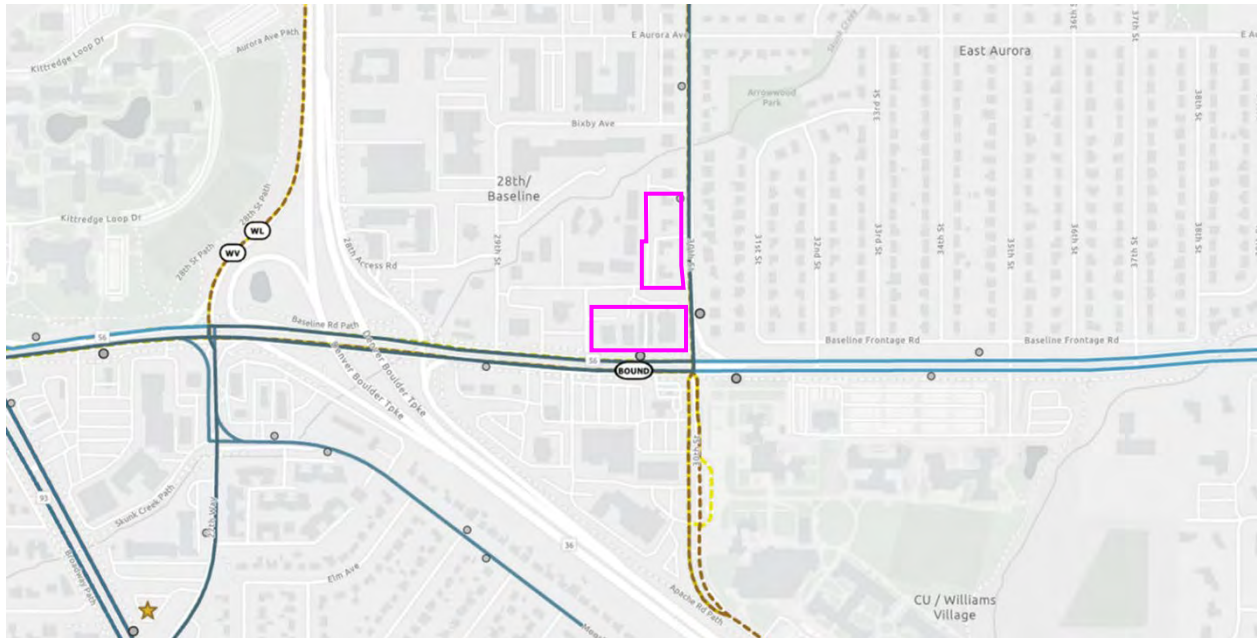


Figure 7: Transit Routes

The City of Boulder and University of Colorado Boulder Transportation Master Plans identified the need for detailed studies of several transportation corridors in Boulder, including [30th Street and Colorado Avenue](#). The study area contained six of the top crash locations in Boulder and the purpose of the study was to examine existing and anticipated transportation conditions and needs, and develop designs to improve travel for all modes.

The [Baseline Road Transportation Safety Project](#) is active in the vicinity of this proposed site and is currently in the final design stages. This Safety Project will create safer conditions for walking, bicycling and driving on Baseline Road while enhancing connections to popular community destinations. The Safety Project is contained within public right-of-way and does not currently propose modifications to this site.

With the redevelopment of the subject property, the city will require build-out and dedication of right-of-way along 30th Street to meet the city's Design and Construction Standards (DCS); from the centerline, this includes two 11-ft wide travel lanes, the 7-ft wide bike lane, the 3-ft wide buffer, 8-ft wide landscape buffer, and an 8-ft wide detached sidewalk. Additional right-of-way dedications may be necessary to accommodate the improvements.

Per Section 9-9-5(c)(1) of the BRC 1981, one access point or curb cut per property is permitted; staff recommends removing the proposed access point identified on the western portion of the 2995 Baseline parcel.

The existing RTD transit stop on Baseline Road will be required to be enhanced per Section 2.13 of the DCS as a floating bus stop and the existing RTD transit stop on 30th Street is being further evaluated and may require the stop location to be shifted south to not block driveway or sight triangle requirements for residents.

(6) Environmental opportunities and constraints including, without limitation, the identification of wetlands, important view corridors, floodplains and other natural hazards, wildlife corridors, endangered and protected species and habitats, the need for further

biological inventories of the site and at what point in the process the information will be necessary;

As shown earlier in **Figure 1**, the existing site is fully developed, and does not include any wetlands, wildlife habitats or protected areas.

There are some existing mature trees on the site. At the time of site review, a tree inventory is required to identify any healthy long-lived trees that may be preserved.

Staff encourages the use of large maturing trees and reducing the amount of pavement provided as much as possible to combat heat island impacts. Refer to the Boulder Urban Heat Mapping data at: <https://storymaps.arcgis.com/stories/a37426811d664de69e81e3b882e82cd1>

There are existing mountain views from within and near the site which should be taken into consideration with the final site and building design. There is the possibility to provide views toward the southwest from upper building floors and upper-level decks, consistent with height bonus criterion under 9-2-14(h)(4)(B)(i)(b)(3) “Additional Requirements for a Height Bonus – Views” which requires a project seeking a height bonus for a 4th or 5th floor to take advantage of prominent mountain views from common areas within the site, through useable open spaces on the site or elevated common areas on the building

(7) Appropriate ranges of land uses;

As shown earlier in **Figure 4**, the BVCP designates the northern portion of the property as “High Density Residential” which are areas “generally located close to the University of Colorado, in areas planned for transit-oriented redevelopment and near major corridors and services.” Residential uses such as attached dwelling units are permitted by-right in the existing and proposed residential zoning districts in this area of the site.

The BVCP designates the southern portion of the property along Baseline Road as “Transitional Business” which are areas “along certain major streets. . . usually zoned for less-intensive business uses than in the GB [General Business] areas. They will often provide a transition to residential uses. Uses: Consists of a mix of uses, including housing.”

The southern portion of the property is zoned BT-1, and pursuant to the “Specific Use Standards” found in section 9-6-3(d)(2)(A), B.R.C. 1981, a use review is required for attached dwelling units within the BT-1 zoning district on the ground floor facing a street. The Use Review would be reviewed concurrently with the proposed Site Review.

Given the site’s proximity and multimodal connectivity to the University of Colorado, staff finds that the project site is an appropriate location for student housing. However, staff encourages the applicant to reconsider the residential-only nature of the proposal given the land use designation of Transitional Business, BVCP policies encouraging mixed-use projects especially along major multimodal corridors, and potential synergies with other mixed-use activities in the immediate area. Baseline Road serves as a major vehicular and transit corridor that would benefit from the activity generated by a mix of uses, especially on the ground floor. Commercial uses on the ground floor would also provide important separation and buffering for residential uses from the busy street and intersection with 30th Street. Finally, the proposal would remove several existing local commercial businesses with a single use residential project. Providing replacement space would be important to maintain opportunities for other small local businesses to be located in this area.

(8) The appropriateness of or necessity for housing.

Student-oriented housing near the university alleviates student pressure on the overall housing supply, particularly in traditionally single-family neighborhoods. The University of Colorado Housing Master Plan notes that population growth has tightened the housing supply in the city and increased pressure on housing near the campus. The plan states that the “availability, quality, and affordability of housing has increasingly become a factor in recruitment and retention decisions of students, faculty, and staff.” Research done in the completion of the master plan found very low levels of vacancy (<1%) in student-oriented properties that cater specifically to student renters compared to the larger market.

KEY ISSUE DISCUSSION

Key Issue #1: Is the proposed concept plan generally compatible with the goals, objectives, and recommendations of the Boulder Valley Comprehensive Plan (BVCP)?

As mentioned above, the Boulder Valley Comprehensive Plan designates the property as “High Density Residential” and “Transitional Business” (see Concept Plan criterion #2 and #7, above).

In terms of conformity of the proposed development with the Boulder Valley Comprehensive Plan land use designations, staff finds that the project site is an appropriate location for student housing near the university and multi-modal corridors, but encourages the applicant to reconsider the residential-only nature of the proposal in the Transitional Business area.

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

- *2.03 Compact Development Pattern* – The proposed project would redevelop an existing developed property and take advantage of existing urban services to provide additional housing.
- *2.16 Mixed Use & Higher-Density Development* – The proposal provides a higher-density development in an appropriate location close to multi-modal corridors and the University of Colorado.

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

- *2.14 Mix of Complementary Land Uses* – The proposal includes only residential land uses in the area designated Transitional Business, where a mix of uses is encouraged.
- *2.38 Importance of Urban Canopy, Street Trees & Streetscapes* – The proposal should provide adequate space for large, maturing trees in landscape setbacks and rights-of-way for the environmental benefits along streetscapes.
- *2.41 Enhanced Design for All Projects:*
 - *h. Permeability.* The proposal lacks visual and physical permeability into and through the property due to the length of the buildings along the streetface. Staff recommends adding a portal element to allow pedestrian access and views into the site or breaking up each building into multiple buildings.
 - *i. On-site open spaces.* The on-site open spaces at the ground level are largely detention and water quality facilities, or located in the setbacks and right-of-way along major streets. Staff is recommending revisions to the design of the open

space to ensure it is functional and meets the additional Site Review requirements for buildings requesting a height bonus. Refer to staff's analysis of the Site Review criteria under Key Issue #4 for additional information.

Key Issue #2: Does the Board have feedback on the proposed rezoning of a portion of the property from RM-2 to RH-5?

The proposal includes a rezoning request for a portion of the property along 30th Street to change from Residential-Medium 2 (RM-2) to Residential-High 5 (RH-5).

Rezoning applications are reviewed according to the criteria in 9-2-19(e), B.R.C. 1981. The planning board shall make a recommendation for approval or denial, and the city council shall make the final determination at a public hearing.

Based on the zone district purposes described in Section 9-5-2(c), B.R.C. 1981, the proposed zoning change would be consistent with underlying BVCP land use designation of High Density Residential in this location, and is consistent with the rezoning criterion 9-2-19(e)(1) that the proposed rezoning is necessary to come into compliance with the Boulder Valley Comprehensive Plan map. The area directly adjacent to the site is similarly designated High Density Residential land use in the BVCP and zoned Residential High-5, which further supports the compatibility of this change with the adjacent areas.

Key Issue #3: Does the Board have feedback on the proposed Use Review for ground level dwelling units along a street in the BT-1 zoning district?

The southern properties along Baseline Road are zoned Business – Transitional 1 (BT-1), which is described in Section 9-5-2(c), B.R.C. 1981 as: *“Transitional business areas which generally buffer a residential area from a major street and are primarily used for commercial and complementary residential uses, including without limitation, temporary lodging and office uses.”*

Pursuant to the “Specific Use Standards” found in section 9-6-3(d)(2)(A), B.R.C. 1981, a use review is required for attached dwelling units within the BT-1 zoning district on the ground floor facing a street (“In the BT-1, BT-2, IS-1, and IS-2 zoning districts, attached dwelling units are allowed by right if the use is not located on the ground floor facing a street, with the exception of minimum necessary ground level access. Attached dwelling units that are not allowed by right may be approved only pursuant to a use review”).

The purpose of a use review is to determine if a particular use and its potential impacts are appropriate for a proposed location. The proposed ground floor dwelling units facing a street in BT-1 would be reviewed under the Use Review criteria in 9-2-15(e), B.R.C. 1981, listed below.

Staff recommends that at the time of a Use Review application, the applicant identify how the proposal is consistent with the below-listed criteria and consider providing a mix of ground-floor uses, including some non-residential.

9-2-15(e) Criteria for Review: No use review application will be approved unless the approving agency finds all of the following:

(1) Rationale: The use either:

(A) Provides direct service or convenience to or reduces adverse impacts to the surrounding uses or neighborhood;

(B) Provides a compatible transition between higher intensity and lower intensity uses;
(C) Is necessary to foster a specific city policy, as expressed in the Boulder Valley Comprehensive Plan, including, without limitation, historic preservation, moderate income housing, residential and nonresidential mixed uses in appropriate locations, and group living arrangements for special populations; or
(D) Is an existing legal nonconforming use or an expansion that is permitted under Subsection (f) of this section;

(2) Compatibility: The location, size, design, and operating characteristics of the use will be reasonably compatible with and have minimal negative impact on the use of nearby properties, or, for residential uses or community, cultural, and educational uses in industrial zoning districts, the proposed development reasonably mitigates the potential negative impacts from nearby properties;

(3) Infrastructure: The use will not significantly adversely affect the infrastructure of the surrounding area, including, without limitation, water, wastewater and storm drainage utilities and streets, compared to an allowed use in the zoning district, or compared to the existing level of impact of a nonconforming use;

(4) Character of Area: The use will not change the predominant character of the surrounding area or the character established by adopted design guidelines or plans for the area; and

(5) Conversion of Dwelling Units to Nonresidential Uses: There shall be a presumption against approving the conversion of dwelling units in the residential zoning districts to nonresidential uses that are allowed pursuant to a use review, or through the substitution of one nonconforming use with another nonconforming use. The presumption against such a conversion may be overcome by a finding that the use to be approved serves another compelling social, human services, governmental or recreational need in the community, including, without limitation, a use for a daycare center, park, religious assembly, social service use, benevolent organization use, art studio or workshop, museum, or an educational use.

Key Issue #4: Does the Board have feedback on the conceptual site plan and building design?
--

Staff has listed relevant Site Review criteria below with a brief preliminary consistency analysis, including suggestions for improvements for Planning Board consideration.

Site Design

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

(A) Access, Transportation, and Mobility:

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.

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.

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.

Staff is appreciative of the general site design placing the building forward and design with entrances to the public realm. However, there is not functional permeability through the site due to the length of the buildings. Consider adding a portal element to allow pedestrian access and

views into the site or breaking up each building into multiple buildings. (Refer to the length requirements for buildings requesting a height modification.) At the time of site review, provide a circulation diagram to show how pedestrians, cyclists, and vehicles move through the site.

Staff is generally supportive of the intention to propose a parking reduction for this site in its location close to the university, shopping, amenities, and transportation connections and appreciates the proposal to locate parking behind the building façade. However, the amount of surface parking provided continues to negatively impact the design of open space, pedestrian permeability, and the ability of the site design to meet the criteria for a height modification. Consider how surface parking can be redesigned to better address these site design criteria or consider moving some parking underground.

Improvements to 30th Street must be better incorporated into design. Ensure that the setback between the building and right-of-way improvements allow for adequate space for large maturing trees wherever possible.

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

(B) Open Space:

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

(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.*

There is a lack of high-quality ground level open space for gathering and recreational uses that will meet the needs of residents. Please note that detention areas, depending on the design and useability, may not qualify as useable open spaces and do not provide adequate programming to serve residents' needs as shown. Additionally, with much of the ground level open spaces being devoted to detention, it may be difficult to achieve the planting quantity requirements required in site review. A proposal involving a request for additional Floor Area Ratio (FAR) on the property will result in additional residents and the amount and quality of open space is critical to support an FAR increase request through site review.

The proposal appears to show landscaped areas in the public right-of-way contributing to minimum open space requirements. Please note that a modification request is required to count areas of the public right-of-way toward minimum open space requirements and these areas may contribute no more than ten percent of the required useable open space per 9-9-11(f)(4), B.R.C. 1981. Areas that are expected to be used for transportation purposes within the next 10 years are not counted. Please ensure that the areas that are to be used for right-of-way improvements are not shown or counted as useable open space.

Please note the code criteria for buildings requesting a height bonus under

9-2-14(h)(4)(B)(i)(b)(3) “Additional Requirements for a Height Bonus – Views” which requires a project to take advantage of prominent mountain views from common areas within the site, through useable open spaces on the site or elevated common areas on the building, and (4) “Additional Requirements for a Height Bonus – Open Space” which requires an inviting grade-level outdoor garden or landscaped courtyard as a gathering space for building users of a width of no less than the height of the building walls, with southern exposure and various amenities. The subject property is separated in two by a public right-of-way and not clearly designed to encourage access from residents from one site to another. Ensure that the design encourages all residents to access and use the above-mentioned required elements or provide separate elements for each building.

As noted above, please ensure that the setback between the building and 30th Street right-of-way improvements allow for adequate space for large maturing trees wherever possible.

Staff encourages the use of large maturing trees and reducing the amount of pavement provided as much as possible to combat heat island impacts. Refer to the Boulder Urban Heat Mapping data at: <https://storymaps.arcgis.com/stories/a37426811d664de69e81e3b882e82cd1>

Please ensure that parking areas are screened pursuant to 9-9-14, Parking Lot Landscaping Standards, B.R.C. 1981, including (c) “Screening Parking Lots At Property Edges.”

Building Design:

The concept plan submittal included site plans, architectural perspectives, and elevations (**Attachment A**), as well as reference imagery for material and design choices. Additional details will be needed at the time of Site Review to determine conformance with the Site Review criteria pertaining to building design. For the purpose of the Planning board discussion, staff has highlighted a preliminary consistency analysis for relevant building and design criteria:

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

(A) Building Siting and Public Realm Interface:

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.

(B) Building Design:

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

(C) Building Materials:

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.

Staff appreciates the renderings provided with the proposal and the focus on providing a high-quality and unique building design. The proposed building materials and design of elements such as the proposed balconies and defined building entries along the street meet many of the design criteria in (A) “Building Siting and Public Realm Interface” and (C) “Building Materials.”

The proposed buildings are larger floor plates and hundreds of feet long along the public right-of-way; additional variation in the roof form and height is necessary to meet the above-listed criteria as well as to address the requirements for buildings requesting a height modification – which limit the length of buildings along a public right-of-way to 200’ and require designing facades exceeding 120’ in length along a public street as at least two distinct buildings.

The proposal is located across 30th Street from a zoning district of lower intensity consisting of duplexes and single-family homes. At the time of site review, staff recommends more clearly identifying how the proposal uses design elements such as building siting and massing, placement of open space, permeability and views, to respond to the surrounding context.

The proposed footprint of the buildings, parking configuration, and open space don’t allow adequate space along 30th Street between the buildings and right-of-way improvements for adequate space for maturing trees and landscaping. Staff recommends evaluating how portions of the buildings could be reformatted, such as a change from double-loaded to a single-loaded design, incorporating additional tuck-under parking, or eliminating a row of surface parking to accommodate the necessary space adjacent to 30th Street.

The two buildings should be revised to more clearly relate to one another and offer functional pedestrian circulation and wayfinding between the properties north and south of Canyon Creek Road, in particular if residents from the building to the north are intended to use the amenities within the property to the south and vice-versa.

At the time of site review, the plan set should show that there are no in-plane material changes except where there is at least a 12-inch wall offset and should depict all proposed rooftop mechanical equipment and screening.

9-2-14(b)(1)(E) Height Modifications:

The application materials indicate that a height modification is anticipated for the project. At the time of site review, the proposal should include the application materials required in 9-2-14(e), B.R.C. 1981 and show demonstrate how the proposal meets the Additional Criteria in 9-2-14(h)(4), B.R.C. 1981, including requirements related to building façade length and articulation, views, and grade-level outdoor gathering space standards.

CONCLUSION

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

Attachments:

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



MEMORANDUM

To: Charles Ferro, Land Use Review Manager - CITY OF BOULDER
From: Adrian Sopher - SOPHER SPARN ARCHITECTS LLC
Project: HUB Boulder Baseline
Date: 3 March 2025

Re: WRITTEN STATEMENT – Concept Plan Review Submittal

This document is a written statement describing the proposed rental student housing project, located at 2955 Baseline Road; 2969 Baseline Road; 2995 Baseline Road; 735-775 30th Street, Boulder, CO. This document outlines how the application meets all applicable review criteria and is being submitted in preparation for the City of Boulder's Site Review application requirements. In this narrative, the two lots shall be referred to as the "Baseline Lot" and "30th Street Lot" for clarity.

PLANNING & ARCHITECTURAL CONSIDERATIONS

PROJECT CHARACTER - GENERAL

The proposed basic project components consist of two separate buildings, containing a total of 100 residential units in varying configurations ranging from 1 to 6 bedrooms all intended for student rental. Located just east of the University of Colorado Campus, and across Baseline Road from Williams Village, this project will enhance the existing student housing neighborhood.



Baseline Lot

The Building Located at the corner of Baseline & 30th will contain the lobby and amenity space for both lots and is located on the southwest corner of the site. Multi-level townhome style residential units make up the remainder of the ground level, with flats above for a total of 4 stories. Surface level parking is in the center of the site and accessed off Canyon Creek Drive.

30th Street Lot

The south end of the building fronting 30th street is 4 stories and contains multistory townhome style units with flats above, and an entry lobby off Canyon Creek drive with ample enclosed bike parking. As the site steps down to the north, the building transitions into 3-story townhome units. Surface level parking for the site is located along the west side of the building.

PROPOSED USES, ZONING, AND NEIGHBORHOOD CONTEXT

The Project site is in three different existing zones; BT-1, RM-2, and RH-5.

Baseline Lot

This site is completely in the BT-1 zone, bordered on the south by Baseline Road, to the east by 30th street with low rise residential in the RM-2 zone across the street, and to the north by existing RH-5 composed mostly of existing student housing. The BT-1 zone requires 30% minimum open space on lots with residential uses, and has a maximum FAR of 1.0, which can be increased to 1.4 through Site Review.

In the BT-1 zone attached residential uses are allowed by-right, if the use is not located on the ground floor facing a street. Ground level residential uses are, however, allowed by Use Review. Ground floor residential with direct access to the street is being proposed. The applicant will be requesting relief from this requirement with a concurrent Site and Use Review Application.

30th Street Lot

This Site is currently split between two zones: RM-2, and RH-5. The small portion of the site that is still zoned RM-2, is surrounded on three sides by RH-5 zones. The applicant will be requesting rezoning during the site review process to RH-5 for the whole site To bring it into conformity with the proposed Future Land Use Map. The RH-5 Zone has a maximum FAR of 1.5 and 15% minimum open space.

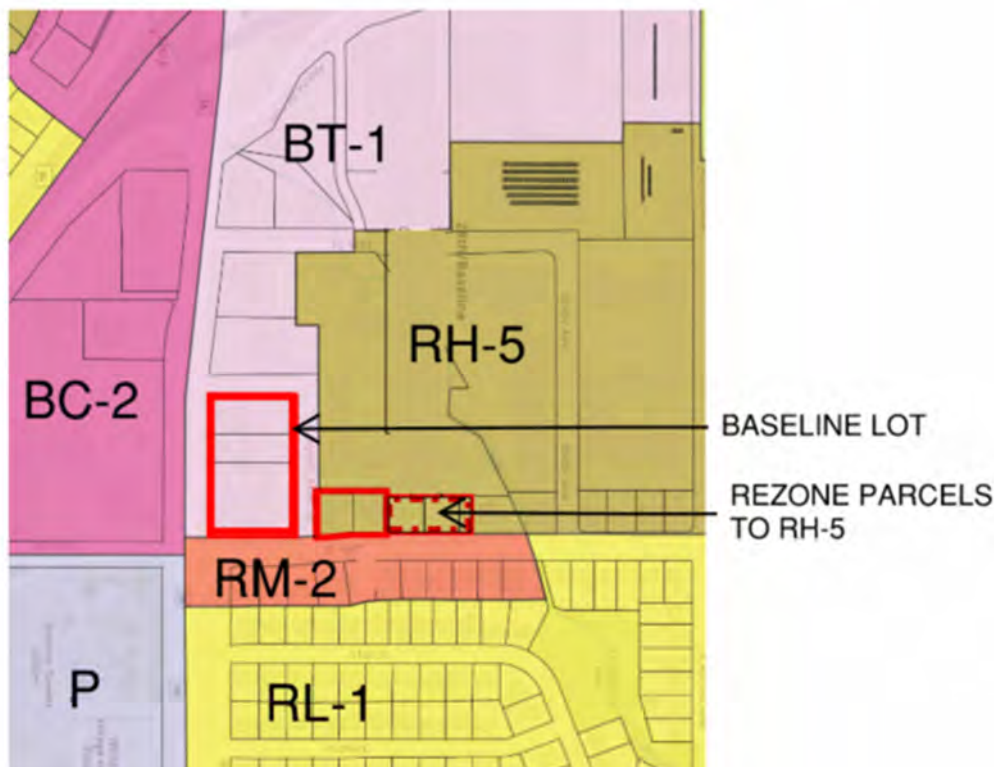


Figure 1 PROPOSED REZONING

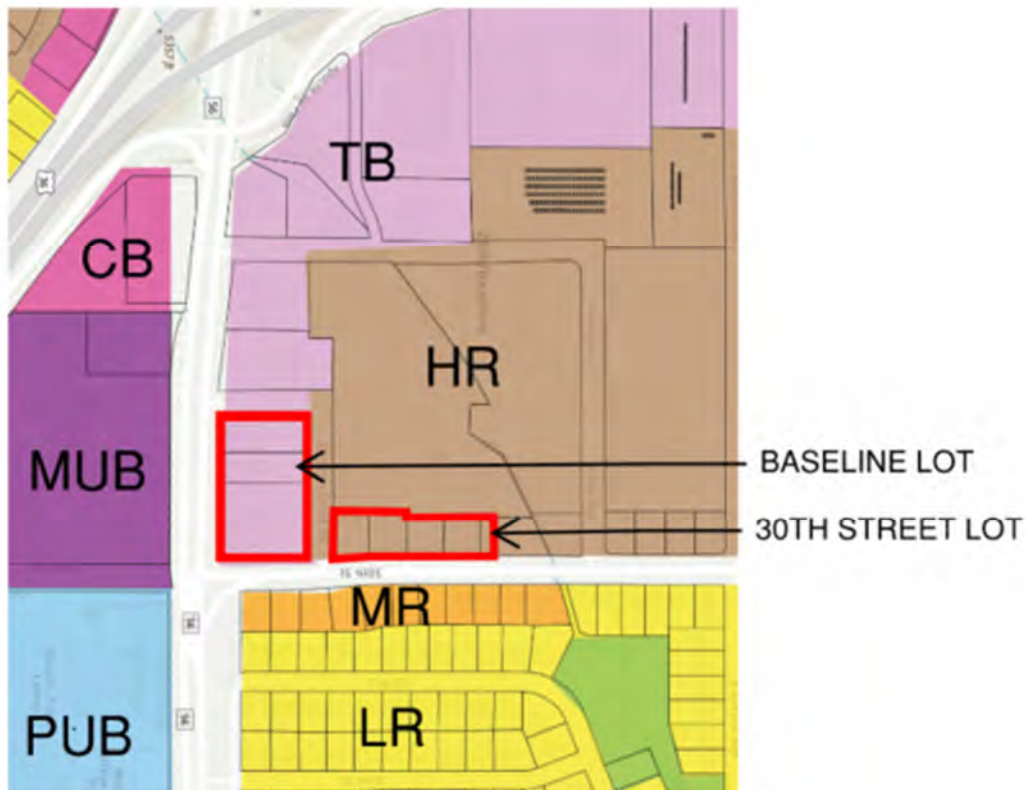


Figure 2- FUTURE LAND USE

Baseline & 30th Street Lots

For both the BT-1 zone and the RH-5 zone, the maximum by-right allowable building height is 35'. Additional Building height over the maximum may be requested through Site Review process. The applicant will be requesting a height modification with the following justifications:

- The proposed site has an large existing grade difference of 9 feet from the South boundary at Baseline road to the low point Canyon Creek Road, and then another 9 feet from Canyon Creek Road to the low point at the North boundary of the site. Accordingly, the project as shown, is proposed to be 4 stories with a maximum height of $\pm 54' - 7.25''$ above existing grade.
- As the project site loses elevation from South to north, the height of the buildings will also be proportionally decreased.
- The increased height will allow the Amenity Deck on the 3rd level of the Baseline Lot building to take advantage of the views towards the mountains to the west. In Addition, more of the individual residential units will also be able to take advantage of the views to the west.
- increased height along Baseline Road is appropriate to the surrounding context of the commercial uses across the street, and the Williams Village housing complex.



EXISTING SITE CONDITIONS

The project sits at the northwest corner of the intersection of Baseline Road and 30th Street. It is bordered by Canyon Creek Road to the west and extends along 30th Street for roughly 700'. The high point of the site is along Baseline Avenue, and slopes down by roughly 20' at the northern limits of the north site.

The existing is comprised of 7 different parcels. The Baseline lot contains (3) 1-3 story commercial buildings and on grade parking lots with minimal open space. The 30th Street lot contains (4) 2-story multi-family residential units with open space between the units, and no parking.

PARKING, ACCESS, SERVICE, & SAFETY

PARKING/VEHICULAR ACCESS

The principal vehicular entrance to the Baseline Lot is from the Canyon Creek Road on the north side of the site. Vehicular access to the 30th Lot is off 30th Street on the north side of the site at the existing curb cut. On-site parking for the project is proposed to be in the following quantities on-grade, and distributed between the two sites as follows:

Baseline Lot

- 46 Standard spaces – including 2 accessible spaces (1 van)
- 34 Compact spaces

80 Total spaces provided onsite

30th Street Lot

- 14 Standard Spaces – including 2 accessible space (1 van)
- 12 Compact spaces

26 Total spaces provided onsite

106 Total spaces provided for the entire project

As drawn, the project will require the following parking spaces:

Baseline Lot

- 1 parking space for each of the 2 1-bedroom units (2 spaces)
- 1.5 parking spaces for each of the 6 2-bedroom units (9 spaces)
- 2 parking spaces for the 1 3-bedroom unit (2 spaces)
- 3 parking spaces for each of the 56 4-6 bedroom units (168 spaces)

181 Total parking spaces required per the Development Standards for Baseline Lot

30th Street Lot

- 1 parking space for each of the 3 1-bedroom units (3 spaces)
- 1.5 parking spaces for each of the 2 2-bedroom units (3 spaces)
- 3 parking spaces for each of the 30 4-6 bedroom units (90 spaces)

96 Total parking spaces required per the Development Standards for the 30th Street Lot

277 Total parking spaces required for the entire project

Since the project is intended to be a student housing facility located less than 1 mile to the CU campus and directly accessible to bike paths linking it to the campus and the nearby commercial center, the applicant will be requesting a parking reduction and providing associated Transportation Demand Measures in support of that request. As drawn, the project would require a **62% parking reduction**.

BICYCLE PARKING

Bicycle parking requirements per Table 9-8 are 2 spaces per residential unit, with 75% required to be long term, and 25% short term. The project has a total of 100 units, so **200 bicycle parking spaces are required**, with 50 short term, and 150 long term spaces. Bicycle parking is distributed between the sites as follows

Baseline Lot

- 32 Short term spaces
- 122 long term spaces

154 spaces onsite

30th Street Lot

- 20 short term spaces
- 52 long term spaces

72 spaces onsite

226 Total bicycle parking spaces provided

TRANSPORTATION CONNECTIONS

Transportation demand for the project will be managed significantly by virtue of the target population being students. The location is highly accessible to the University and within a 10-minute walk to groceries and other commercial services. Additionally, the project is designed to support active and easily accessible bicycle use as inherent in its design and organization.

Alternative travel modes are supported by the existing multi use path to the south, which connects the site to the CU Boulder campus via the underpass at 28th Street, and the commercial/retail center to the south.

As a student housing project where all units are fully furnished, the need for a loading dock to support large vehicles are not necessary. Since furnishings are provided, it is anticipated that all moving of students' personal belongings can be done from passenger-sized vehicles. Loading and unloading of resident belongings is scheduled to occur on specific moving days in coordination with the university calendar.

Baseline Lot

A dedicated loading area will be provided on the north side of the Baseline lot, in the parking lot that is directly adjacent to an elevator serving the lobby space. Trash service will be from a dedicated driveway from Canyon Creek on the west side of the building, with enough height and depth for a truck to back completely off of the public road and sidewalk to collect trash.

30th Street Lot

The lobby space and elevator for the 30th street building is located off Canyon Creek Road. A dedicated move-in and loading space will be provided at the on-street parallel parking in front of the lobby entrance. Both loading areas will also serve as a convenient pick-up location for ride share services. Trash Service for the 30th Street building is located in the back of the building in the parking lot and is accessed from 30th Street.

EMERGENCY VEHICLE ACCESS

Fire trucks and emergency vehicles can access the whole perimeter of both lots from Baseline Road, 30th Street, Canyon Creek Road, and the drive from 30th Street.

Emergency vehicles responding to non-fire calls, can pull into the parking lot for the Baseline Lot and have access directly to the lobby space, which will serve as a clear location for emergency service. For the 30th Street lot, there is direct access to the main lobby on Canyon Creek Road.

SITE USAGE**Baseline Lot**

The organization of the building on the site is primarily driven by its interaction with the main streets that border it, as well as the desired connection to both the views and the University to the west.

The building is positioned along the western, southern, and eastern edges of the site to engage with Baseline and 30th Streets, while keeping the parking area tucked behind, out of sight from the main streets. Ground-level units on all three sides offer direct street access, encouraging activity along the building facades facing Baseline and 30th Streets.

Key amenity spaces, such as the lobby, fitness center, and leasing office, are strategically placed at the southwest corner to ensure prominent visibility for those approaching from the University campus. The elevated amenity deck is also located here, providing optimal views to the west and maximizing sun exposure.

On the northwest side, the building is set back to create a more private green space, offering a retreat away from the bustle of the streets. Meanwhile, the open space along the Baseline façade and the building's lobby entrance helps foster a vibrant outdoor atmosphere.

30th Street Lot

Similar to the Baseline Building, this structure is positioned to engage with the 30th Street frontage. The parking is discreetly placed behind the building, out of view from the public realm, while the usable open space is oriented to the west, offering both optimal exposure to the sun and protection from the noise along 30th Street.

The site has also been designed to accommodate the proposed 30th Street Multimodal Improvements to provide room for the separated bike lane and buffer zone, as was shown in the City of Boulder 30th and Colorado Corridor study as shown below:

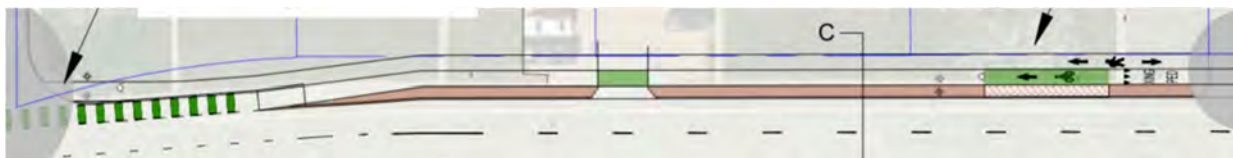


Figure 3 - PROPOSED 30TH STREET IMPROVEMENTS

The 30th Street building will share amenities with the Baseline building, and as such, the main lobby has been strategically located at the southeast corner to facilitate easy movement between the two structures.

BUILDING ORGANIZATION & MASSING**Overall Design Strategies**

The building's overall form is simple, featuring large, glazed areas and projecting balconies that extend from the main mass. Residential entries at street level are recessed to ensure privacy. The material palette is limited but varied, with a focus on texture. Taller masses are visually scaled down using horizontal banding, while entries and lower sections are defined by more vertical continuity.

Baseline Lot

The building's mass consists of four stories of residential spaces above grade. This four-story mass is concentrated along Baseline Street and steps down with the grade toward the north. The main entry corner is recessed to distinguish it from the rest of the building mass, offering an opportunity for the amenity deck to be partially visible from the street, with views to the west.



CONCEPTUAL RENDERING - 2995 BASELINE - MAIN ENTRY FROM BASELINE & CANYON CREEK RD.

30th Street Lot

The southern end of the building steps down with the grade, reducing to three stories to better transition into the surrounding residential neighborhoods to the north and east. At this point, a shift in material organization also occurs. While the four-story massing is characterized by horizontal patterning, the three-story townhome units at the north end use a more vertical application of materials.



CONCEPTUAL RENDERING - 30TH STREET - CORNER OF 30TH STREET & CANYON CREEK RD

LANDSCAPE CONSIDERATIONS**OVERALL CONCEPT**

The 30th and Baseline student housing project offers a modern and vibrant living experience, designed with students' needs in mind. The plan features local and regional connections to bike trails as well as convenient bike storage for students' active lifestyle. At each community entry the buildings have been enhanced with planters, seating, bike racks and other amenities. The building also boasts a spacious rooftop deck with views of the mountains. Residents can enjoy both indoor and outdoor community spaces, perfect for socializing, studying, and relaxation. Each unit provides the added convenience of individual entries, ensuring privacy and autonomy. This thoughtfully designed housing complex provides the ideal balance of comfort, community, and convenience for students in Boulder.

STREET FRONTAGES AND CONNECTIONS

The two buildings in this project vary with their street frontage. The Baseline Lot sits at the northwest corner of 30th Street and Baseline Road. This building is fronted on all four sides with streets. The main entrance will be along the west end of the Baseline street frontage. The Baseline frontage also offers connection to the regional bike lane allowing residents to easily connect with the extensive bike trail system throughout Boulder. The Canyon Creek Road frontage and the 30th Street frontage will have a sidewalk within the right of way with individual unit entrances planted with trees and shrubs. Canyon Creek will also have a detached pedestrian walkway as well as a vehicular entrance for maintenance and trash. Along the north side of the building will be the entrance to the residents' parking lot. This parking lot will be buffered from Canyon Creek Road with the tree lawn, detached sidewalk, as well as a parking lot buffer.

The 30th Street lot sits north of the Baseline Lot, just across Canyon Creek Road. This building has two street frontages: Canyon Creek Road to the south and 30th Street to the east. Canyon Creek Road will have a detached sidewalk and a tree lawn with trees and shrubs. There are no residential entrances off the Canyon Creek frontage. The 30th Street frontage will have an attached walk with the main entrance on the southeast corner and individual entrances along 30th Street planted with trees and shrubs. Vehicular entrance to the residents parking lot will be on the far northern portion of the site with the parking lot nestled behind the building adjacent to the neighboring parking lot. 30th Street offers an on-street bike lane to connect residents to the extensive Boulder bike network.

Parking for residents bicycles will be on the northwest corner of the Baseline Lot building and the southwest corner of the 30th Street Lot building. Residents will park in parking lots provided in the northern portion of each site.

OUTDOOR SPACE

Each building provides a variety of outdoor space. The Baseline Lot also offers shared outdoor and indoor community space for both buildings. Each building will have landscape buffering the residents from the street through a combination of trees, shrubs, and grasses. Outdoor plazas are incorporated into both building landscapes. These outdoor plazas will be coupled with the water quality areas to allow for multi-use activities within the landscape when the area is not inundated.

The Baseline Lot will have an entry plaza along Baseline Road that features plantings, seating, and bike parking. This building will also have a 3rd floor outdoor deck that features a spa, firepit, grills, and community seating. The 3rd floor will also have an indoor community room and a fitness area. Both the outdoor and indoor community spaces will be available to residents of both buildings. This building will also have an outdoor plaza on the northwest portion of the site near the indoor bike area where the majority of residents will routinely access making it a prime location for social interaction. This plaza will incorporate enhanced planting, seating and additional bike parking.

The 30th Street Lot will have an entry area on the southeast corner of the building. The outdoor plaza will be located on the west side of the building just north of the bike storage entrance. This plaza will incorporate enhanced planting, seating and social interaction opportunities.

WATER QUALITY

Water quality for both buildings is strategically located in the northern portion of the site, serving as both a functional and aesthetic feature. These areas will enhance the surrounding landscape by incorporating native grasses, which help filter and manage stormwater. The water quality area also acts as a buffer, providing a natural transition between the building and the surrounding environment. The Baseline Lot locates the area for water quality in the northwest area of the site where Canyon Creek Road bends. The 30th Street Lot places water quality between the existing adjacent parking lot and the building.

CIVIL CONSIDERATIONS

The proposed 30th and Baseline Boulder Housing development will be located on two separate lots with a total acreage of 2.94 acres at the intersection of 30th Street and Baseline Avenue in the City of Boulder, CO. In this narrative, the two lots shall be referred to as the "Baseline Lot" and "30th Lot" for clarity.

Baseline Lot

The existing Baseline Lot is approximately 1.98 acres and is primarily covered by various buildings, parking facilities, concrete walkways and landscaping. The proposed improvements include construction of a new apartment building, townhomes, and parking lot.

Site Grading and Drainage

Existing drainage patterns will generally be maintained with runoff flowing from south to north across the site. Stormwater runoff generated on the property will be collected via inlets and storm piping before receiving water quality treatment in a proposed rain garden. This rain garden will be located at the northwest corner of the Baseline Lot and discharge into an existing curb inlet and 12" reinforced concrete pipe (RCP). Runoff from the site will join the existing storm infrastructure system routed to the northwest that ultimately discharges to Skunk Creek.

Existing imperviousness of the Baseline Lot is approximately 84%. Proposed improvements will reduce the total site's imperviousness to 70%. Per City of Boulder's DCS Stormwater Design criteria, stormwater detention will not be required for the site due to this reduced imperviousness and resulting runoff generated on the site. Water quality (WQ) treatment will be provided for the property via a rain garden and sized to treat and capture the 80th percentile, 0.6-inch storm event (approximately 2,134 CF volume).

Utilities

The proposed water entry room will be located at the southeast corner of the building. For domestic and fire water services to the building, connections could be made to an existing 12" water main within Baseline Road or an 8" water main along 30th Street. Sizes for the domestic and fire service lines will be determined by the Plumbing Engineer during subsequent design phases. There are three (3) existing fire hydrants located near the Baseline Lot: at the northwest corner of Canyon Creek Road, the intersection of Canyon Creek and Baseline Road, and the intersection of Canyon Creek and 30th Street.

The proposed maintenance room for the building will be located in the west wing and is assumed to be where the sanitary sewer discharges from the building. The sanitary sewer service could connect into the existing 8" sewer main within the center of Baseline Road. Size of the service connection will be determined by the Plumbing Engineer during subsequent design phases.

There are existing water and sanitary sewer services to the existing buildings that could potentially be re-used with the proposed project depending on size, condition and location.

30th Street Lot

The existing 30th Street Lot is approximately 0.96 acres and is primarily covered by various buildings, concrete walkways and landscaping. The proposed improvements include construction of a new apartment building, townhomes, and parking lot.

Site Grading and Drainage

Improvements to the 30th Street Lot will result in an increased imperviousness of 70%. Per City of Boulder's DCS Stormwater Design Criteria, any increase of runoff due to development of a site will require stormwater detention be provided. To meet this requirement and provide water quality treatment for the site, a rain garden with detention is proposed for the site. This Stormwater Control Measure (SCM) will be sized to treat the 80th percentile, 0.6-inch water quality event and drain that event at a release-rate of 12 hours. Preliminary calculations indicate that the proposed rain garden would need to treat approximately 1,000 CF of stormwater. Detention will be provided for the 100-year runoff volume, and preliminary full-spectrum pond sizing calculations indicate a total volume of approximately 4,700 CF of stormwater storage is needed.

Existing drainage patterns will generally be maintained with runoff flowing from south to north across the site. Stormwater runoff generated on the property will be collected via inlets and storm piping before discharging into a proposed rain garden with detention. The rain garden will be located in a landscaped area at the northeast corner of the 30th Street Lot and sized to provide detention for the water quality and 100-year storm events. Alternatively, the stormwater needs can be achieved through the use of two smaller ponds, with a second pond located on the west side of the proposed building. The outlets from both ponds would need to be combined before discharging off the site. Due to elevation constraints, controlled discharge into the 30th Street curb and gutter would not be feasible without use of a pump. However, two options are being explored to provide an outfall for the rain garden. The first outfall option involves discharging runoff directly into Skunk Creek by routing an outfall pipe to the northwest of the site through adjacent properties, with an easement likely required. Benefits of this option include a shorter storm pipe route than Option 2 and minimizes any disruptions to the Right-of-Way. However, an outfall directly into the Creek may result in going through floodplain and/or environmental permitting processes. Along with this approach, there is an existing access easement that would need to be crossed along with some other properties. Coordination with neighboring property owners and the City will need to occur.

The second outfall option intends to tie into an existing storm inlet located north of the site that discharges into Skunk Creek. This option would involve the construction of approximately 200 LF of storm pipe within the 30th Street Right-of-Way (ROW). Some benefits of this option include the potential avoidance of additional floodplain related permitting as discharge will be into a storm structure rather than directly into Skunk Creek and provide a storm main within 30th Street that could be utilized by future developments. However, this option may face conflicts with various utilities within the ROW as well as coordination and permits to allow for work in the ROW, in addition to increased construction complexity to incorporate enhanced traffic control.

Utilities

The proposed utility room will be located at the south side of the building. Domestic and fire services would tie into an existing 8" water main within 30th Street. Water service sizes will be determined by the Plumbing Engineer during subsequent design phases. There are two (2) existing hydrants located along the east side of the 30th Street Lot within the ROW. The sanitary sewer service will be able to connect to an existing 15" sewer main also within 30th Street.

There are existing water and sanitary sewer services to the existing buildings that could potentially be re-used with the proposed project depending on size, condition and location.



RENDERING VIEW FROM CORNER OF BASELINE RD. & CANYON CREEK RD.

HUB BASELINE BOULDER - CONCEPT PLAN REVIEW

2995 BASELINE & 735-775 30TH STREET, BOULDER, CO 80303

VICINTY MAP



PROJECT DESCRIPTION

THE PROPOSED BASIC PROJECT COMPONENTS CONSIST OF TWO SEPARATE BUILDINGS, CONTAINING A TOTAL OF 100 RESIDENTIAL UNITS IN VARYING CONFIGURATIONS RANGING FROM 1 TO 6 BEDROOMS ALL INTENDED FOR STUDENT RENTAL. LOCATED JUST EAST OF THE UNIVERSITY OF COLORADO CAMPUS, AND ACROSS BASELINE ROAD FROM WILLIAMS VILLAGE, THIS PROJECT WILL ENHANCE THE EXISTING STUDENT HOUSING OFFERING IN THIS NEIGHBORHOOD.

THE BUILDING LOCATED AT THE CORNER OF BASELINE & 30TH WILL CONTAIN THE PRIMARY LOBBY AND AMENITY SPACES FOR BOTH BUILDINGS AND IS LOCATED ON THE SOUTHWEST CORNER OF THE SITE. RETAIL IS PROPOSED FOR THE GROUND LEVEL AT THE SOUTHEAST CORNER, AND MULTI-LEVEL TOWNHOUSE STYLE RESIDENTIAL UNITS MAKE UP THE REMAINDER OF THE GROUND LEVEL, WITH FLATS ABOVE FOR A TOTAL OF 5 STORIES. SURFACE LEVEL PARKING IS IN THE CENTER OF THE SITE AND ACCESSED OFF CANYON CREEK DRIVE.

THE SOUTHERN-END OF THE BUILDING LOCATED ALONG 30TH STREET IS 4 STORIES AND CONTAINS MULTISTORY TOWNHOUSE STYLE UNITS WITH FLATS ABOVE, AND AN ENTRY LOBBY OFF CANYON CREEK DRIVE WITH SECURED LONG-TERM BIKE PARKING. AS THE SITE STEPS DOWN TO THE NORTH, THE BUILDING TRANSITIONS INTO 3-STORY TOWNHOUSE UNITS. SURFACE LEVEL PARKING FOR THE SITE IS LOCATED ALONG THE WEST SIDE OF THE BUILDING.

PROJECT INTENT

THE 30TH AND BASELINE STUDENT HOUSING PROJECT OFFERS A MODERN AND VIBRANT LIVING EXPERIENCE, DESIGNED WITH STUDENTS’ NEEDS IN MIND. THE PLAN FEATURES LOCAL AND REGIONAL CONNECTIONS TO BIKE TRAILS AND EASY ACCESS TO THE UNIVERSITY AND RETAIL.

THE BASELINE LOT IS COMPLETELY IN THE BT-1 ZONE, BORDERED ON THE SOUTH BY BASELINE ROAD, TO THE EAST BY 30TH STREET WITH LOW RISE RESIDENTIAL IN THE RM-2 ZONE ACROSS THE STREET, AND TO THE NORTH BY EXISTING RH-5 COMPOSED MOSTLY OF EXISTING STUDENT HOUSING. THE BT-1 ZONE REQUIRES 30% MINIMUM OPEN SPACE ON LOTS WITH RESIDENTIAL USES, AND HAS A MAXIMUM FAR OF 1.0, WHICH CAN BE INCREASED TO 1.4 THROUGH SITE REVIEW. IN THE BT-1 ZONE ATTACHED RESIDENTIAL USES ARE ALLOWED BY-RIGHT, IF THE USE IS NOT LOCATED ON THE GROUND FLOOR FACING A STREET. GROUND LEVEL RESIDENTIAL USES ARE, HOWEVER, ALLOWED BY USE REVIEW. GROUND FLOOR RESIDENTIAL WITH DIRECT ACCESS TO THE STREET IS BEING PROPOSED. THE APPLICANT WILL BE REQUESTING RELIEF FROM THIS REQUIREMENT WITH A CONCURRENT SITE AND USE REVIEW APPLICATION.

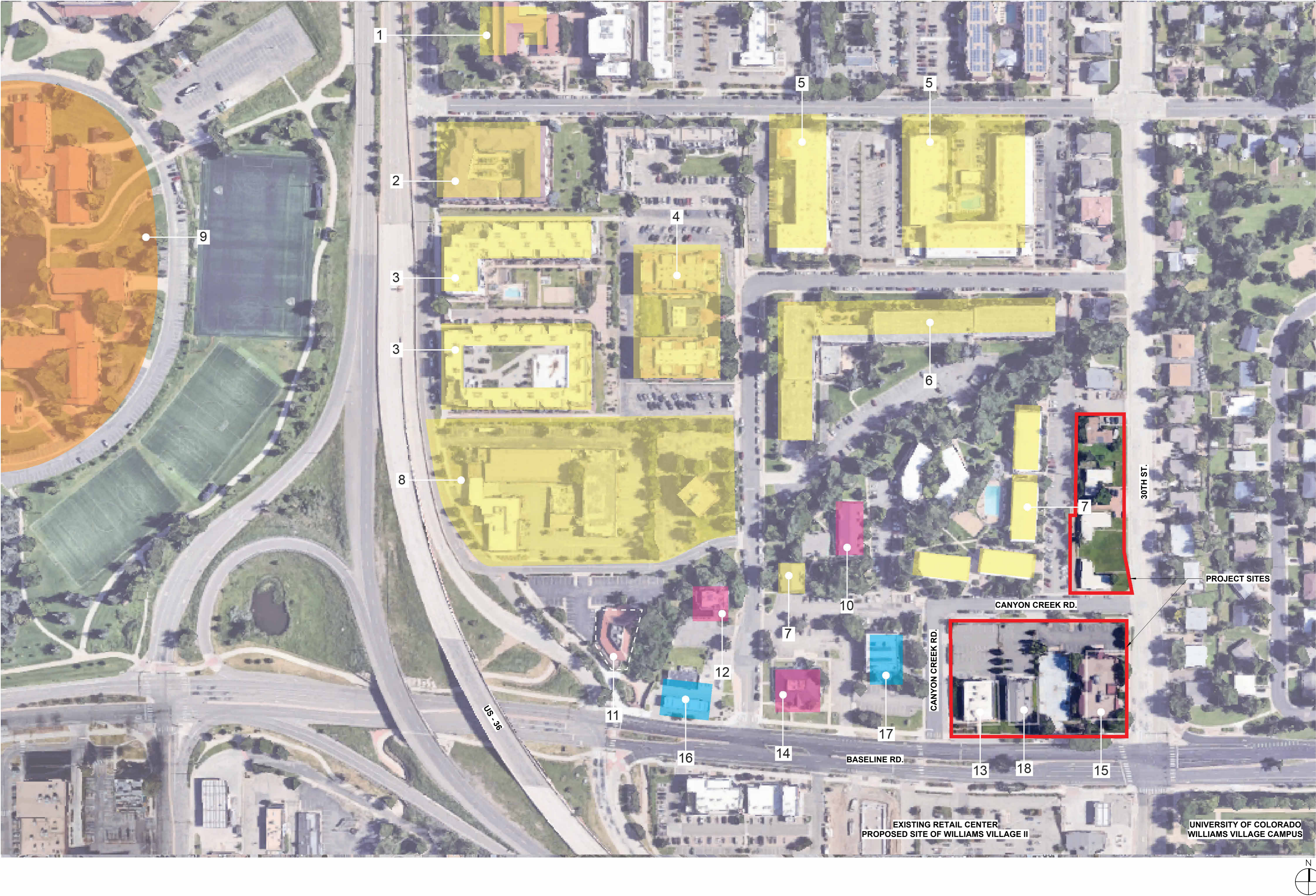
THE 30TH STREET LOT IS CURRENTLY SPLIT BETWEEN TWO ZONES: RM-2, AND RH-5. THE SMALL PORTION OF THE SITE THAT IS STILL ZONED RM-2, IS SURROUNDED ON THREE SIDES BY RH-5 ZONES. THE APPLICANT WILL BE REQUESTING REZONING DURING THE SITE REVIEW PROCESS TO RH-5 FOR THE WHOLE SITE. TO BRING IT INTO CONFORMITY WITH THE PROPOSED FUTURE LAND USE MAP. THE RH-5 ZONE HAS A MAXIMUM FAR OF 1.5 AND 15% MINIMUM OPEN SPACE.

THE ORGANIZATION OF THE BUILDINGS ON THE SITE IS PRIMARILY DRIVEN BY THE INTERACTION WITH THE MAIN STREETS THAT BORDER THEM, AS WELL AS THE DESIRED CONNECTION TO BOTH THE VIEWS AND THE UNIVERSITY TO THE WEST.

THE BUILDING’S OVERALL FORM IS SIMPLE, FEATURING LARGE, GLAZED AREAS AND PROJECTING BALCONIES THAT EXTEND FROM THE MAIN MASS. RESIDENTIAL ENTRIES AT STREET LEVEL ARE RECESSED TO ENSURE PRIVACY. THE MATERIAL PALETTE IS LIMITED BUT VARIED, WITH A FOCUS ON TEXTURE. TALLER MASSES ARE VISUALLY SCALED DOWN USING HORIZONTAL BANDING, WHILE ENTRIES AND LOWER SECTIONS ARE DEFINED BY MORE VERTICAL CONTINUITY.

SHEET INDEX

01-GENERAL	
A 0.00	COVER SHEET
A 0.01	PROJECT INFORMATION & SHEET INDEX
A 0.02	AERIAL MAP & CONTEXT USES
A 0.03	CONTEXT MAP & EXISTING STREET VIEWS
A 0.04	LAND USE, ZONING, & WETLAND INFO.
03-LANDSCAPE	
L 1.0	LANDSCAPE PLAN
L 1.1	SITE AREAS
05-ARCHITECTURAL	
0-A 0.1	SITE PLAN - OVERALL
1-A 1.0	2995 BASELINE- LOWER LEVEL PLAN
1-A 1.1	2995 BASELINE- GROUND LEVEL PLAN
1-A 1.2	2995 BASELINE - SECOND LEVEL PLAN
1-A 1.3	2995 BASELINE - THIRD LEVEL PLAN
1-A 1.4	2995 BASELINE - FOURTH LEVEL PLAN
1-A 2.1	2995 BASELINE - EXTERIOR ELEVATIONS
1-A 2.2	2995 BASELINE - EXTERIOR ELEVATIONS
1-A 3.1	2995 BASELINE - BUILDING SECTIONS
1-A 3.2	2995 BASELINE - BUILDING SECTIONS
2-A 1.1	30TH STREET - GROUND LEVEL PLAN
2-A 1.2	30TH STREET - SECOND LEVEL PLAN
2-A 1.3	30TH STREET - THIRD LEVEL PLAN
2-A 1.4	30TH STREET - FOURTH LEVEL PLAN
2-A 2.1	30TH STREET - EXTERIOR ELEVATIONS
2-A 3.1	30TH STREET - BUILDING SECTIONS
2-A 3.2	30TH STREET - BUILDING SECTIONS
2-A 9.1	2995 BASELINE - 3D VIEWS
2-A 9.2	30TH STREET - 3D VIEWS



KEY:

RESIDENTIAL:

- 1. 'The Lotus' Apartment Complex
- 2. 104 28th Street Residence Building
- 3. 'U Club on 28th' Apartment Building
- 4. 'Spanish Towers' Condominium Complex
- 5. 'The Lodge' Apartment Building
- 6. Kensington Apartment Homes
- 7. Buffalo Canyon Apartments
- 8. HUB Boulder

UNIVERSITY:

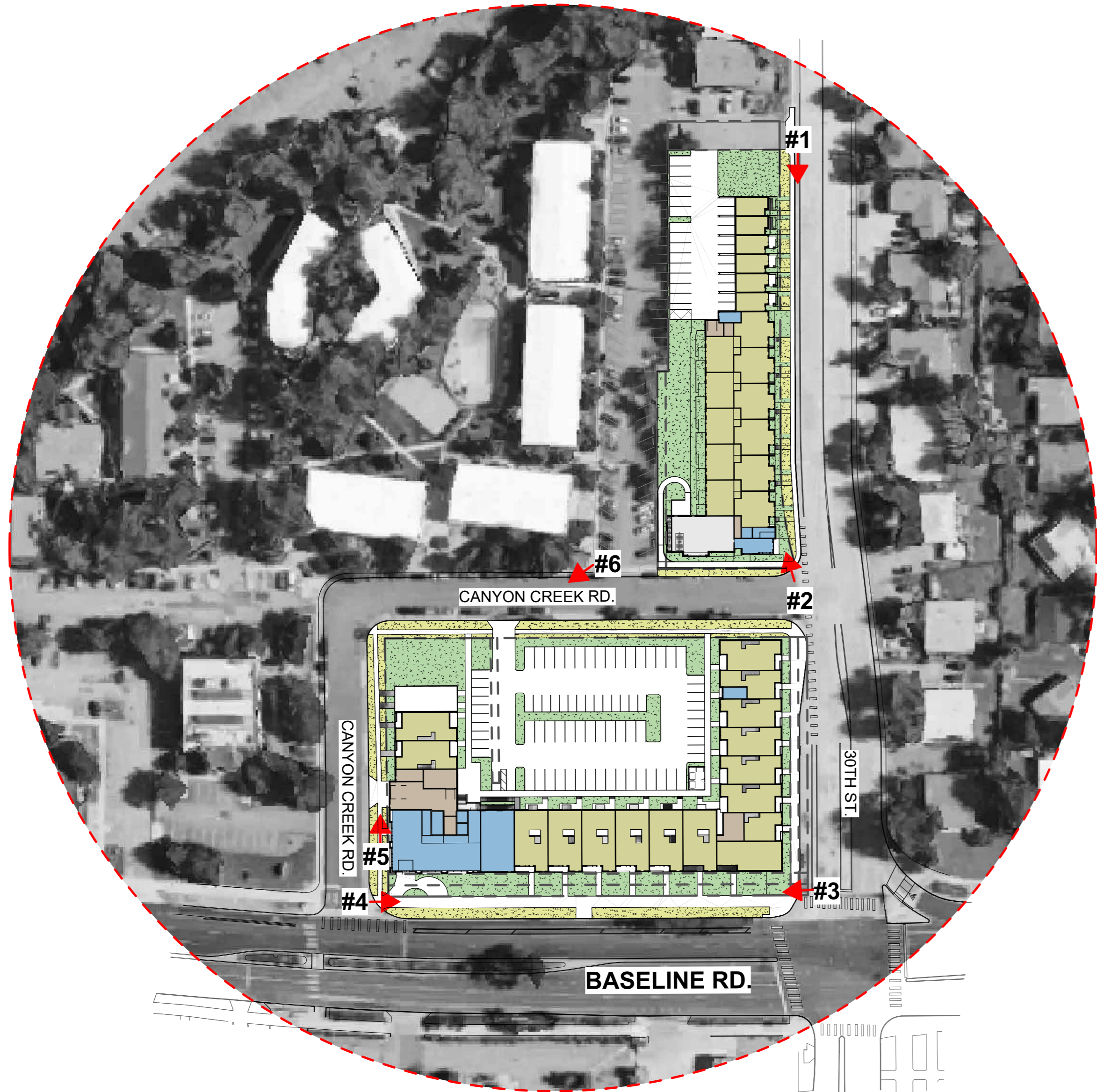
- 9. University of Colorado Boulder

OFFICE:

- 10. "2935 Baseline" Office Building
- 11. Housing Helpers Property Management Company,
- 12. SkyRun Vacation Rentals Headquarters
- 13. Sullivan Green Seavy Attorney
To be removed.
- 14. ALTA Physical Therapy & Pilates
- 15. Dakota Ridge Family Medical Center
To be removed.

RETAIL:

- 16. Circle K / Shell Gas Station
- 17. Boulder Blooms Florist
- 18. Greenwood & Myers Mortuary Funeral Home
To be removed.



1 OVERALL SITE PLAN - CONTEXT MAP
1" = 80'-0"



6. LOOKING SOUTHWEST ON CANYON CREEK RD.



3. LOOKING WEST AT 30TH ST. AND BASELINE RD.



5. LOOKING NORTH ON CANYON CREEK RD.



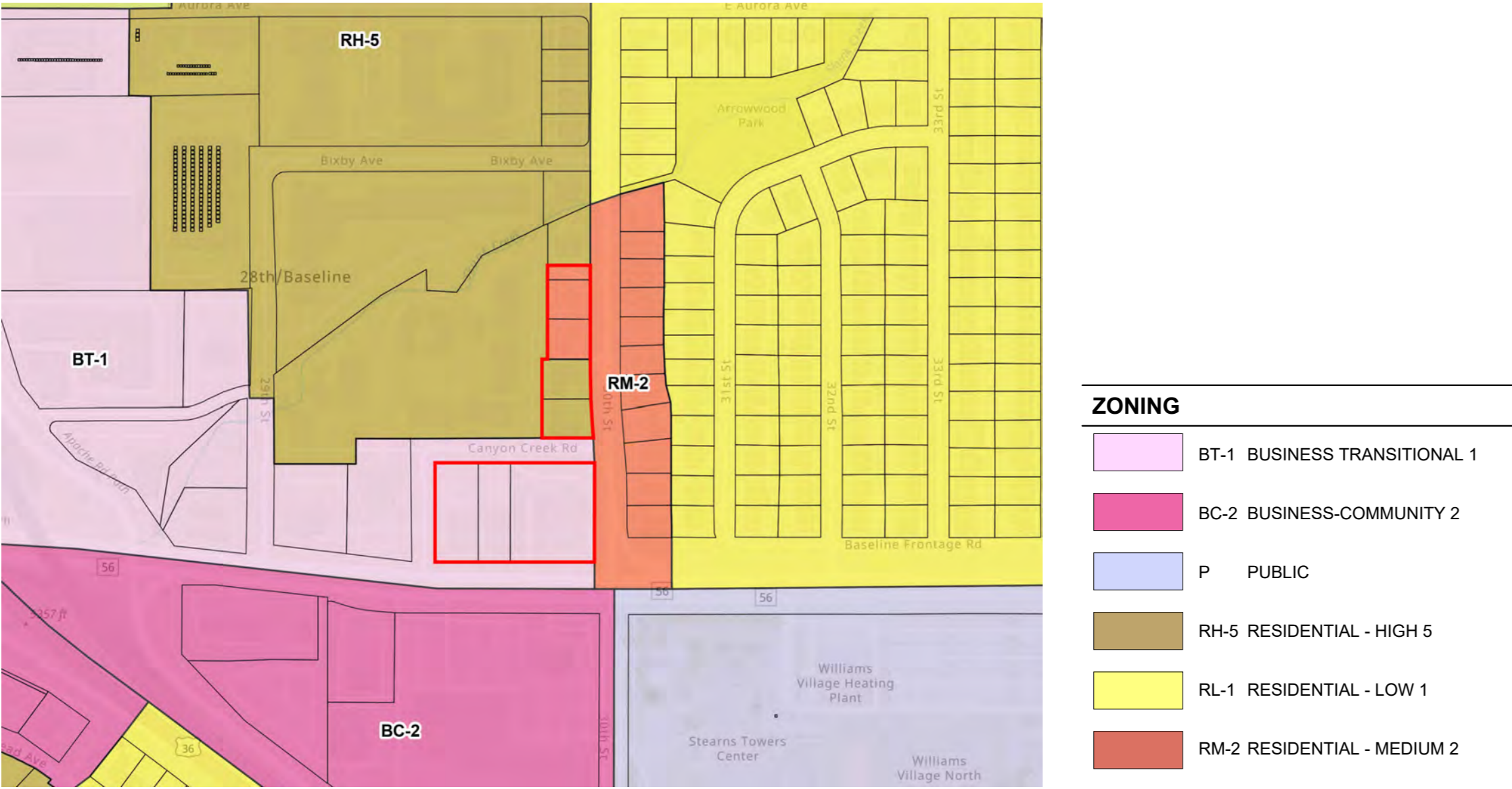
2. LOOKING NORTH AT 30TH ST. AND CANYON CREEK RD.



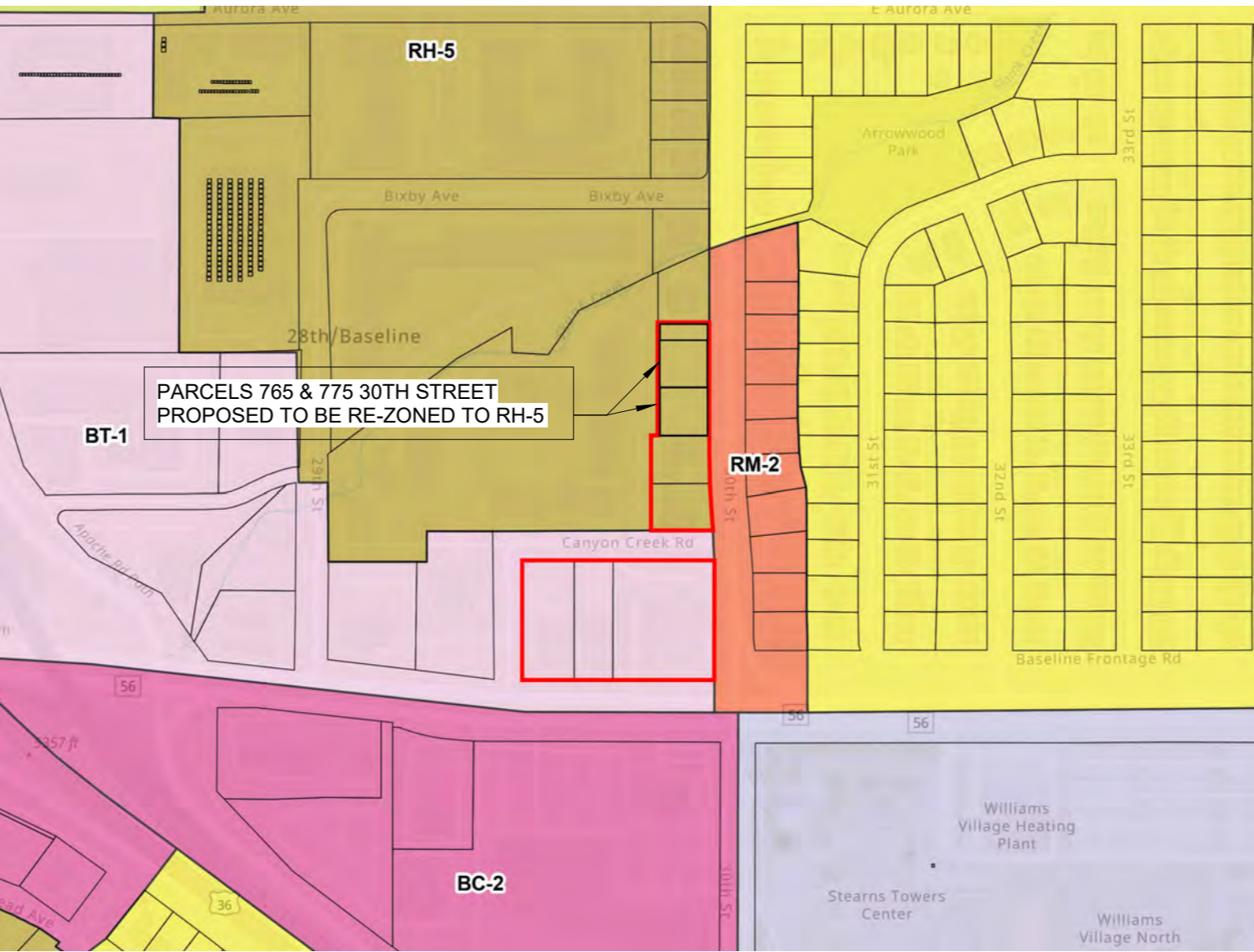
4. LOOKING EAST AT BASELINE RD. AND CANYON CREEK RD.



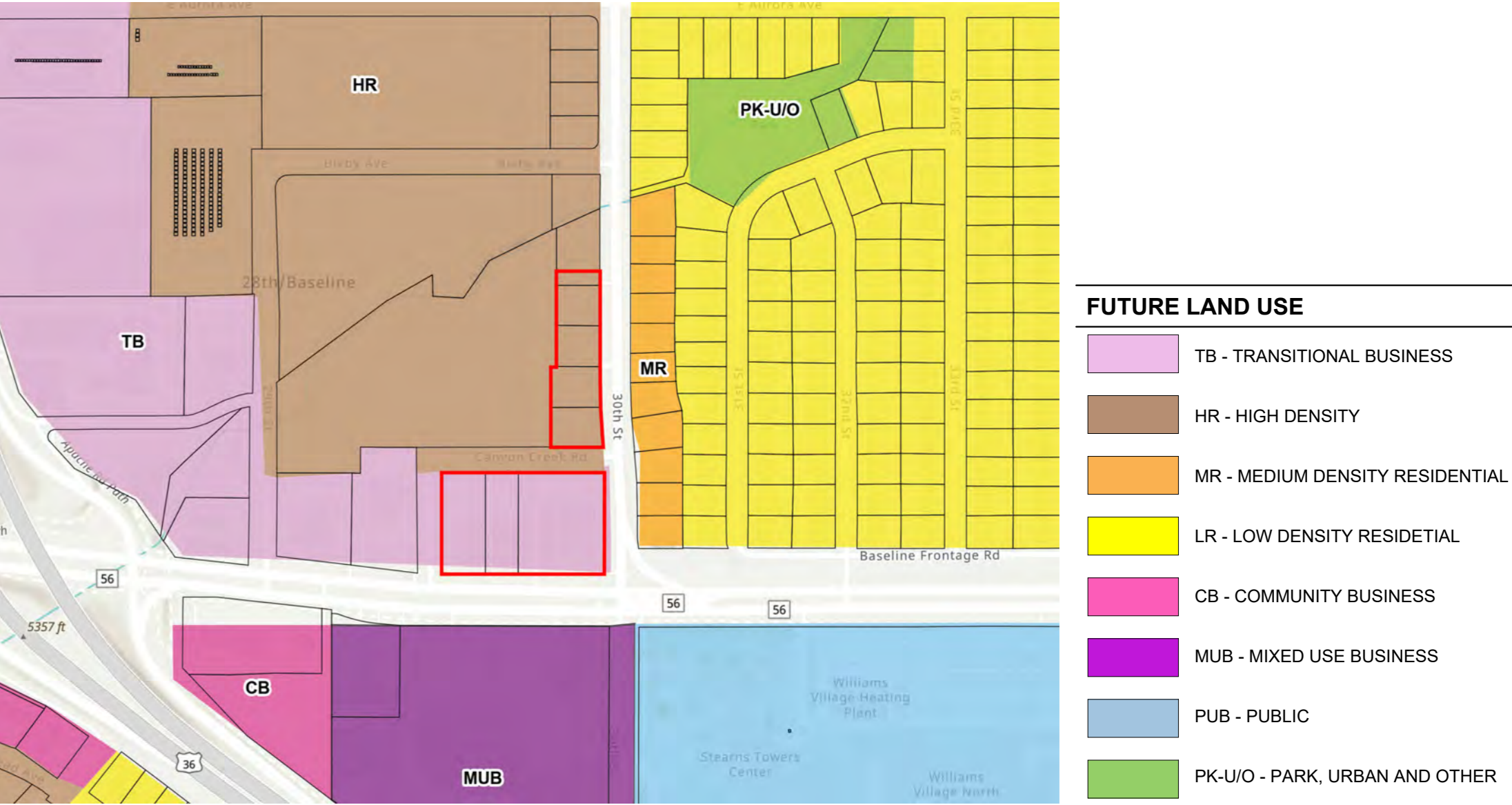
1. LOOKING SOUTH ON 30TH ST



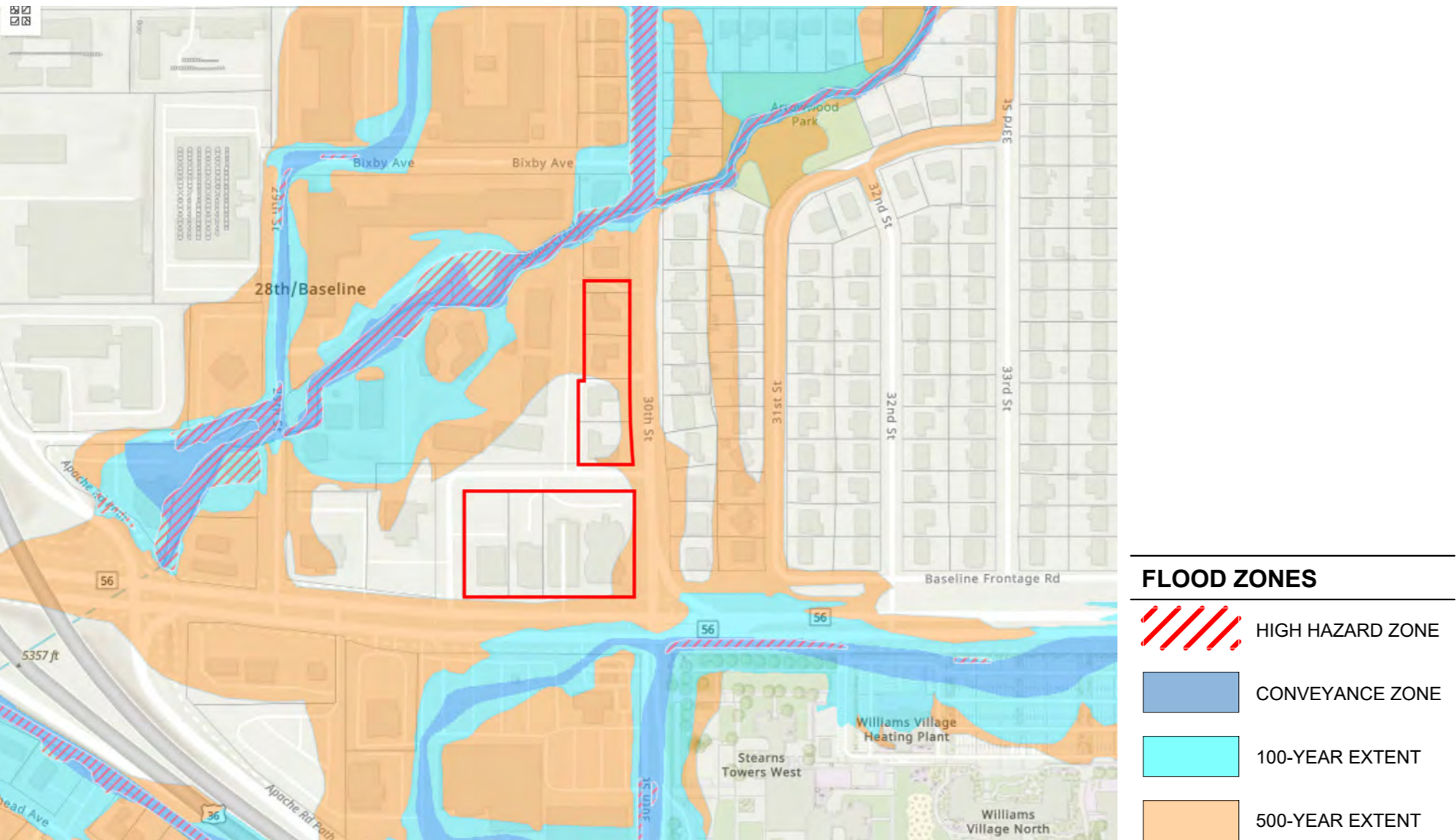
ZONING MAP



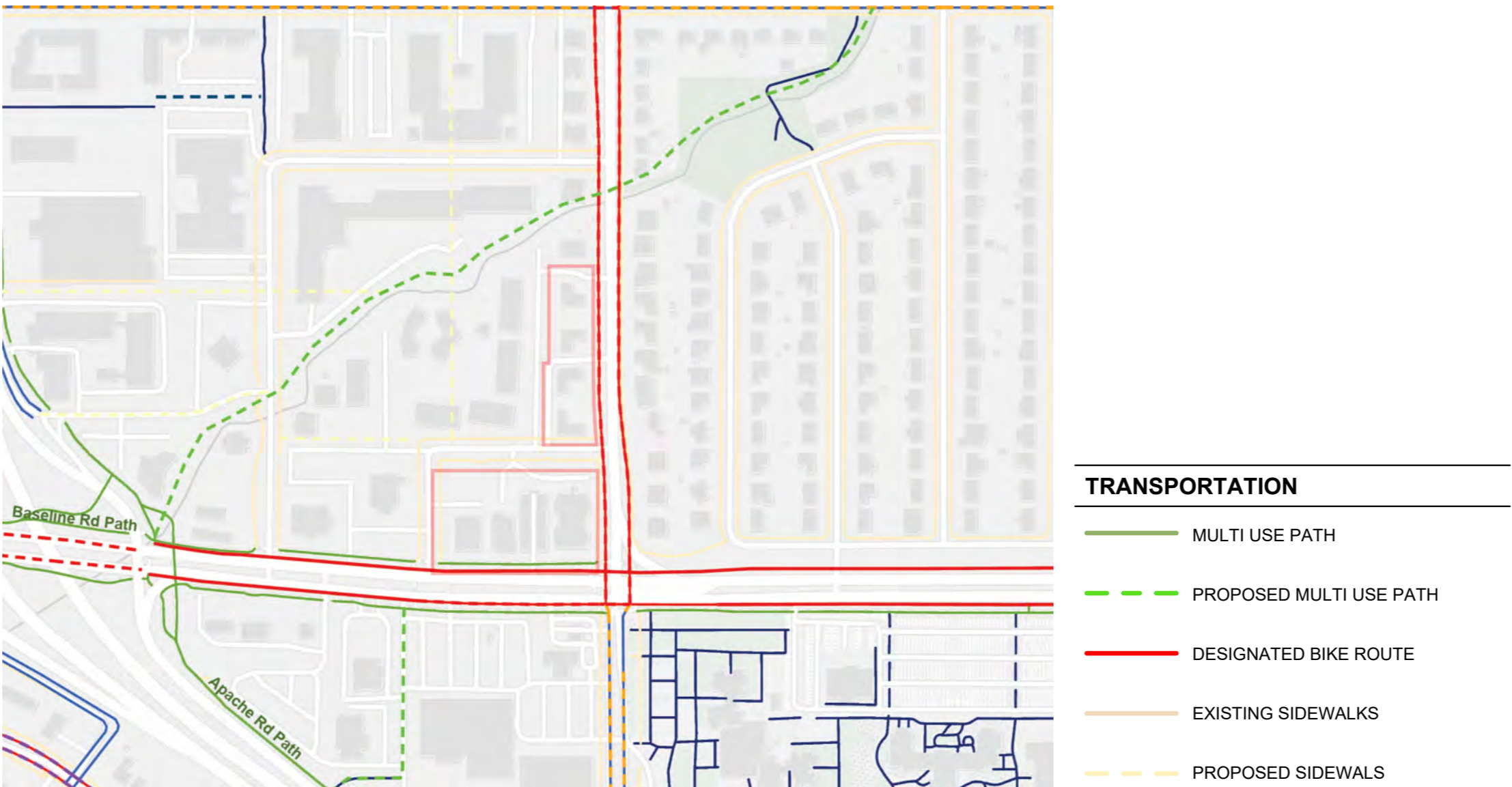
PROPOSED RE-ZONING



FUTURE LAND USE



FLOOD MAP

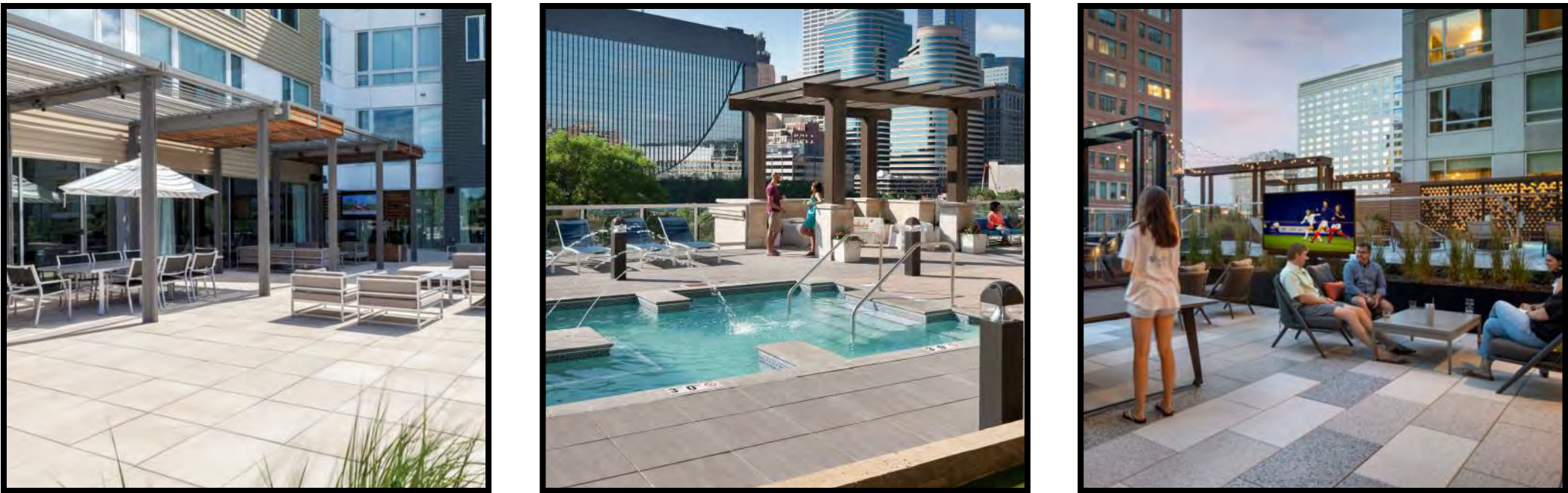


TRANSPORTATION MAP

STREET LEVEL PLAZA



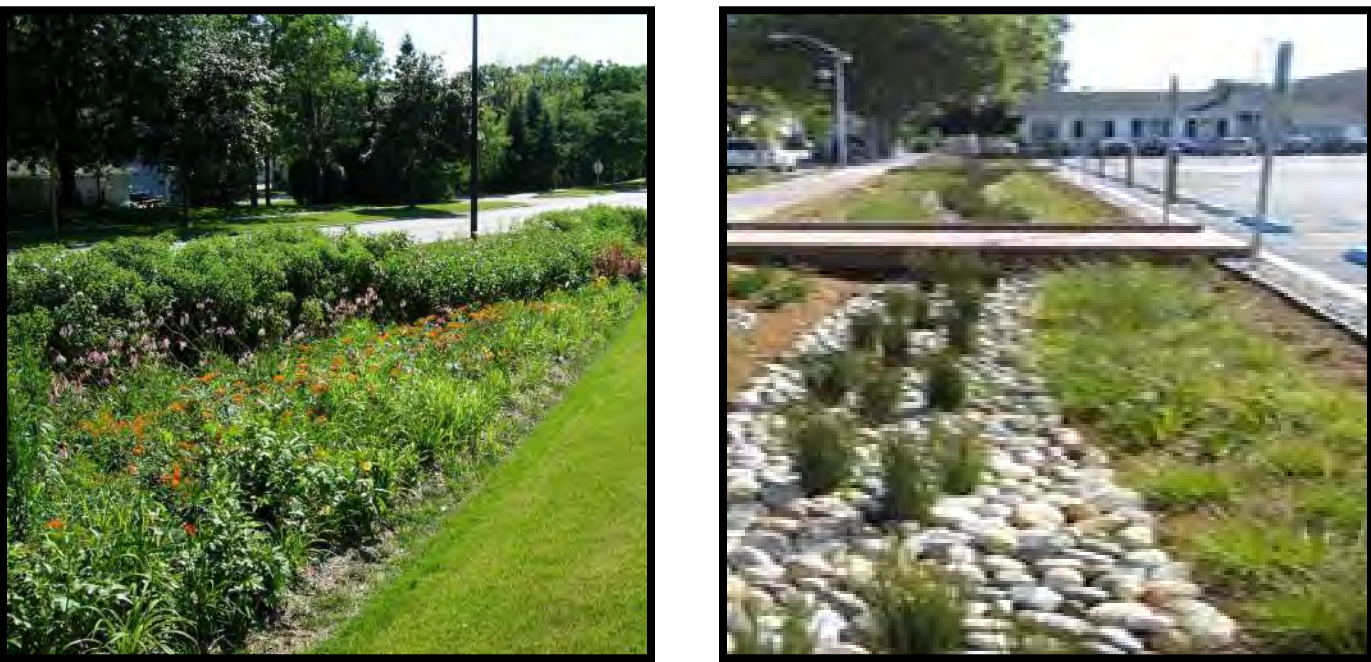
SPA DECK



ROW LANDSCAPE PLANTING



RAINGARDEN



No.	Date



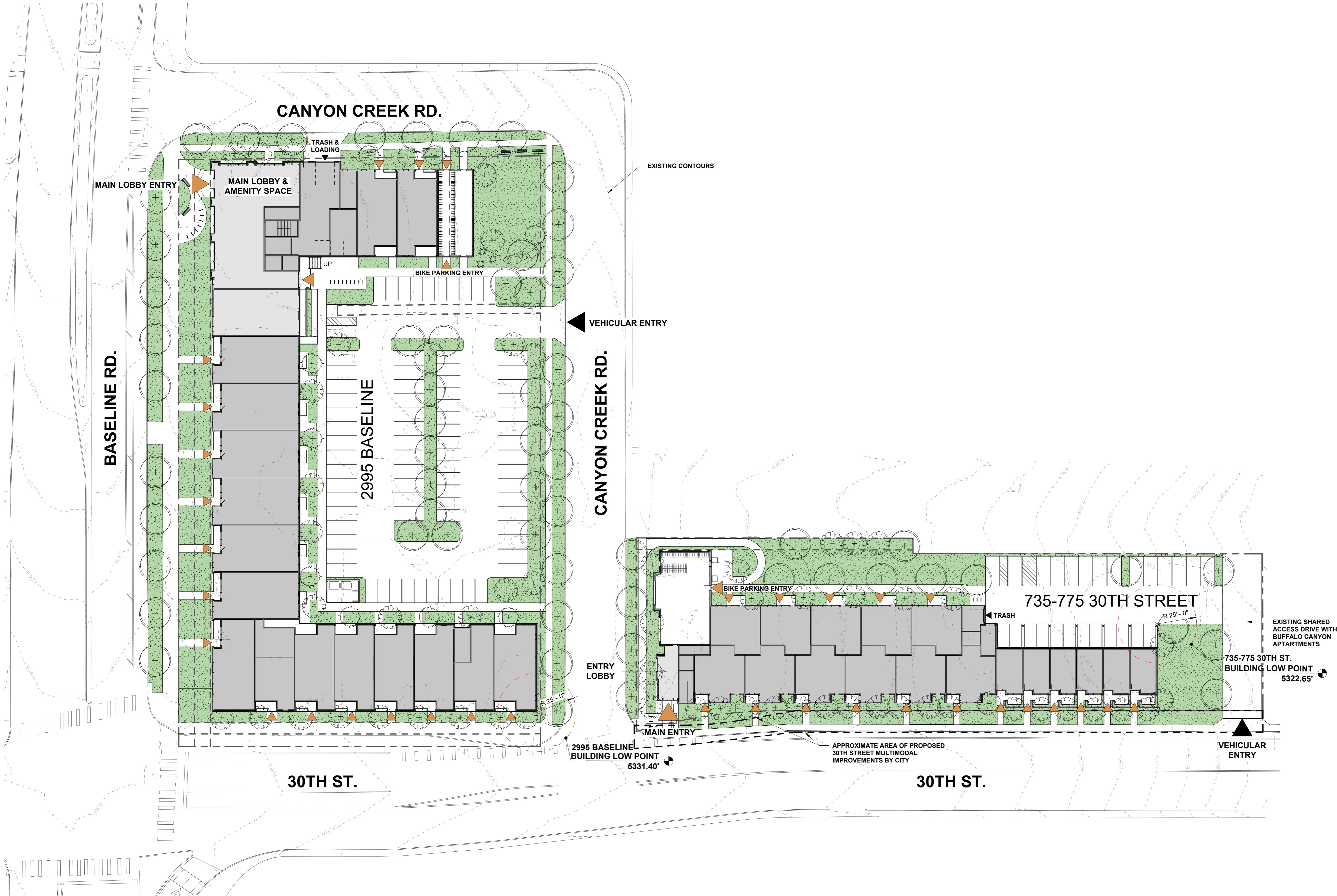
Required Open Space | 30th and Baseline

BT-1 Zone: Residential	
30%	Required Open Space
86,135	Site Area in SF
25,840	SF Open Space Required
29,562	SF Open Space Provided
Building Height 46'8"	
20%	Useable Open Space
86,135	Site Area in SF
17,227	SF Usable Open Space Required
24,876	SF Usable Open Space Provided

Required Open Space | 735-775 30th

BT-1 Zone: Residential	
30%	Required Open Space
41,931	Site Area in SF
12,579	SF Open Space Required
19,231	SF Open Space Provided
Building Height 46'8"	
20%	Useable Open Space
41,931	Site Area in SF
8,386	SF Usable Open Space Required
8,647	SF Usable Open Space Provided

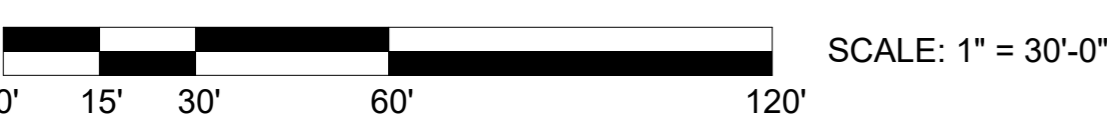
GROUND FLOOR | SCALE: 1" - 30'



2995 BASELINE RD. POTENTIAL CONCEPT ANALYSIS			
SITE AREA			
GROSS SITE AREA TOTAL		86.135	
ZONING		BT-1	
ZONING CHARACTERISTICS			
1	MAXIMUM BUILDING HEIGHT	35 FT	
2	MAXIMUM NUMBER OF STORIES	3 STORIES	
3	FLOOR AREA RATIO WITH SITE REVIEW (PER § 9-3-30)	1.4	
4	OPEN SPACE REQUIREMENT AT 50% OF SITE AREA (S)	25.941	
SITE DATA ANALYSIS			
KEY INFORMATION			
USES ON SITE		REQUIRED	PROPOSED
GROSS BUILDING AREA	RESIDENTIAL UNITS	196.421	
	RESIDENTIAL COMMON	17.967	
	RESIDENTIAL AMENITY	6.130	
	SURFACE PARKING	23.959	
	TOTAL AREA	144.177	
TOTAL AREA W/OUT PARKING		120.518	
SIDE SETBACK FROM STREET (CANYON CREEK RD.)		1.40	
RESIDENTIAL NET RENTABLE		80%	
PARKING PROVIDED		REQUIRED	PROPOSED
CAR PARKING	STANDARD	72	44
	COMPACT	109	34
	TANDEM	0	0
	HANDICAP	2	2
	TOTAL PARKING SPACES	181	80
		% REDUCTION	56%
BIKE PARKING	LONG-TERM	98	122
	SHORT-TERM	32	32
	TOTAL BIKE PARKING	144	154
		% INCREASE	107%
BUILDING HEIGHT			
MAXIMUM BUILDING HEIGHT		54' - 7 1/4"	
GROUND FLOOR ELEVATION		5341'	
GRADE LOW POINT - 25'-0" RADIUS FROM BUILDING TO EXISTING GRADE		5331' - 4 3/4"	
MAXIMUM NUMBER OF STORIES		5	
SETBACK			
FRONT SETBACK (BASELINE RD.)		20' MIN.	20' - 0 1/4"
REAR SETBACK (CANYON CREEK RD.)		20' MIN.	2' - 1 1/4"
SIDE SETBACK FROM STREET (CANYON CREEK RD.)		20' MIN.	0' - 11 1/2"
SIDE SETBACK FROM STREET (30TH ST.)		15' MIN.	22' - 3 3/4"
RESIDENTIAL DATA			
UNIT DATA		AVG. SF	PROPOSED
UNIT TYPES	1-BED, 1-BATH FLAT	402	6
	2-BED, 2-BATH FLAT	770	6
	4-BED, 2-BATH FLAT	1144	2
	4-BED, 3-BATH FLAT	1216	16
	5-BED, 3-BATH FLAT	1327	2
	5-BED, 4-BATH FLAT	1425	19
	6-BED, 5-BATH FLAT	1679	2
	3-BED, 3-BATH TOWNHOME	2009	1
	5-BED, 4-BATH TOWNHOME	2012	1
	6-BED, 5-BATH TOWNHOME	2150	6
	6-BED, 6-BATH TOWNHOME	2415	8
TOTAL UNITS			65

735 30TH ST. POTENTIAL CONCEPT ANALYSIS			
SITE AREA			
GROSS SITE AREA TOTAL		41.931	
ZONING		RH-5	
ZONING CHARACTERISTICS			
1	MAXIMUM BUILDING HEIGHT	35 FT	
2	MAXIMUM NUMBER OF STORIES	3 STORIES	
3	FLOOR AREA RATIO	1.5	
4	OPEN SPACE REQUIREMENT AT 50% OF SITE AREA (S)	12.579	
SITE DATA ANALYSIS			
KEY INFORMATION			
USES ON SITE		REQUIRED	PROPOSED
GROSS BUILDING AREA	RESIDENTIAL UNITS	54,950	
	RESIDENTIAL COMMON	6,098	
	RESIDENTIAL AMENITY	1,454	
	PARKING	7,833	
	TOTAL AREA	70,335	
TOTAL AREA W/OUT PARKING		62,702	
SIDE SETBACK FROM STREET (30TH ST.)		1.50	
RESIDENTIAL NET RENTABLE		88%	
PARKING PROVIDED		REQUIRED	PROPOSED
CAR PARKING	STANDARD	47	12
	COMPACT	47	12
	TANDEM	0	0
	HANDICAP	2	2
	TOTAL PARKING SPACES	94	26
		% REDUCTION	72%
BIKE PARKING	LONG-TERM	38	52
	SHORT-TERM	13	20
	TOTAL BIKE PARKING	61	72
		% INCREASE	141%
BUILDING HEIGHT			
MAXIMUM BUILDING HEIGHT		49' - 10 1/4"	
GROUND FLOOR ELEVATION		5330.5	
GRADE LOW POINT - 25'-0" RADIUS FROM BUILDING TO EXISTING GRADE		5323'	
NUMBER OF STORIES		4	
SETBACK			
FRONT SETBACK (CANYON CREEK RD.)		25' MIN.	11' - 1"
SIDE SETBACK FROM INTERIOR LOT LINE (WEST)		10' MIN.	44' - 4 1/2"
SIDE SETBACK FROM INTERIOR LOT LINE (NORTH)		10' MIN.	47' - 3/4"
SIDE SETBACK FROM STREET (30TH ST.)		12.5' MIN.	4' - 10 3/4"
RESIDENTIAL DATA			
UNIT DATA		AVG. SF	PROPOSED
UNIT TYPES	1-BED, 1 BATH FLAT	538	3
	2-BED, 2 BATH FLAT	800	2
	4-BED, 3 BATH FLAT	1376	3
	5-BED, 5 BATH FLAT	1679	10
	4-BED, 4 BATH TOWNHOME	1937	6
	5-BED, 4 BATH TOWNHOME	1585	5
	5-BED, 5 BATH TOWNHOME	1871	6
TOTAL UNITS			35

1 OVERALL SITE PLAN



SOPHERSPARN
ARCHITECTS LLC
2505 Walnut Street | Suite 200 | Boulder, CO 80302
303.442.4422 | www.sophersparn.com

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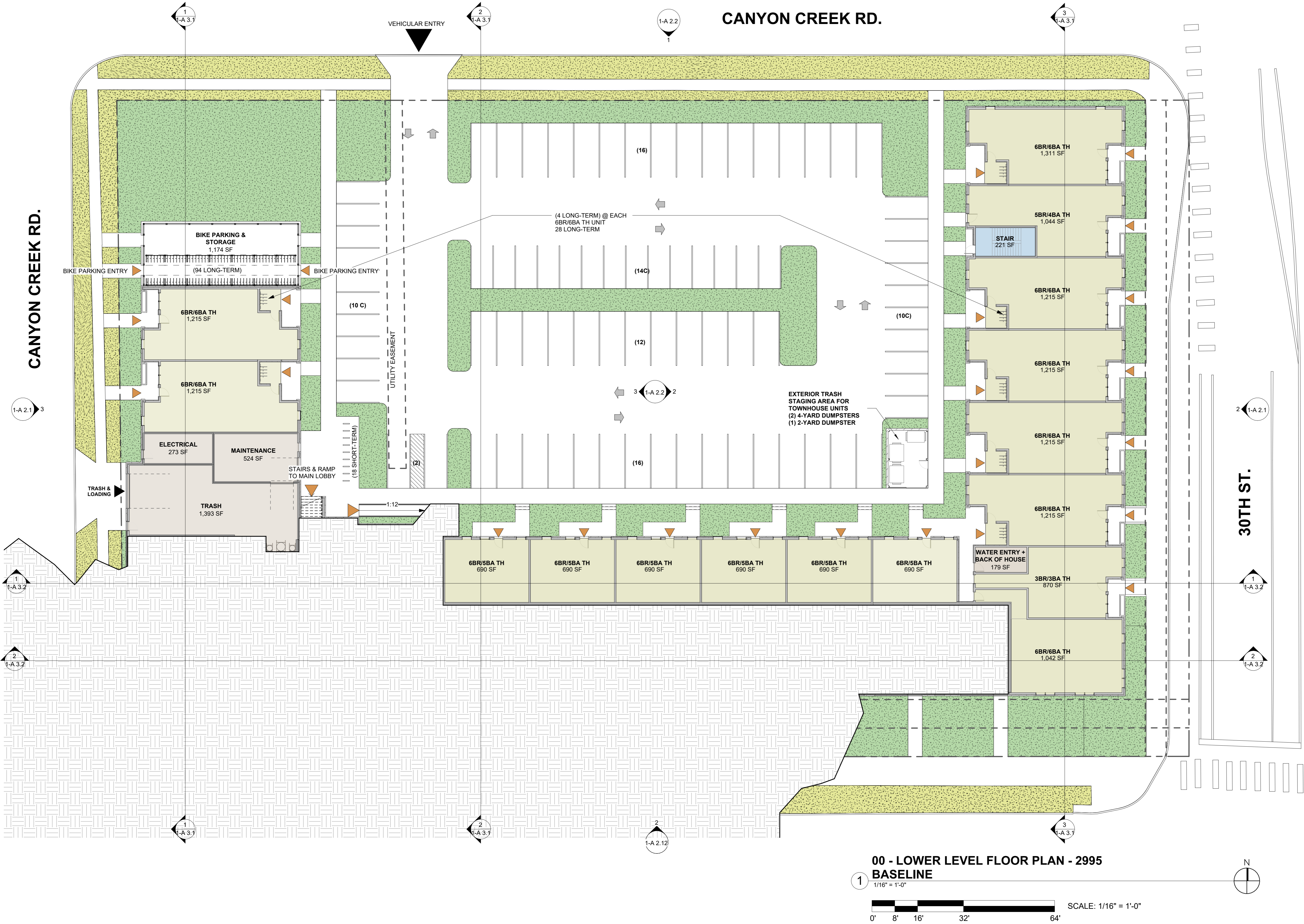
CORE
SPACES

No.	Date

HUB BASELINE BOULDER
2995 BASELINE & 735-775 30TH ST.
BOULDER, CO, 80303

CONSULTANTS

CONCEPT PLAN REVIEW 03.04.2025
SITE PLAN - OVERALL 0-A 0.1



2995 BASELINE F.A.R. & PARKING		
SITE AREA = 86,135 SF ZONING = BT - 1 BASE FAR OF 1.4		
ALLOWABLE BUILDING AREA @ 1.4 FAR = 120,589 SF		
PROPOSED BUILDING AREA = 120,518 SF		
PARKING: 80 SURFACE SPOTS PROVIDED 27% OF BEDS BICYCLE PARKING REQUIRED: 130 TOTAL: 86 LONG-TERM + 32 SHORT-TERM BICYCLE PARKING PROVIDED: 154 TOTAL: 122 LONG-TERM + 32 SHORT-TERM		

2995 BASELINE - UNIT & BED COUNT		
UNIT TYPE	#	TOTAL BEDS

S. 01 LEVEL 1.5		
3BR/3BA TH	1	3
5BR/4BA TH	1	5
6BR/5BA TH	6	36
6BR/6BA TH	8	48
	16	92

S. 02 SECOND LEVEL		
1BR/1BA FLAT	2	2
2BR/2BA FLAT	2	4
4BR/2BA FLAT	1	4
4BR/3BA FLAT	6	24
5BR/3BA FLAT	1	5
5BR/4BA FLAT	6	30
6BR/5BA FLAT	2	12
	20	81

S. 03 THIRD LEVEL		
2BR/2BA FLAT	2	4
4BR/2BA FLAT	1	4
4BR/3BA FLAT	5	20
5BR/3BA FLAT	1	5
5BR/4BA FLAT	6	30
	15	63

S. 04 FOURTH LEVEL		
2BR/2BA FLAT	2	4
4BR/3BA FLAT	5	20
5BR/4BA FLAT	7	35
	14	59
UNIT & BED TOTALS	65	295

2995 BASELINE - FLOOR AREA	
TYPE	AREA

S. 00 LOWER LEVEL	
COMMON	399 SF
RESIDENTIAL	15,819 SF
	16,218 SF

S. 01 GROUND LEVEL	
AMENITY	4,681 SF
COMMON	3,514 SF
	8,195 SF

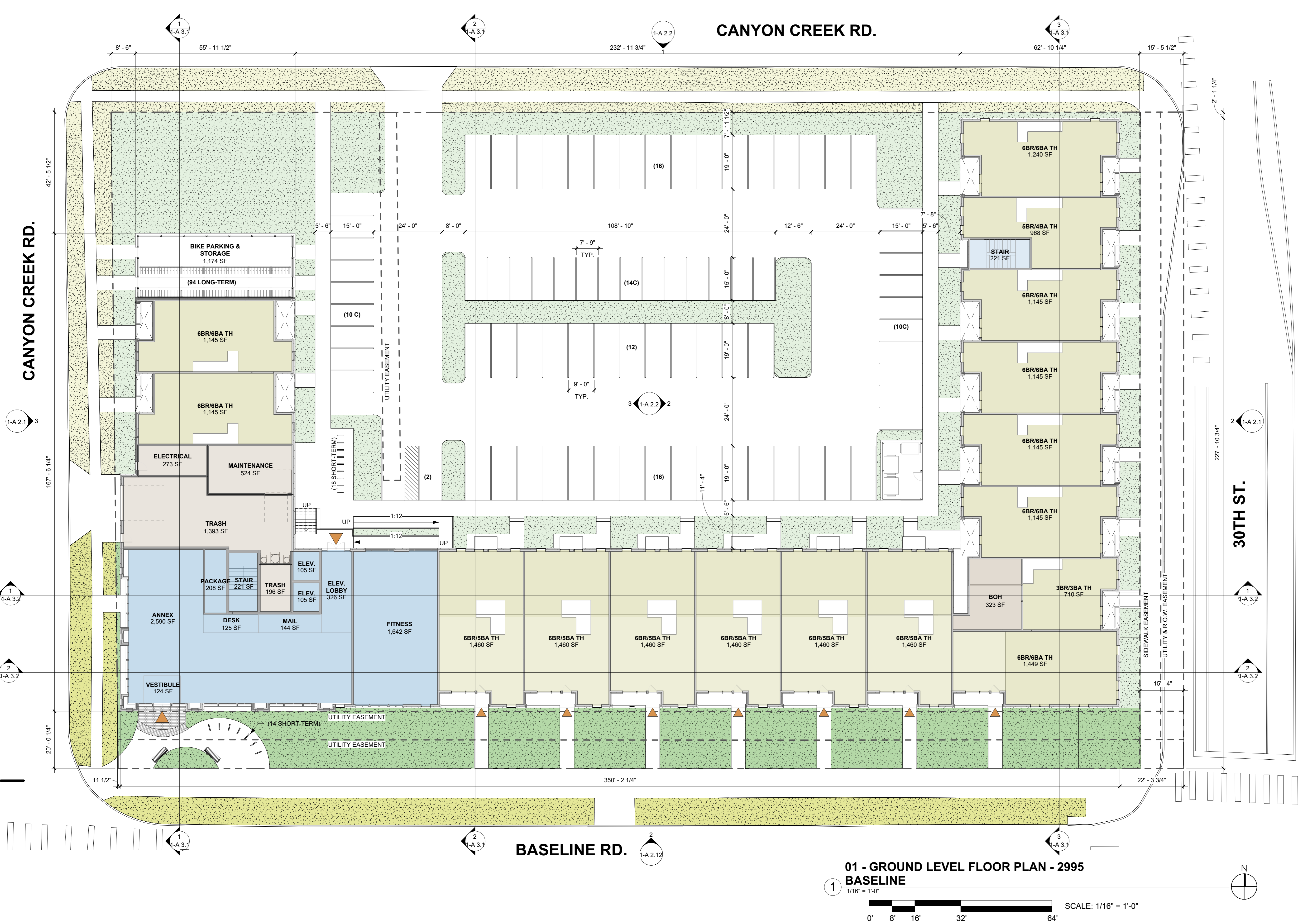
S. 01 LEVEL 1.5	
RESIDENTIAL	19,997 SF
	19,997 SF

S. 02 SECOND LEVEL	
COMMON	5,547 SF
RESIDENTIAL	24,445 SF
	29,992 SF

S. 03 THIRD LEVEL	
AMENITY	1,449 SF
COMMON	4,881 SF
RESIDENTIAL	18,618 SF
	24,948 SF

S. 04 FOURTH LEVEL	
COMMON	3,625 SF
RESIDENTIAL	17,542 SF
	21,167 SF

TOTAL BUILDING AREA	120,518 SF
---------------------	------------



2995 BASELINE F.A.R. & PARKING		
SITE AREA = 88,135 SF ZONING = BT - 1 BASE FAR OF 1.4		
ALLOWABLE BUILDING AREA @ 1.4 FAR = 120,518 SF		
PROPOSED BUILDING AREA = 120,518 SF		
PARKING: 80 SURFACE SPOTS PROVIDED 27% OF BEDS		
BICYCLE PARKING REQUIRED: 130 TOTAL 98 LONG-TERM + 32 SHORT-TERM		
BICYCLE PARKING PROVIDED: 154 TOTAL 122 LONG-TERM + 32 SHORT-TERM		

2995 BASELINE - UNIT & BED COUNT		
UNIT TYPE	#	TOTAL BEDS

S. 01 LEVEL 1.5		
3BR/3BA TH	1	3
5BR/4BA TH	1	5
6BR/5BA TH	6	36
6BR/6BA TH	8	48
	16	92

S. 02 SECOND LEVEL		
1BR/1BA FLAT	2	2
2BR/2BA FLAT	2	4
4BR/2BA FLAT	1	4
4BR/3BA FLAT	6	24
5BR/3BA FLAT	1	5
5BR/4BA FLAT	6	30
6BR/5BA FLAT	2	12
	20	81

S. 03 THIRD LEVEL		
2BR/2BA FLAT	2	4
4BR/2BA FLAT	1	4
4BR/3BA FLAT	5	20
5BR/3BA FLAT	1	5
5BR/4BA FLAT	6	30
	15	63

S. 04 FOURTH LEVEL		
2BR/2BA FLAT	2	4
4BR/3BA FLAT	5	20
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UNIT & BED TOTALS	65	295

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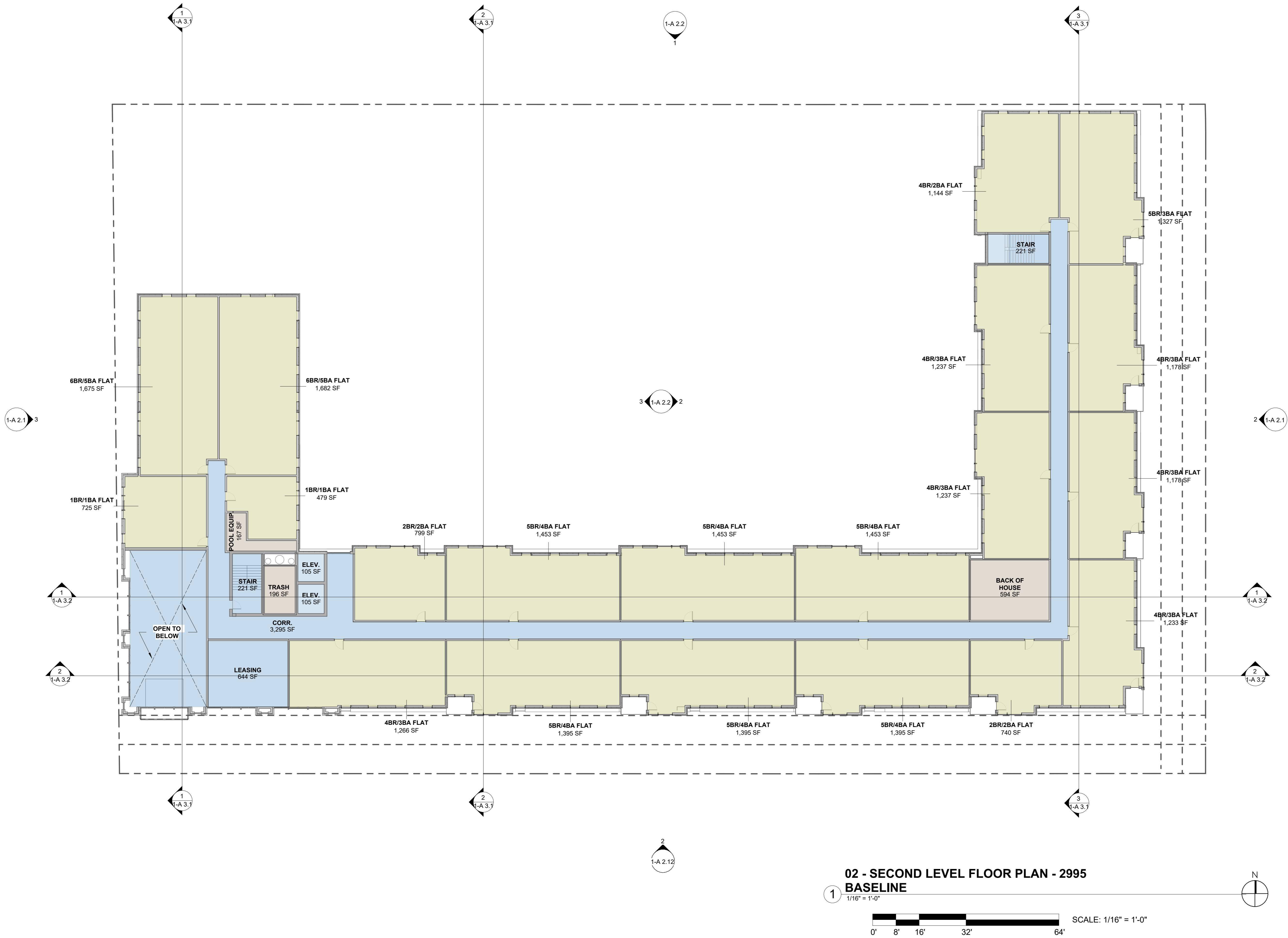
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	16	92

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2BR/2BA FLAT	2	4
4BR/2BA FLAT	1	4
4BR/3BA FLAT	6	24
5BR/3BA FLAT	1	5
5BR/4BA FLAT	6	30
6BR/5BA FLAT	2	12
	20	81

S. 03 THIRD LEVEL		
2BR/2BA FLAT	2	4
4BR/2BA FLAT	1	4
4BR/3BA FLAT	5	20
5BR/3BA FLAT	1	5
5BR/4BA FLAT	6	30
	15	63

S. 04 FOURTH LEVEL		
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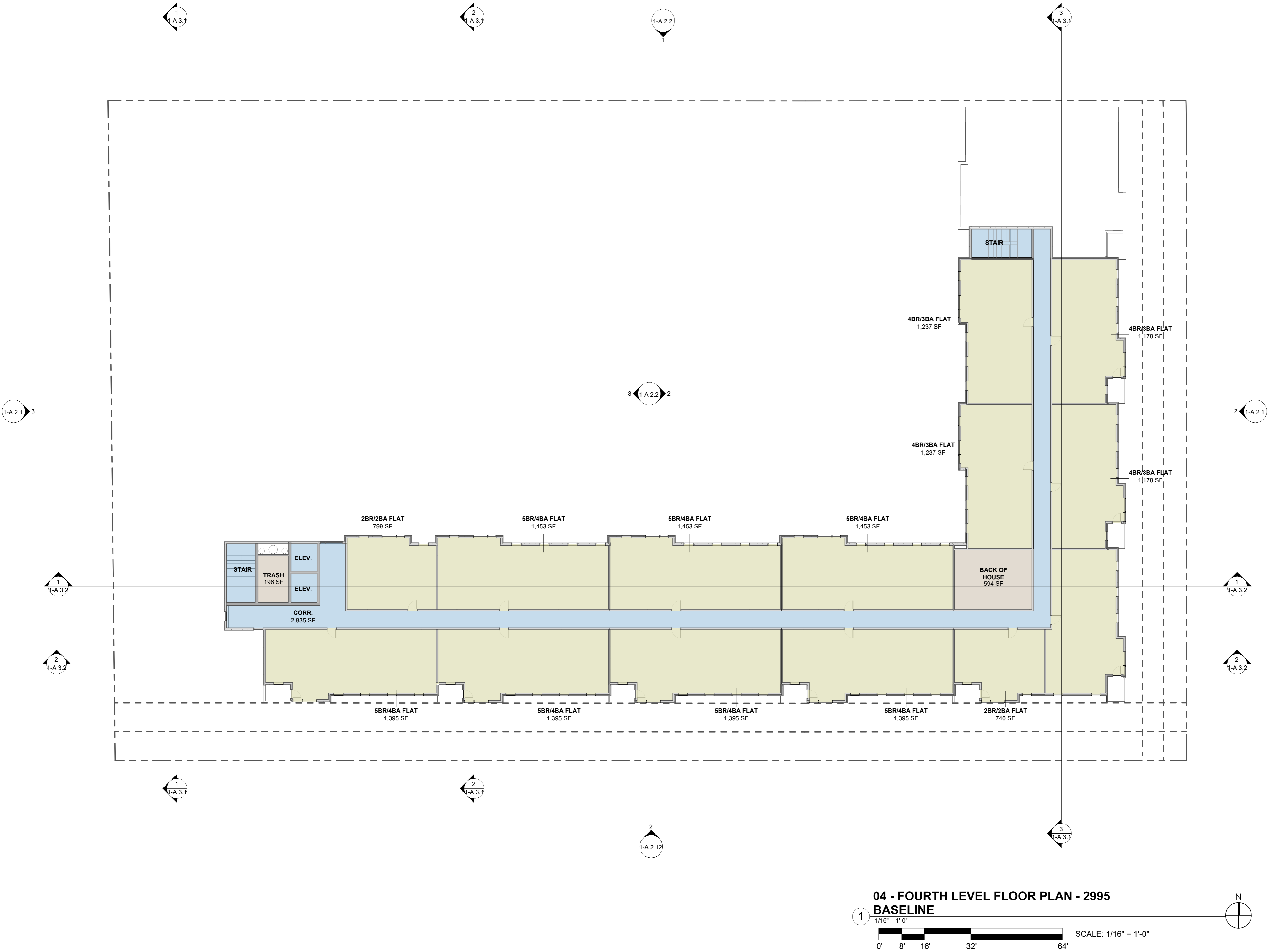
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TOTAL BUILDING AREA	120,518 SF
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6BR/6BA TH	8	48
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S. 02 SECOND LEVEL		
1BR/1BA FLAT	2	2
2BR/2BA FLAT	2	4
4BR/2BA FLAT	1	4
4BR/3BA FLAT	6	24
5BR/3BA FLAT	1	5
5BR/4BA FLAT	6	30
6BR/5BA FLAT	2	12
	20	81

S. 03 THIRD LEVEL		
2BR/2BA FLAT	2	4
4BR/2BA FLAT	1	4
4BR/3BA FLAT	5	20
5BR/3BA FLAT	1	5
5BR/4BA FLAT	6	30
	15	63

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2BR/2BA FLAT	2	4
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S. 04 FOURTH LEVEL	
COMMON	3,625 SF
RESIDENTIAL	17,542 SF
	21,167 SF
TOTAL BUILDING AREA	120,518 SF



3 WEST ELEVATION - 2295 BASELINE
1/16" = 1'-0"



2 EAST ELEVATION - 2995 BASELINE
1/16" = 1'-0"



1 SOUTH ELEVATION - 2995 BASELINE
1/16" = 1'-0"

0' 8' 16' 32' 64' SCALE: 1/16" = 1'-0"

MATERIAL PALETTE			
PRIMARY MATERIALS			
	 BRICK BR-01 RUNNING BOND - BUFF	 FIBER CEMENT PANELS FC-01 DARK GRAY	 FIBER CEMENT LAP SIDING FC-02 DARK GRAY
ACCENT MATERIALS			
	 ACCENT METAL MP-02 DARK GRAY	 METAL SCREEN MP-03 DARK GRAY	 WOOD LOOK PANELS WD-01 HORIZ. TOUNGE & GROVE



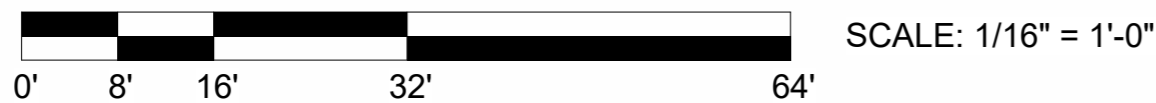
3 WEST WING - EAST ELEVATION - 2995 BASELINE
1/16" = 1'-0"




2 EAST WING - WEST ELEVATION - 2995 BASELINE
1/16" = 1'-0"




1 NORTH ELEVATION 1 - 2995 BASELINE
1/16" = 1'-0"





SOPHERSPARN
ARCHITECTS LLC
2505 Walnut Street | Suite 200 | Boulder, CO 80302
303.442.4422 | www.sopherssparn.com

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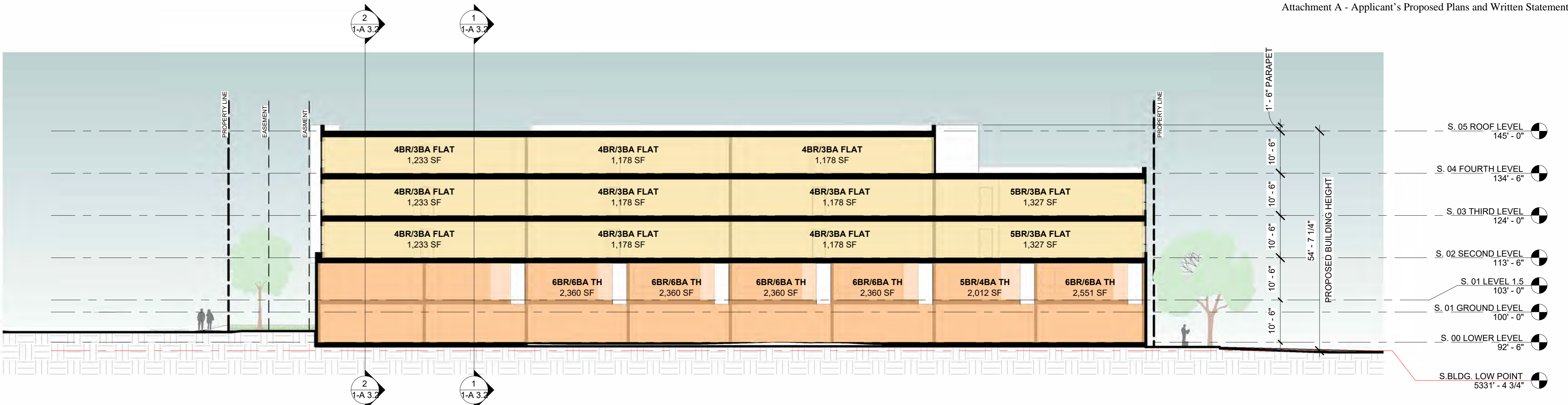


CORE
SPACES

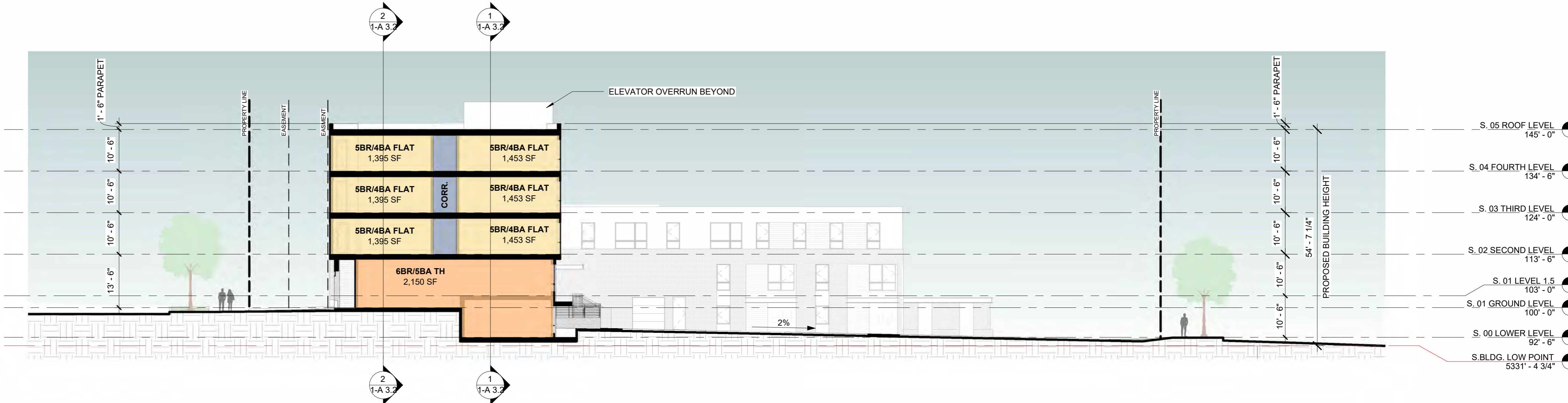
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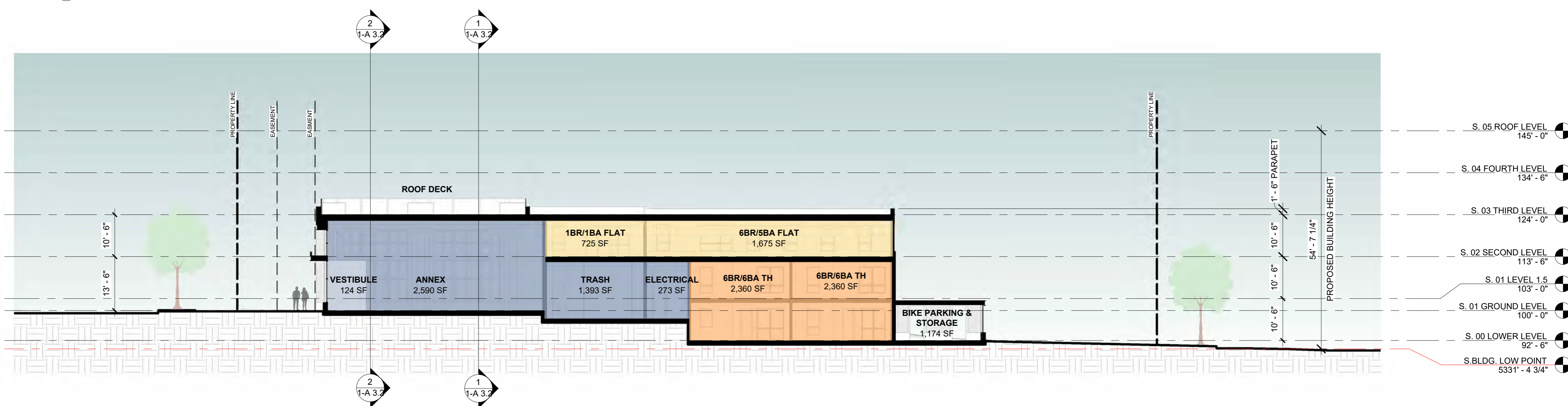
MATERIAL PALETTE			
PRIMARY MATERIALS			
	BRICK BR-01 RUNNING BOND - BUFF	FIBER CEMENT PANELS FC-01 DARK GRAY	FIBER CEMENT LAP SIDING FC-02 DARK GRAY
ACCENT MATERIALS			
	ACCENT METAL MP-02 DARK GRAY	METAL SCREEN MP-03 DARK GRAY	WOOD LOOK PANELS WD-01 HORIZ. TOUNGE & GROVE



3 2995 BASELINE - SECTION 3
1/16" = 1'-0"

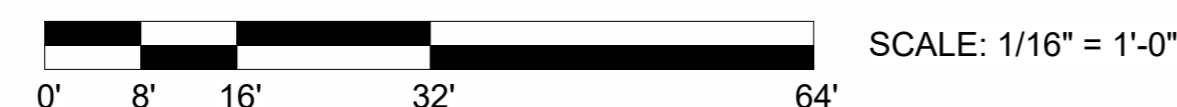


2 2995 BASELINE - SECTION 2
1/16" = 1'-0"

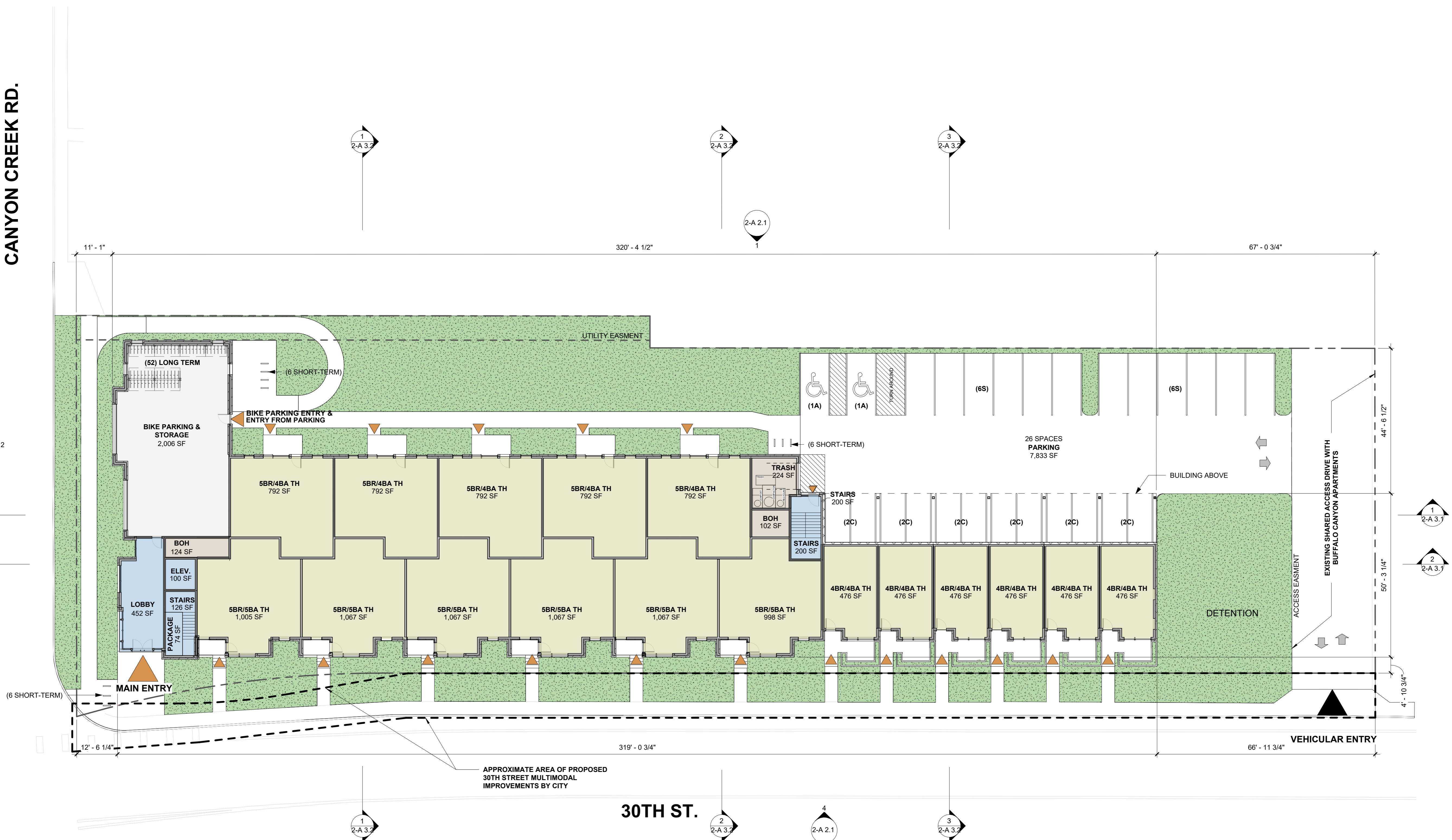


1 2995 BASELINE - SECTION 1
1/16" = 1'-0"

0' 8' 16' 32' 64' SCALE: 1/16" = 1'-0"



CANYON CREEK RD.

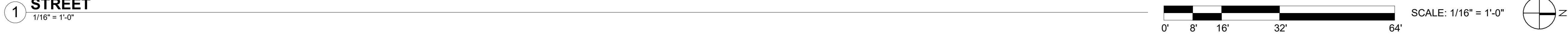


735 30TH STREET F.A.R. & PARKING		
SITE AREA = 41,931 SF ZONING = RH-5 BASE FAR OF 1.5		
ALLOWABLE BUILDING AREA @ 1.5 FAR = 62,897 SF		
PROPOSED BUILDING AREA = 62,702 SF		
PARKING: 26 SURFACE SPOTS PROVIDED (17% OF BEDS) BICYCLE PARKING REQUIRED: 70 TOTAL: 52 LONG-TERM + 18 SHORT-TERM BICYCLE PARKING PROVIDED: 72 TOTAL: 52 LONG-TERM + 20 SHORT-TERM		

30TH STREET - UNIT & BED COUNT		
UNIT TYPE	#	TOTAL BEDS
N. 01 GROUND LEVEL		
4BR/4BA TH	6	24
5BR/4BA TH	5	25
5BR/5BA TH	6	30
	17	79
N. 02 SECOND LEVEL		
1BR/1BA FLAT	1	1
4BR/3BA FLAT	1	4
	2	5
N. 03 THIRD LEVEL		
1BR/1BA FLAT	1	1
2BR/2BA FLAT	1	2
4BR/3BA FLAT	1	4
5BR/5BA FLAT	5	25
	8	32
N. 04 FOURTH LEVEL		
1BR/1BA FLAT	1	1
2BR/2BA FLAT	1	2
4BR/3BA FLAT	1	4
5BR/5BA FLAT	5	25
	8	32
UNIT & BED TOTALS	35	148

30TH STREET - FLOOR AREA	
TYPE	AREA
N. 01 GROUND LEVEL	
AMENITY	452 SF
COMMON	951 SF
RESIDENTIAL	13,087 SF
	14,490 SF
N. 02 SECOND LEVEL	
AMENITY	263 SF
COMMON	1,849 SF
RESIDENTIAL	15,260 SF
	17,372 SF
N. 03 THIRD LEVEL	
AMENITY	469 SF
COMMON	1,849 SF
RESIDENTIAL	15,491 SF
	17,809 SF
N. 04 FOURTH LEVEL	
AMENITY	469 SF
COMMON	1,449 SF
RESIDENTIAL	11,112 SF
	13,030 SF
TOTAL BUILDING AREA	62,702 SF

01 - GROUND LEVEL FLOOR PLAN - 30TH STREET



735 30TH STREET F.A.R. & PARKING

SITE AREA = 41,931 SF ZONING = RH-5 BASE FAR OF 1.5
ALLOWABLE BUILDING AREA @ 1.5 FAR = 62,897 SF
PROPOSED BUILDING AREA = 62,702 SF
PARKING: 26 SURFACE SPOTS PROVIDED 17% OF BEDS BICYCLE PARKING REQUIRED: 70 TOTAL 52 LONG-TERM + 18 SHORT-TERM BICYCLE PARKING PROVIDED: 72 TOTAL 52 LONG-TERM + 20 SHORT-TERM

30TH STREET - UNIT & BED COUNT

UNIT TYPE	#	TOTAL BEDS
N. 01 GROUND LEVEL		
4BR/4BA TH	6	24
5BR/4BA TH	5	25
5BR/5BA TH	6	30
	17	79
N. 02 SECOND LEVEL		
1BR/1BA FLAT	1	1
4BR/3BA FLAT	1	4
	2	5
N. 03 THIRD LEVEL		
1BR/1BA FLAT	1	1
2BR/2BA FLAT	1	2
4BR/3BA FLAT	1	4
5BR/5BA FLAT	5	25
	8	32
N. 04 FOURTH LEVEL		
1BR/1BA FLAT	1	1
2BR/2BA FLAT	1	2
4BR/3BA FLAT	1	4
5BR/5BA FLAT	5	25
	8	32
UNIT & BED TOTALS	35	148

30TH STREET - FLOOR AREA

TYPE	AREA
N. 01 GROUND LEVEL	
AMENITY	452 SF
COMMON	951 SF
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AMENITY	263 SF
COMMON	1,849 SF
RESIDENTIAL	15,260 SF
	17,372 SF
N. 03 THIRD LEVEL	
AMENITY	469 SF
COMMON	1,849 SF
RESIDENTIAL	15,491 SF
	17,809 SF
N. 04 FOURTH LEVEL	
AMENITY	469 SF
COMMON	1,449 SF
RESIDENTIAL	11,112 SF
	13,030 SF
TOTAL BUILDING AREA	62,702 SF

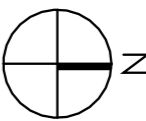


02 - SECOND LEVEL FLOOR PLAN - 30TH STREET

1
1/16" = 1'-0"



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



735 30TH STREET F.A.R. & PARKING

SITE AREA = 41,931 SF | ZONING = RH-5 | BASE FAR OF 1.5

ALLOWABLE BUILDING AREA @ 1.5 FAR = 62,897 SF

PROPOSED BUILDING AREA = 62,702 SF

PARKING: 26 SURFACE SPOTS PROVIDED | 17% OF BEDS
BICYCLE PARKING REQUIRED: 70 TOTAL, 52 LONG-TERM + 18 SHORT-TERM
BICYCLE PARKING PROVIDED: 72 TOTAL, 52 LONG-TERM + 20 SHORT-TERM

30TH STREET - UNIT & BED COUNT

UNIT TYPE	#	TOTAL BEDS
N. 01 GROUND LEVEL		
4BR/4BA TH	6	24
5BR/4BA TH	5	25
5BR/5BA TH	6	30
	17	79

N. 02 SECOND LEVEL		
1BR/1BA FLAT	1	1
4BR/3BA FLAT	1	4
	2	5

N. 03 THIRD LEVEL		
1BR/1BA FLAT	1	1
2BR/2BA FLAT	1	2
4BR/3BA FLAT	1	4
5BR/5BA FLAT	5	25
	8	32

N. 04 FOURTH LEVEL		
1BR/1BA FLAT	1	1
2BR/2BA FLAT	1	2
4BR/3BA FLAT	1	4
5BR/5BA FLAT	5	25
	8	32

UNIT & BED TOTALS 35 148

30TH STREET - FLOOR AREA

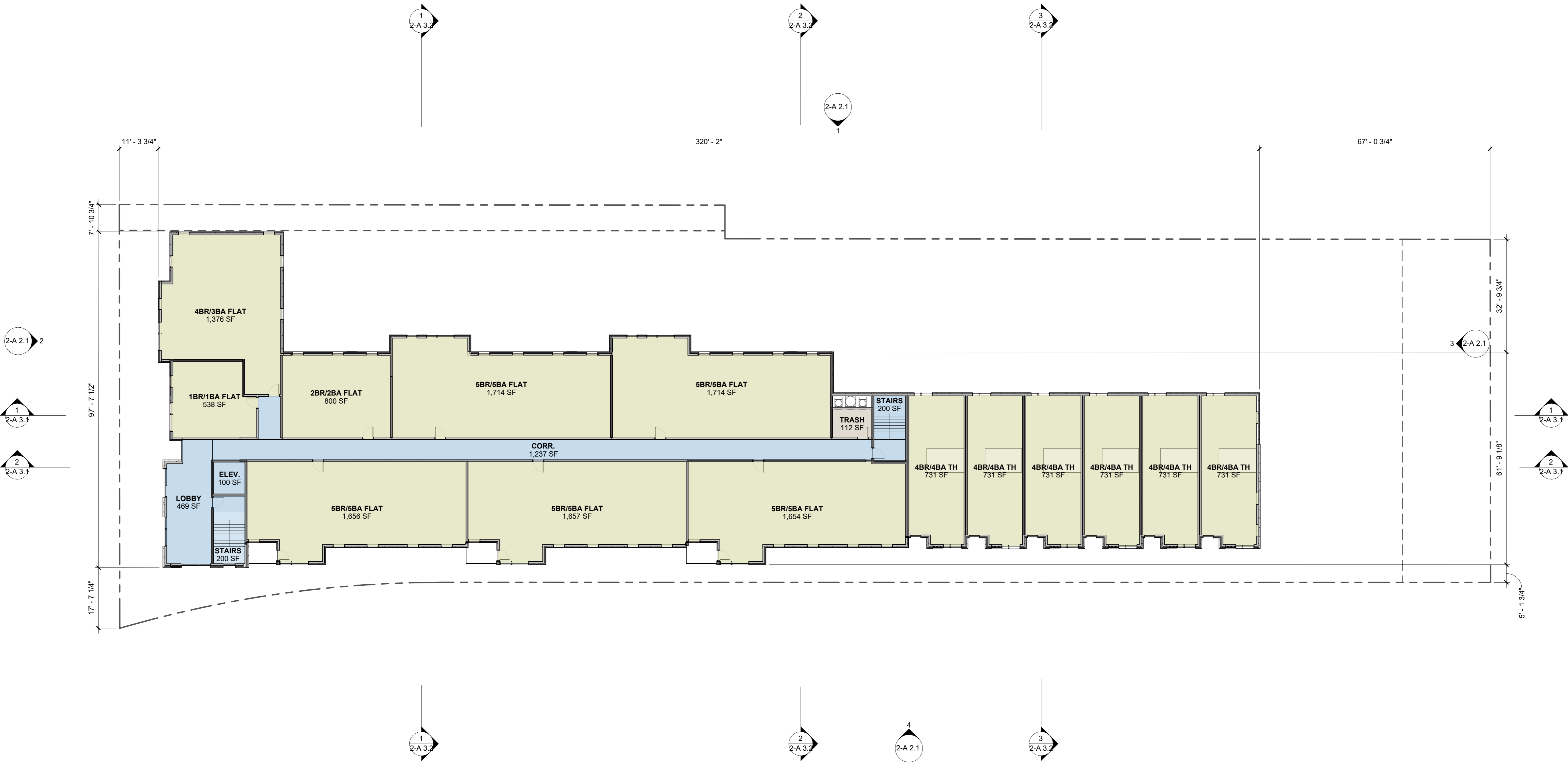
TYPE	AREA
N. 01 GROUND LEVEL	
AMENITY	452 SF
COMMON	991 SF
RESIDENTIAL	13,087 SF
	14,490 SF

N. 02 SECOND LEVEL	
AMENITY	263 SF
COMMON	1,849 SF
RESIDENTIAL	15,260 SF
	17,372 SF

N. 03 THIRD LEVEL	
AMENITY	469 SF
COMMON	1,849 SF
RESIDENTIAL	15,491 SF
	17,809 SF

N. 04 FOURTH LEVEL	
AMENITY	469 SF
COMMON	1,449 SF
RESIDENTIAL	11,112 SF
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TOTAL BUILDING AREA 62,702 SF

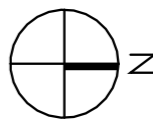


03 - THIRD LEVEL FLOOR PLAN - 30TH STREET

1/16" = 1'-0"



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



735 30TH STREET F.A.R. & PARKING

SITE AREA = 41,931 SF | ZONING = RH-5 | BASE FAR OF 1.5

ALLOWABLE BUILDING AREA @ 1.5 FAR = 62,897 SF

PROPOSED BUILDING AREA = 62,702 SF

PARKING: 26 SURFACE SPOTS PROVIDED | 17% OF BEDS
BICYCLE PARKING REQUIRED: 70 TOTAL, 52 LONG-TERM + 18 SHORT-TERM
BICYCLE PARKING PROVIDED: 72 TOTAL, 52 LONG-TERM + 20 SHORT-TERM

30TH STREET - UNIT & BED COUNT

UNIT TYPE	#	TOTAL BEDS
N. 01 GROUND LEVEL		
4BR/4BA TH	6	24
5BR/4BA TH	5	25
5BR/5BA TH	6	30
	17	79

N. 02 SECOND LEVEL		
1BR/1BA FLAT	1	1
4BR/3BA FLAT	1	4
	2	5

N. 03 THIRD LEVEL		
1BR/1BA FLAT	1	1
2BR/2BA FLAT	1	2
4BR/3BA FLAT	1	4
5BR/5BA FLAT	5	25
	8	32

N. 04 FOURTH LEVEL		
1BR/1BA FLAT	1	1
2BR/2BA FLAT	1	2
4BR/3BA FLAT	1	4
5BR/5BA FLAT	5	25
	8	32

UNIT & BED TOTALS 35 148

30TH STREET - FLOOR AREA

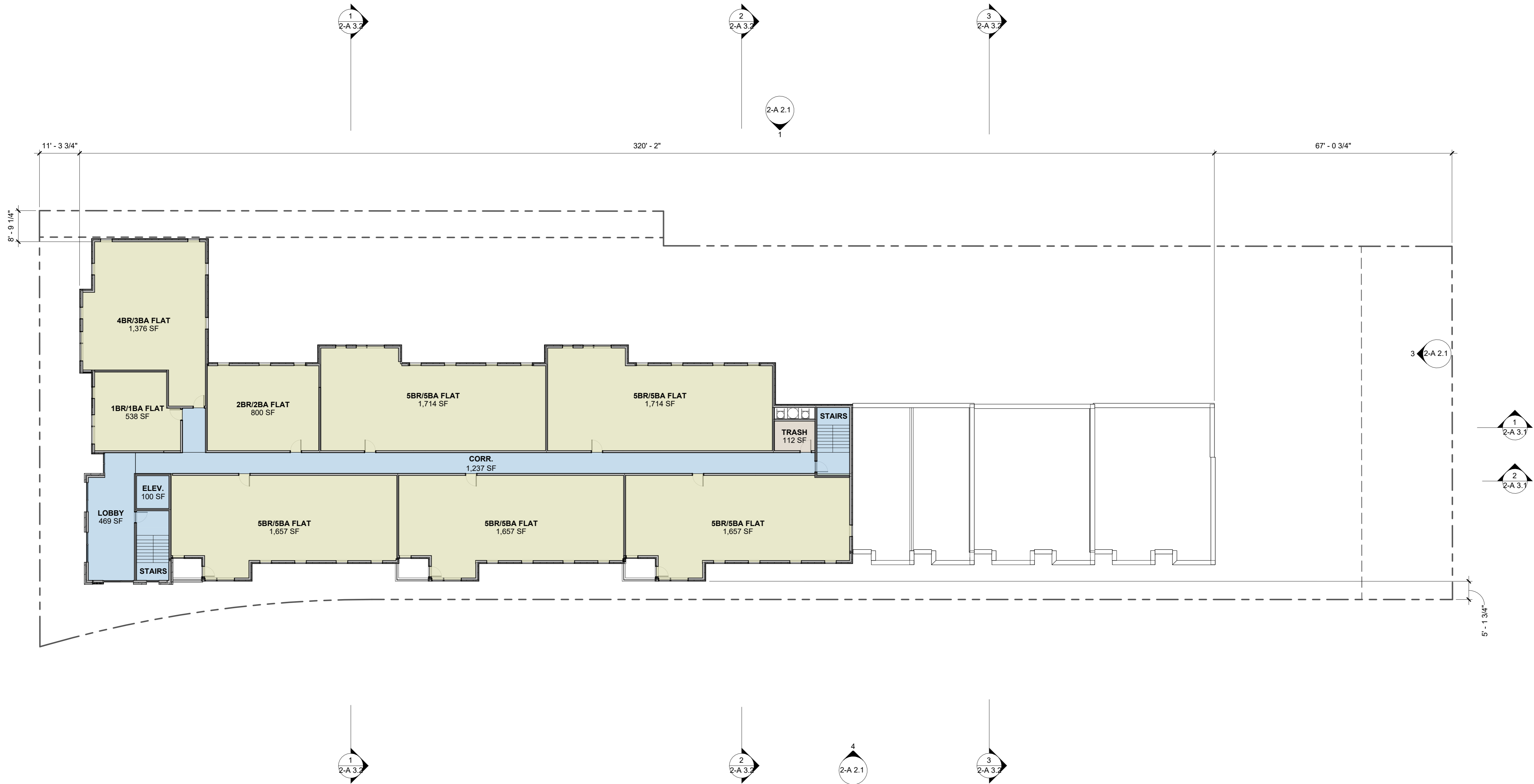
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AMENITY	469 SF
COMMON	1,849 SF
RESIDENTIAL	15,491 SF
	17,809 SF

N. 04 FOURTH LEVEL	
AMENITY	469 SF
COMMON	1,449 SF
RESIDENTIAL	11,112 SF
	13,030 SF

TOTAL BUILDING AREA 62,702 SF

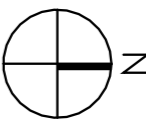


04 - FOURTH LEVEL FLOOR PLAN - 30TH STREET

1
1/16" = 1'-0"



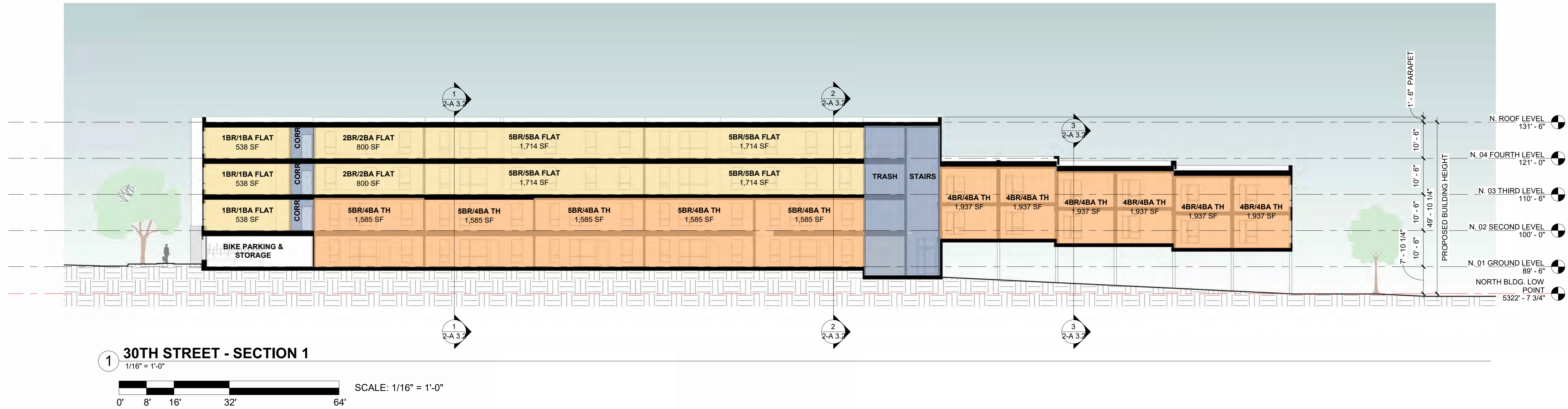
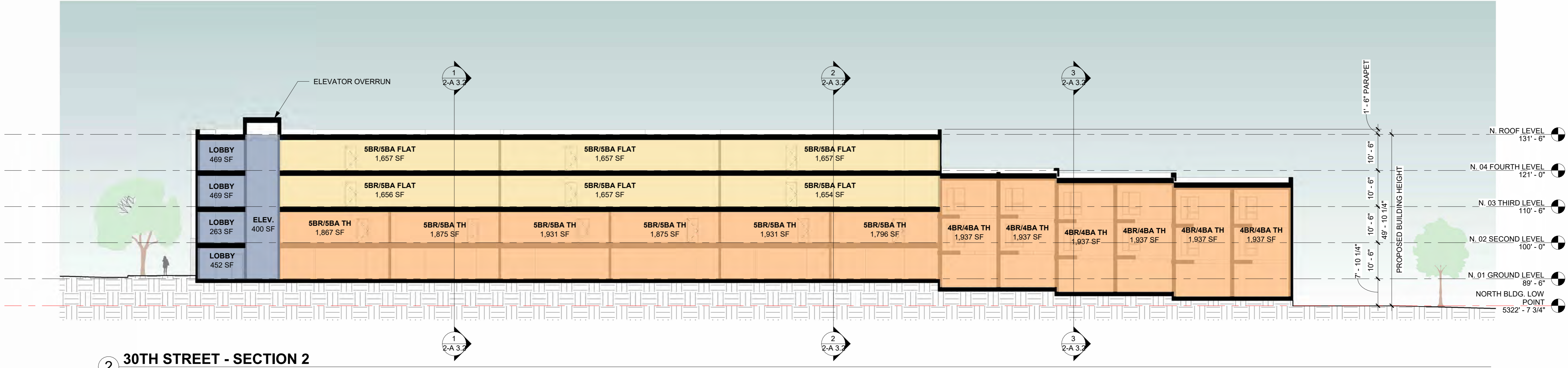
SCALE: 1/16" = 1'-0"

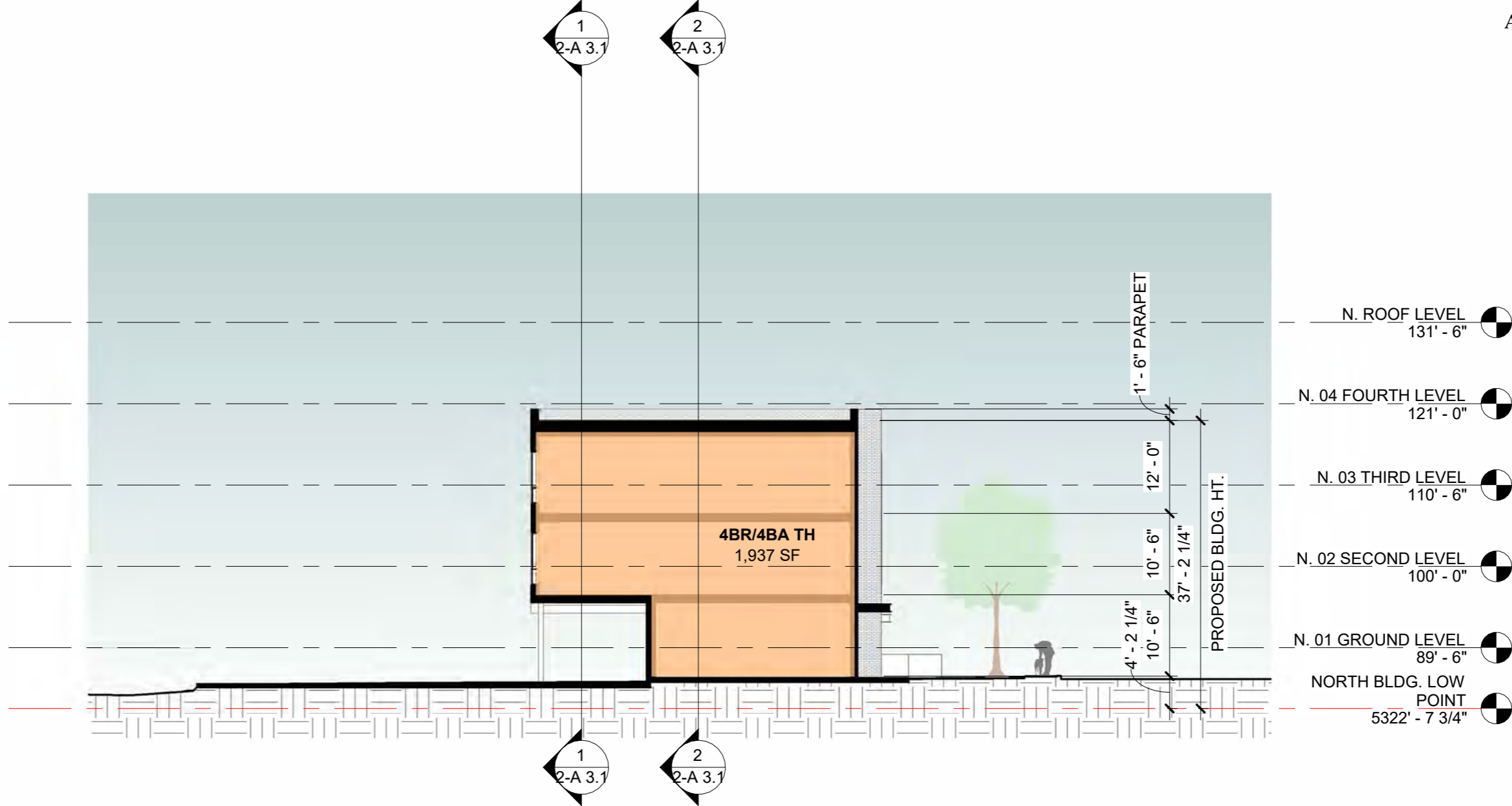




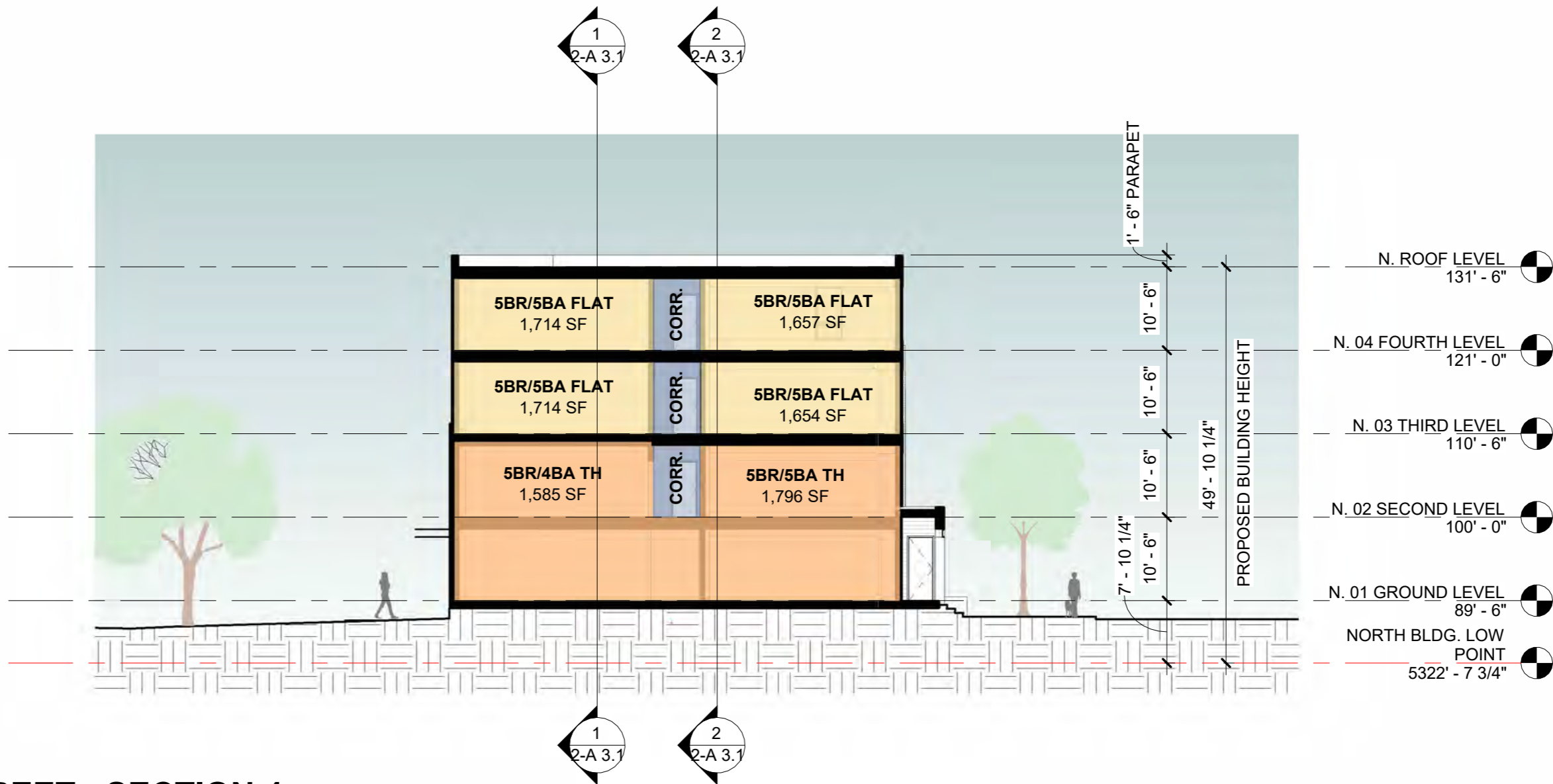
MATERIAL PALETTE		
PRIMARY MATERIALS		BRICK BR-01 RUNNING BOND - BUFF
		FIBER CEMENT PANELS FC-01 DARK GRAY
ACCENT MATERIALS		FIBER CEMENT LAP SIDING FC-02 DARK GRAY
		ACCENT METAL MP-02 DARK GRAY
		METAL SCREEN MP-03 DARK GRAY
		WOOD LOOK PANELS WD-01 HORIZ. TONGUE & GROOVE



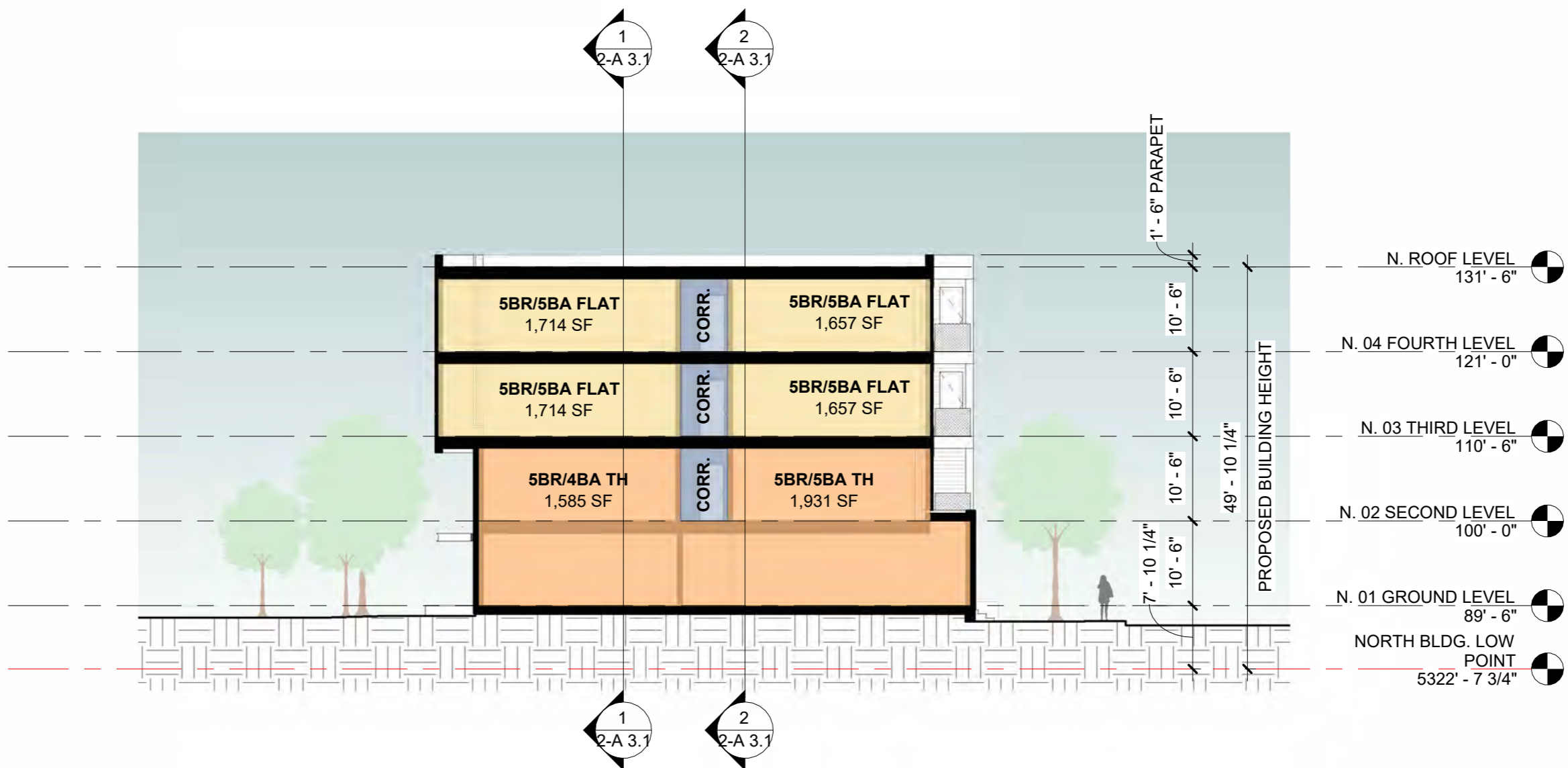




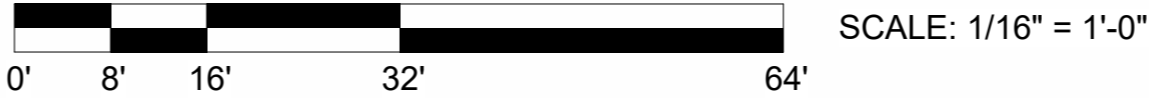
3 30TH STREET - SECTION 5
1/16" = 1'-0"



2 30TH STREET - SECTION 4
1/16" = 1'-0"

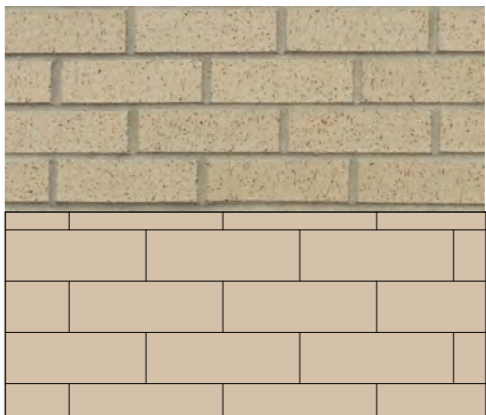


1 30TH STREET - SECTION 3
1/16" = 1'-0"



MATERIAL PALETTE

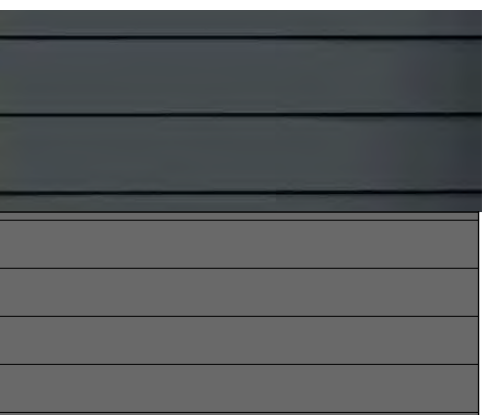
PRIMARY MATERIALS



BRICK | BR-01
RUNNING BOND - BUFF

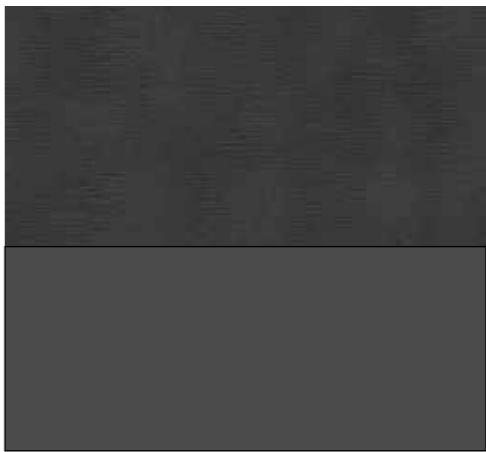


FIBER CEMENT PANELS | FC-01
DARK GRAY



FIBER CEMENT LAP SIDING | FC-02
DARK GRAY

ACCENT MATERIALS



ACCENT METAL | MP-02
DARK GRAY



METAL SCREEN | MP-03
DARK GRAY



WOOD LOOK PANELS | WD-01
HORIZ. TOUNGE & GROVE

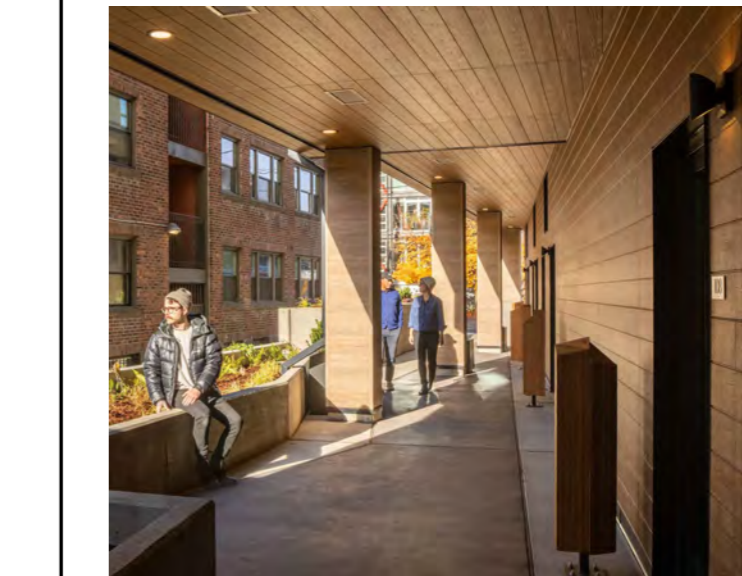
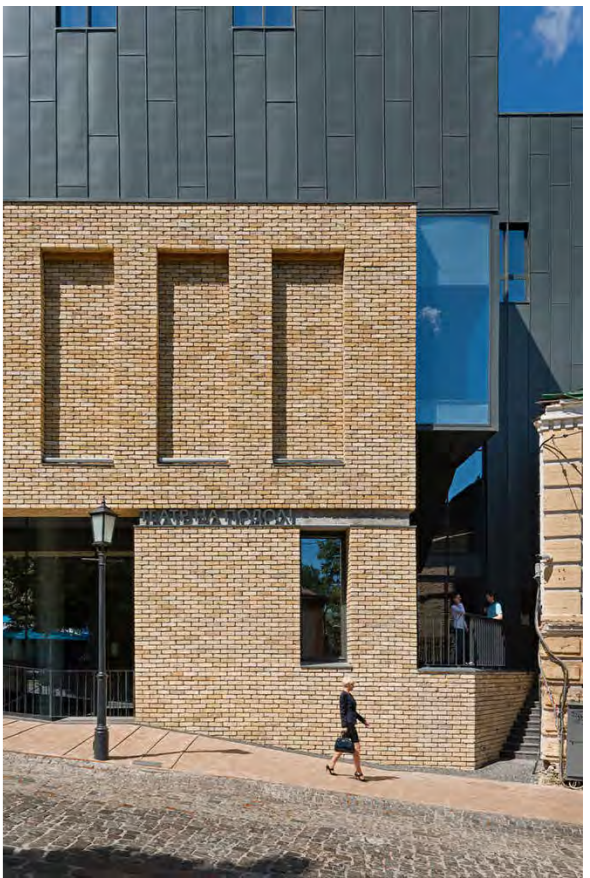


CONCEPTUAL RENDERING - 2995 BASELINE - MAIN ENTRY FROM BASELINE & CANYON CREEK RD.

DESIGN INSPIRATION & PRECEDENTS



TWO-TONE MATERIAL PALETTE - TEATR NA PODOLI - DROZDOV & PARTNERS



DESIGN INSPIRATION & PRECEDENT IMAGERY



CONCEPTUAL RENDERING - 2995 BASELINE - CORNER OF BASELINE & 30TH STREET



CONCEPTUAL RENDERING - 30TH STREET - MAIN ENTRY FROM CORNER OF 30TH STREET & CANYON CREEK RD



CONCEPTUAL RENDERING - 30TH STREET - LOOKING SOUTH WEST

MATERIAL PALETTE		
PRIMARY MATERIALS		
	BRICK BR-01 RUNNING BOND - BUFF	FIBER CEMENT PANELS FC-01 DARK GRAY
ACCENT MATERIALS		
	FIBER CEMENT LAP SIDING FC-02 DARK GRAY	ACCENT METAL MP-02 DARK GRAY
	METAL SCREEN MP-03 DARK GRAY	WOOD LOOK PANELS WD-01 HORIZ. TOUNGE & GROVE

CONTEXT & DESIGN INSPIRATION		
CONTEXT		
	WILLIAMS VILLAGE STEARNS HALL DORMITORIES	WILLIAMS VILLAGE DINING & COMMUNITY COMMONS
DESIGN INSPIRATION		
MODERN BRICK DETAILING & MASSING - CRYSTAL ORTHOPEDIC CENTER - IKM ARCHITECTURE		

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS



City of Boulder
Planning & Development Services

DATE OF COMMENTS: **April 7, 2025**
CASE MANAGER: **Shannon Moeller**
PROJECT NAME: **HUB BASELINE**
LOCATION: **2955, 2969, 2995 BASELINE RD AND 735, 745, 765, 775 30TH STREET**
REVIEW TYPE: **Concept Plan Review & Comment**
REVIEW NUMBER: **LUR2025-00012**
APPLICANT: **KATE ADAMS, SOPHER SPARN ARCHITECTS LLC
JACOB SCHNECK, SOPHER SPARN ARCHITECTS
ADRIAN SOPHER, SOPHER SPARN ARCHITECTS LLC
ALYSSA GALLINA**
DESCRIPTION: **Concept Plan Review and Comment on a redevelopment of 7 lots totaling 2.94 acres at 2955 Baseline Road; 2969 Baseline Road; 2995 Baseline Road; 735-775 30th Street. All existing buildings are proposed to be demolished and two (2) 3-4 story multifamily student housing buildings with a total of 100 units are proposed. The proposal would include rezoning the properties at 765 and 775 30th Street from RM-2 to RH-5.**

I. REVIEW FINDINGS

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

These comments and all neighborhood correspondence received will be forwarded to the Planning Board for review. The Planning Board hearing on this item is scheduled for **June 3, 2025**. While the applicant is welcome to submit a written response to all the comments found herein prior to that hearing, it should be noted that the Concept Plan process is not an iterative process and that alternative designs cannot be considered without an additional Concept Review application.

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

II. CITY REQUIREMENTS

The section below addresses issues that must be resolved prior to project approval.

III. INFORMATIONAL COMMENTS

1. Addressing, Alison Blaine, Address Administrator - 303-441-4410, blainea@bouldercolorado.gov

Each new building is required to be assigned a street address following the city's addressing policy. The city is required to notify utility companies, the County Assessor's office, emergency services and the U.S. Post Office of proposed addressing for development projects. Please submit an Address Plat and list of all proposed addresses as part of the Technical Document Review process.

2. Area Characteristics and Zoning History, Shannon Moeller, 303-441-3216, moellers@bouldercolorado.gov

The approximately 2.94-acre site is located at the northwest corner of Baseline Road and 30th Street in the Colorado University Subcommunity. The site consists of multiple parcels and lots.

2955, 2969, and 2995 Baseline are located along Baseline Road and south of Canyon Creek Road. These properties are developed with three existing buildings including a multi-tenant office building, the Greenwood & Myers Mortuary, and Alta Sports Physical Therapy & Pilates.

735, 745, 765, and 775 30th Street are located along 30th Street and north of Canyon Creek Road and are

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developed with four existing one- and two-story residential buildings with a total of 12 dwelling units.

The site was annexed in 1962 by Ord. 2550 as part of a larger annexation.

The northern properties along 30th Street are zoned Residential – Medium 2 (RM-2) and Residential – High 5 (RH-5), which are described in Section 9-5-2(c), B.R.C. 1981 as: *“Medium density residential areas primarily used for small-lot residential development, including without limitation, duplexes, triplexes, or townhouses, where each unit generally has direct access at ground level”* (RM-2) and *“High density residential areas primarily used for a variety of types of attached residential units, including without limitation, apartment buildings, and where complementary uses may be allowed”* (RH-5).

The southern properties along Baseline Road are zoned Business – Transitional 1 (BT-1), which is described in Section 9-5-2(c), B.R.C. 1981 as: *“Transitional business areas which generally buffer a residential area from a major street and are primarily used for commercial and complementary residential uses, including without limitation, temporary lodging and office uses.”*

The Boulder Valley Comprehensive Plan designates the northern properties along 30th Street as “High Density Residential” which is described as:

High Density Residential (HR)	<p>Characteristics and Locations: The HR areas are generally located close to the University of Colorado, in areas planned for transit-oriented redevelopment and near major corridors and services.</p> <p>Uses: Consists of attached residential units and apartments. May include some complementary uses implemented through zoning.</p> <p>BVCP Density/Intensity: More than 14 dwelling units per acre</p>
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The Boulder Valley Comprehensive Plan designates the southern properties along Baseline Road as “Transitional Business” which is described as:

Transitional Business (TB)	<p>Characteristics and Locations: The TB designation is shown at the intersection of and along certain major streets. These are areas usually zoned for less-intensive business uses than in the GB areas. They will often provide a transition to residential areas.</p> <p>Uses: Consists of a mix of uses, including housing.</p>
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There are no adopted subcommunity or area plans or design guidelines that apply to the site.

Refer to Land Use – Comprehensive Planning for additional information on the BVCP.

3. DRAINAGE, Erik Saunders, 303 441-4493

GENERAL REQUIREMENTS:

a. Pursuant to Section 11-5-6, B.R.C. 1981, the applicant is required to provide “all reasonable necessary drainage facilities to ensure adequate drainage and management of storm waters and floods falling on, or flowing onto, the property” in accordance with an approved stormwater and flood management plan in addition to meeting the provisions of the City of Boulder Stormwater Master Plan.

b. However, based on the site topography and existing public storm sewer infrastructure, it appears stormwater quality and/or detention facilities may not be ideally or advantageously located. Based on the proposed layout it appears the stormwater facility at the northern end of the 30th Street portion of the development has no suitable outfall location. Discharge of detained/ treated stormwater runoff would require acquisition of easement rights across adjacent private property or construction of new storm sewer main within 30th Street.

c. Note: if permeable pavement is proposed as a stormwater control measure for water quality treatment and/or detention storage, please be aware; recent testing of porous pavers on multiple projects throughout the city has shown them to require additional maintenance than what is suggested in the Urban Storm Drainage Criteria Manual

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

– Volume 3. Maintenance costs of all SCM types should be considered when designing the site.

d. Storm water runoff and water quality treatment are issues that must be addressed during the Site Review Process. Regarding the city's new storm water regulations and the June 2019 adoption of the updated City of Boulder Design and Construction Standards (DCS), this development is considered an "applicable development". All requirements of Chapter 7 of the DCS apply including (but not limited to): - Storm water detention - LID Techniques - Quality Design Standard Compliance - Selection and Design of SCM's - Preliminary Infiltration Feasibility Screening - Treatment Approach Selection Criteria - Soil and Infiltration Test - Storm sewer construction - Irrigation Ditches and Laterals - Groundwater discharge - Erosion control during and post construction activities.

e. A Preliminary Storm Water Report and Plan in accordance with the City of Boulder Design and Construction Standards (DCS) must be provided by the applicant at time of Site Review application.

f. The applicant is notified that detention and water quality facilities intended to detain and/or treat stormwater runoff for multiple lots shall be located in "Outlots", with maintenance responsibilities detailed in the subdivision agreement.

g. Discharge of groundwater to the public storm sewer system may be necessary to accommodate construction and operation of the proposed developments. City Agreements and/or State permits will be required for this discharge. All applicable permits must be in place prior to building permit application. Additionally, special design considerations for the property to handle groundwater discharge as part of the development may be necessary.

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

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

On March 3, 2020, the City of Boulder adopted the 2020 City of Boulder Energy Conservation Code (COBECC) which prescribes minimum energy efficiency and conservation standards for new buildings and for additions and alterations to existing buildings, and the latest revision was approved by City Council on June 6, 2024 and went into effect on Dec. 1, 2024.

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

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

9-2-14(h)(1)(C), B.R.C. 1981 states: "Reducing Greenhouse Gas Emissions: Any new commercial building greater than 30,000 square feet in floor area and any 30,000 square feet or greater addition to a commercial building shall either have a net site energy usage index (EUI) of zero or is designed to achieve a net site EUI that is 10 percent lower than required under the City of Boulder Energy Conservation Code. It shall be a condition of approval that the applicant demonstrate compliance with this criterion at time of building permit. For the purpose of this requirement, "commercial building" shall have the meaning defined in the City of Boulder Energy Conservation Code." All projects that require permitting on or after Dec. 1, 2024 must adhere to the new 2024 CoBECC standards.

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

5. GROUNDWATER, Erik Saunders, 303 441-4493

Groundwater is a concern in many areas of the City of Boulder. Discharge of groundwater to the public storm sewer system may be necessary to accommodate construction and operation of the proposed development. Please be advised that if groundwater is encountered at this site an underdrain/ dewatering system may be required to reduce groundwater infiltration. Information pertaining to the quality of the groundwater encountered on the site will be required to determine if treatment is necessary prior to discharge from the site. State permits are required for the

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discharge of any groundwater to the public storm sewer system. All applicable permits/agreements must be in place prior to building permit application. Additionally, special design considerations for the properties to handle groundwater discharge as part of the development may be necessary.

- 6. Historic Preservation/Landmarks- Clare Brandt - 303-441-1994; historicpreservation@bouldercolorado.gov**
Preliminary review indicates no potential eligibility for individual landmark designation. However, per 9-11-23 B.R.C. 1981 historic preservation review is required for demolition of buildings older than 50 years. A Historic Preservation Demolition Review application must be submitted before eligibility can be confirmed. Submit a complete Historic Preservation Demolition application to PDSskipatrip <PDSskipatrip@bouldercolorado.gov> per instructions on application form: <https://bouldercolorado.gov/media/1463/>
- 7. Inclusionary Housing, Sloane Walbert, walberts@bouldercolorado.gov**
a. The Inclusionary Housing (IH) program requires all new residential developments to contribute 25% of the total units, or the equivalent, as permanently affordable housing (Chapter 9-13, "Inclusionary Housing", B.R.C., 1981). Developments may satisfy the inclusionary requirement through the provision of on-site affordable units, comparable existing or newly built off-site permanently affordable units, dedication of land appropriate for affordable housing, or by payment of a cash-in-lieu contribution. The means for satisfying the inclusionary requirement will be reviewed by staff concurrent with any land use review.
b. Any required documents, including the Determination of Inclusionary Housing Compliance form, be signed prior to application for any residential building permit. Any applicable cash-in-lieu contribution must be made prior to issuance of a residential building permit.
c. A Unit and Cash-in-lieu Calculator for estimating the Inclusionary Housing requirement for the development may be found on the city website at <https://bouldercolorado.gov/unit-cash-lieu-calculator>.
d. The project is subject to the adopted Community Benefit requirements of Section 9-2-14(h)(6)(C), B.R.C. 1981 since a height modification is requested to allow floor area in the 4th and 5th stories above the zoning district height limit. This additional area is called "bonus floor area" in the land use code. The "bonus floor area" calculation is used to determine the increased number of required affordable residential units and/or the increased cash in lieu of providing the on-site units.
- 8. Land Use – Comprehensive Planning, Kristopher Johnson, Comprehensive Planning Manager, 303-441-4277, johnsonk3@bouldercolorado.gov**
The purpose of this review is to provide the applicant with long range planning information regarding a concept plan for the property located at 2995 Baseline Road.

Boulder Valley Comprehensive Plan Review

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

Relevant Policies

Policy 2.14 Mix of Complementary Land Uses strongly encourages a variety of land uses in new developments that are designed carefully to ensure compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.

Policy 2.16 Mixed Use & Higher-Density Development encourages well-designed mixed-use and higher-density development that incorporate a substantial amount of affordable housing in appropriate locations, including in proximity to multimodal corridors and transit centers.

BVCP Land Use Designation

The subject properties and surrounding developed areas are designated in the BVCP as Transitional Business land use along Baseline Road and High Density Residential land use along 30th Street. Transitional Business land use areas are described as locations with less-intensive business uses than in General Business and often provide a transition to residential areas. The High Density Residential land use is described as consisting of attached residential units and apartments and may include some complementary uses.

Summary

As proposed, the concept site plan is generally consistent with the goals and policies of the BVCP. However staff

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LAND USE REVIEW RESULTS AND COMMENTS

encourage the applicant to reconsider the residential-only nature of the proposal given the land use designation of Transitional Business, BVCP policies encouraging mixed-use projects especially along major multimodal corridors, and potential synergies with other mixed-use activities in the immediate area. Baseline Road serves as a major vehicular and transit corridor that would benefit from the activity generated by a mix of uses, especially on the ground floor. Commercial uses on the ground floor would also provide important separation and buffering for residential uses from the busy street and intersection with 30th Street. Finally, the proposal would remove several existing local commercial businesses with a single use residential project. Providing replacement space would be important to maintain opportunities for other small local businesses to be located in this area.

The proposal includes a rezoning request for a portion of the property along 30th Street to change from Residential Medium-2 (RM-2) to Residential High-5 (RH-5). Based on the zone district purposes described in B.R.C. Section 9-5-2(c), this change would be consistent with the land use designations. The area directly adjacent to the site is similarly designated High Density Residential land use in the BVCP and zoned Residential High-5, which further supports the compatibility of this change with the adjacent areas.

9. Land Uses, Shannon Moeller, 303-441-3216, moellers@bouldercolorado.gov

Residential Uses: Pursuant to the "Specific Use Standards" found in section 9-6-3(d)(2)(A), B.R.C. 1981, a use review is required for attached dwelling units within the BT-1 zoning district on the ground floor facing a street ("In the BT-1, BT-2, IS-1, and IS-2 zoning districts, attached dwelling units are allowed by right if the use is not located on the ground floor facing a street, with the exception of minimum necessary ground level access. Attached dwelling units that are not allowed by right may be approved only pursuant to a use review"). The purpose of a use review is to determine if a particular use and its potential impacts are appropriate for a proposed location (refer to section 9-2-15(a), B.R.C. 1981). The Use Review would be reviewed concurrently with the proposed Site Review.

10. Landscaping, Chris Ricciardiello, (303) 441-3138

The project will trigger landscape requirements in accordance with the City of Boulder Land Use Code, Sections 9-9-12, 9-9-13, and 9-9-14, B.R.C. 1981. Applicable standards include street tree plantings and overall site landscape plantings as outlined in 9-9-12(d) and 9-9-13, interior parking lot landscaping per section 9-9-14(d) and parking lot screening per section 9-9-14(b). Include a summary table of landscape requirements per section 9-9-12(d)(1)(J), B.R.C. 1981 to determine the extent of required landscape improvements. Specifically, street trees shall meet Land Use Code 9-9-13(b), B.R.C. 1981 – Streetscape Design Standards for all public right-of-way frontages. Provide large maturing street trees (over 45' mature height) of species found on the from the City of Boulder Forestry Approved Tree List, 30' – 40' spacing, and a minimum of 10' from underground utilities. In addition, the subject development property has existing public right of way street trees along the Baseline Rd, Canyon Creek Rd, 30th St frontages. Protect all existing right-of-way public trees in accordance with Chapter 3.05 of the Boulder Design and Construction Standards - TREE PROTECTION FOR CONSTRUCTION SITES.

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

See attached comments received as of the date of this correspondence.

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

Per Section 9-2-14, B.R.C. 1981, a Concept Plan Review and subsequent Site Review are required because the proposal consists of more than 2 acres or 30,000 square feet of floor area in the BT-1, RM-2, or RH-5 zoning districts. The purpose of the Concept Plan review is to determine the general development plan for a particular site and to help identify key issues in advance of a site review submittal. This step in the development process is intended to give the applicant an opportunity to solicit comments from the Planning Board as well as the public early in the development process as to whether a development concept is consistent with the requirements of the city as set forth in its adopted plans, ordinances, and policies (Section 9-2-13, B.R.C. 1981). Concept Plan review requires staff review and a public hearing before the Planning Board.

Comments made at the public hearings are advisory comments for the applicant to consider prior to submitting any detailed "Site Review" plan documents. Note that Concept Plan review applications may be called up for consideration after Planning Board's review.

The Concept Plan is scheduled to go before the Planning Board on June 3, 2025. The plan will neither be approved nor denied, but rather is an opportunity for the city and community members to comment on the general aspects of the proposal. The Planning Department and Planning Board will review the applicant's Concept Review and

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Comment plans against the guidelines found in section 9-2-13(g), B.R.C. 1981.

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

Rezoning: The development includes a proposal to rezone a portion of the property along 30th Street from RM-2 to RH-5. Rezoning applications are reviewed according to the criteria in 9-2-19(e), B.R.C. 1981. The planning board shall make a recommendation for approval or denial, and the city council shall make the final determination at a public hearing.

Site Review: The development proposal will require a Site Review as it exceeds the thresholds noted in 9-2-14, B.R.C. 1981. Additionally, if the proposal includes modifications for a height modification and parking reduction, the proposal will require a public hearing for a decision by the Planning Board.

Use Review: Pursuant to the "Specific Use Standards" found in section 9-6-3(d)(2)(A), B.R.C. 1981, a use review is required for attached dwelling units within the BT-1 zoning district on the ground floor facing a street ("In the BT-1, BT-2, IS-1, and IS-2 zoning districts, attached dwelling units are allowed by right if the use is not located on the ground floor facing a street, with the exception of minimum necessary ground level access. Attached dwelling units that are not allowed by right may be approved only pursuant to a use review"). The purpose of a use review is to determine if a particular use and its potential impacts are appropriate for a proposed location (refer to section 9-2-15(a), B.R.C. 1981).

Preliminary and Final Plat: A preliminary and final plat would be necessary to combine existing lots and parcels into developable lots, and dedicate any necessary easements and/or right of way.

Technical Documents: Following the Site Review and Use Review, Technical Documents including any required final plans for site, architecture, landscaping, lighting, and civil plans are required. Any dedications or vacations of easements should be submitted concurrently with the Technical Document review.

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

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

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

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

(A) Access, Transportation, and Mobility:

- 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.*
- 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.*
- 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.*

Staff is appreciative of the general site design placing the building forward and design with entrances to the public realm. However, there is not functional permeability through the site due to the length of the buildings. Consider adding a portal element to allow pedestrian access and views into the site or breaking up each building into multiple buildings. (Refer to the length requirements for buildings requesting a height modification.) At the time of site review, provide a circulation diagram to show how pedestrians, cyclists, and vehicles move through the site.

Staff is generally supportive of the intention to propose a parking reduction for this site in its location close to the university, shopping, amenities, and transportation connections and appreciates the proposal to locate parking behind the building façade. However, the amount of surface parking provided continues to negatively impact the design of open space, pedestrian permeability, and the ability of the site design to meet the criteria for a height modification. Consider how surface parking can be redesigned to better address these site design criteria or consider moving some parking underground.

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Improvements to 30th Street must be better incorporated into design. Ensure that the setback between the building and ROW improvements allow for adequate space for large maturing trees wherever possible.

9-2-14(h)(2) Site Design Criteria:**(B) Open Space:**

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

(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.

There is a lack of high-quality ground level open space for gathering and recreational uses that will meet the needs of residents. Please note that detention areas, depending on the design and useability, may not qualify as useable open spaces and do not provide adequate programming to serve residents' needs as shown. Additionally, with much of the ground level open spaces being devoted to detention, it may be difficult to achieve the planting quantity requirements required in site review. A proposal involving a request for additional Floor Area Ratio (FAR) on the property will result in additional residents and the amount and quality of open space is critical to support an FAR increase request through site review.

The proposal appears to show landscaped areas in the public right-of-way contributing to minimum open space requirements. Please note that a modification request is required to count areas of the public right-of-way toward minimum open space requirements and these areas may contribute no more than ten percent of the required useable open space per 9-9-11(f)(4), B.R.C. 1981. Areas that are expected to be used for transportation purposes within the next 10 years are not counted. Please ensure that the areas that are to be used for ROW improvements are not shown or counted as useable open space.

Please note the code criteria for buildings requesting a height bonus under 9-2-14(h)(4)(B)(i)(b)(3) "Additional Requirements for a Height Bonus – Views" which requires a project to take advantage of prominent mountain views from common areas within the site, through useable open spaces on the site or elevated common areas on the building, and (4) "Additional Requirements for a Height Bonus – Open Space" which requires an inviting grade-level outdoor garden or landscaped courtyard as a gathering space for building users of a width of no less than the height of the building walls, with southern exposure and various amenities. The subject property is separated in two by a public right-of-way and not clearly designed to encourage access from residents from one site to another. Ensure that the design encourages all residents to access and use the above-mentioned required elements or provide separate elements for each building.

As noted above, please ensure that the setback between the building and 30th Street ROW improvements allow for adequate space for large maturing trees wherever possible.

Staff encourages the use of large maturing trees and reducing the amount of pavement provided as much as possible to combat heat island impacts. Refer to the Boulder Urban Heat Mapping data at:

<https://storymaps.arcgis.com/stories/a37426811d664de69e81e3b882e82cd1>

Please ensure that parking areas are screened pursuant to 9-9-14, Parking Lot Landscaping Standards, B.R.C. 1981, including (c) "Screening Parking Lots At Property Edges."

9-2-14(h)(3) Building Siting and Design Criteria:**(A) Building Siting and Public Realm Interface:**

- 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

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development pattern. Appropriate transitions may be created through design elements such as building siting and design or open space siting and design.

(B) Building Design:

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

(C) Building Materials:

- 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.*

Staff appreciates the renderings provided with the proposal and the focus on providing a high-quality and unique building design. The proposed building materials and design of elements such as the proposed balconies and defined building entries along the street meet many of the design criteria in (A) "Building Siting and Public Realm Interface" and (C) "Building Materials."

The proposed buildings are larger floor plates and hundreds of feet long along the public right-of-way; additional variation in the roof form and height is necessary to meet the above-listed criteria as well as to address the requirements for buildings requesting a height modification – which limit the length of buildings along a public right-of-way to 200' and require designing facades exceeding 120' in length along a public street as at least two distinct buildings.

The proposal is located across 30th Street from a zoning district of lower intensity consisting of single-family homes. At the time of site review, more clearly identify how the proposal uses design elements such as building siting and massing, placement of open space, permeability and views, to respond to the surrounding context.

The proposed footprint of the buildings, parking configuration, and open space don't allow adequate space along 30th Street between the buildings and ROW improvements for adequate space for maturing trees and landscaping. Consider reformatting portions of the buildings such as a change from double-loaded to a single-loaded design, incorporating tuck-under parking, or eliminating a row of surface parking to accommodate the necessary space adjacent to 30th Street.

Consider how the buildings are intended to relate to one another and how pedestrian circulation and wayfinding between the properties north and south of Canyon Creek Road is intended to function. Are residents from the building to the north able to use the amenities within the property to the south and vice-versa?

At the time of site review, 1) please ensure that there are no in-plane material changes except where there is at least a 12-inch wall offset; 2) please clearly depict all proposed rooftop mechanical equipment and screening.

9-2-14(b)(1)(E) Height Modifications:

The application materials indicate that a height modification is anticipated for the project. Please ensure that at the time of site review, the proposal provides the application materials required per 9-2-14(e), B.R.C. 1981. For each building proposed with a fourth story that exceeds the permitted height, the requirements for community benefit described in 9-2-14(h)(6)(C) apply. For all buildings exceeding the permitted height, the Additional Criteria in 9-2-14(h)(4), apply. Please see notes in sections above regarding building façade length and articulation, views, and grade-level outdoor gathering space standards in this section.

14. Transportation, Kyle Clawson, clawsonk@bouldercolorado.gov

- a. At time of a site review application, a Transportation Demand Management (TDM) Plan consistent with the requirements contained in Section 2.03(I) of the City of Boulder Design and Construction Standards (DCS) and Section 9-2-14(h)(2)(A)(iii) of the B.R.C. 1981 is required to be submitted which outlines strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternative modes of travel.
- b. At time of future site review application, please provide additional information regarding the existing shared access drive with Buffalo Canyon Apartments as the Survey does not provide the easement recordation

CITY OF BOULDER**LAND USE REVIEW RESULTS AND COMMENTS**

information.

- c. At time of future site review application, please provide further detail for the design of the parking area. Based on submitted concept plan, it is unclear if the parking lot is flush with landscape islands and sidewalk, or if curbing is designed for these areas.
- d. At time of site review application, a Traffic Study is required in accordance with Section 2.02 of the City of Boulder Design and Construction Standards (DCS) because the vehicle trips expected to be generated by the project during the AM or PM peak hours exceed 20 vehicles. The Traffic Study must be prepared consistent with Section 2.03 of the DCS. After the project is heard by the Planning Board, please forward the parameters of the Traffic Study for staff's concurrence prior to starting the work.
- e. At time of site review, please ensure the site plans demonstrate trash and recycling collection vehicles can access and maneuver through both parcels.
- f. Per Section 2.08 of the Design and Construction Standards, an 8-ft wide detached sidewalk with 8-ft wide landscape buffer along 30th St will be required for both parcels.
- g. Per Section 9-9-5(c)(1) of the BRC 1981, one access point or curb cut per property will be permitted, unless a site plan or traffic study approved by the city manager demonstrates that additional access points and curb cuts are required to adequately address accessibility, circulation, and driveway volumes and only where additional accesses and curb cuts would not impair any public use of any public right-of-way or create safety or operational problems or be detrimental to traffic flow on adjacent public streets. Prior to future site review application, please remove the access point identified on the western portion of the 2995 Baseline parcel.
- h. Per Section 9-9-6(d)(5)(F) of the BRC 1981, prior to site review application, please revise the parking lot design to include wheel-stops or to widen the sidewalk as required by the Code.
- i. Please note that per Section 9-9-6(f)(1) of the BRC 1981, only the planning board or city council may grant a motor vehicle parking reduction exceeding 50% as requested by this application.
- j. Prior to future site review application, revise the Plans to identify the vehicle turnaround space for 735 30th St parcel to be at the end of parking stalls per Section 9-9-6(d)(3)(B) of the BRC 1981.
- k. Prior to site review application, please ensure 8-ft wide landscape buffer is consistently provided for 2995 Baseline Rd parcel. Submitted concept plan currently measures more narrow than this for the western portion of the parcel.
- l. Prior to site review application, please ensure that the various curb ramps for the parcels are designed in accordance with Technical Drawing 2.07 of the Design and Construction Standards.
- m. Prior to site review application, the curb and gutter for the 735 30th St parcel shall be constructed to City of Boulder Design and Construction Standards. Per Table 2-6 of the DCS, curb and gutter for this parcel would be constructed 32-ft from the roadway centerline; this is determined by the two 11-ft wide travel lanes, the 7-ft wide bike lane and the 3-ft wide buffer as the Transportation Master Plan identifies this as a protected bike lane. Additionally, an 8-ft wide landscape buffer per Section 9-9-13 of the BRC 1981 and 8-ft wide detached sidewalk per Section 2.08 of the DCS shall be provided along the frontage for this parcel.
- n. Prior to site review application, the existing RTD transit stop on Baseline Rd shall be enhanced per Section 2.13 of the DCS; enhancement shall design a floating bus stop per Technical Drawing 2.44a/b/c. The existing RTD transit stop on 30th St is being further evaluated by transit staff and may require the stop location to be shifted south approximately 20-ft in order for transit bus to not block driveway or sight triangle requirements for residents.
- o. Sheet 0-A0.1 identifies that 2 accessible parking stalls are being provided out of 80 total stalls. Per Table 208.2 of the 2010 ADA Standards for Accessible Design, 4 accessible parking stalls are required to be provided. Please revise the plans as necessary prior to site review application.

CITY OF BOULDER

LAND USE REVIEW RESULTS AND COMMENTS

15. UTILITIES, Erik Saunders, 303-41-4493

GENERAL REQUIREMENTS:

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

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

Please review the solar access requirements at <https://bouldercolorado.gov/services/solar-access-guide> and provide a solar access analysis with the site review submittal. The adjacent property in the RH-5 zoning district is protected by a 25' solar fence. The portion of the northern four-story structure that is shown at an 8'-setback from the west property line would result in a solar access violation.

Please review the definition of "Yard, front, rear, and side" in 9-16-1, General Definitions, B.R.C. 1981 and the footnotes below TABLE 7-1: FORM AND BULK STANDARDS in section 9-7-1, Schedule of Form and Bulk Standards, B.R.C. 1981. The identified setbacks do not appear to accurately identify front, rear, and side setbacks.

- On a corner lot, the open space adjacent to the shorter street right-of-way shall be considered the front yard. The rear yard is opposite the front yard, and the side yard is between the rear yard and the front yard.
- On corner lots, use principal building front yard setback where adjacent lot fronts upon the street.
- Where a rear yard backs on a street, the rear yard shall have a minimum landscaped setback equal to the minimum front yard landscaped setback from a street for all buildings and uses required for that zone.

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

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

These comments and any neighborhood correspondence received will be forwarded to the Planning Board for review. The Planning Board hearing for the Concept Plan Review and Comment has been scheduled for the **June 3, 2025** Planning Board meeting which begins at 6 p.m.

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

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

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

IV. FEES

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

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

Public Comments

LUR2025-00012 Concept Plan

From: George Craft <gcrafty@yahoo.com>
Sent: Sunday, March 30, 2025 1:07 PM
To: Moeller, Shannon <moellers@bouldercolorado.gov>
Subject: HUB BASELINE

Dear Shannon:

We are incredibly frustrated with the Planning Department. It appears to us like it is a rubber-stamping organization that ignores citizens' needs and caters to the builders and developers. HUB BASELINE is another example of ignoring the impact on local residents for the - who knows - tax base benefits of a commercial building? The area in question is low density family and student housing. We don't need more high-rise apartment buildings replacing them in that area!

It is entirely too reminiscent of the Williams Village shopping center plan of a few years ago. Citizens came out in droves to object. Many important and valid objections were raised. But we can only assume the Planning Board quietly rubber stamped its approval and that we are losing peace and quiet and a view of the Flatirons for some unaffordable housing and gaining traffic congestion.

It seems pointless to come out to the public hearing if our opinions make no difference.

George & Deb Craft

Thanks,
George Craft
gcrafty@yahoo.com



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

March 4, 2025

Mr. Adrian Sopher
Sopher Sparn Architects
2505 Walnut Street, Suite 200
Boulder, CO 80302

Re: 30th & Baseline
Boulder, CO
LSC #250130

Dear Mr. Sopher:

In response to your request, LSC Transportation Consultants, Inc. has prepared this Trip Generation and Assignment Report to satisfy the Concept Review requirements for the proposed 30th & Baseline student housing redevelopment in Boulder, Colorado. The project includes 2995 Baseline Road and 735-775 30th Street.

IMPACT AREA

Figure 1 shows the vicinity map.

Area Roadways

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

- **Baseline Road** is an east-west, four-lane minor arterial roadway south of the site. The intersection with 30th Street is signalized with auxiliary turn lanes. The posted speed limit in the vicinity of the site is 35 mph. There are dedicated bike lanes and detached sidewalks on both sides of the road adjacent to the site.
- **30th Street** is a north-south, four-lane collector roadway east of the site. The intersection with Baseline Road is signalized with auxiliary turn lanes. The posted speed limit in the vicinity of the site is 35 mph. There are dedicated bike lanes and attached sidewalks on both sides of the road adjacent to the site.

PROPOSED LAND USE AND ACCESS

The proposed land use for the two sites is off-campus student housing. The 2995 Baseline Road site is proposed to include about 295 beds. The 735-775 30th Street site is proposed to include about 148 beds. Access for the 2995 Baseline site is proposed to Canyon Creek Road

and access for the 735-775 30th Street site is proposed to Canyon Creek Road and 30th Street. The conceptual site plans are shown in Figures 2a and 2b.

ALTERNATIVE TRAVEL MODES

An alternate travel mode share of 30 percent is expected and will be supported by a future Travel Demand Management (TDM) Plan.

TRIP GENERATION

Tables 1a and 1b show the estimated typical weekday, morning peak-hour, and afternoon peak-hour trip generation for the two sites based on the rates from *Trip Generation, 11th Edition*, 2021, by the Institute of Transportation Engineers (ITE).

The 2995 Baseline Road site is projected to generate about 1,053 vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 14 vehicles would enter and about 22 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 35 vehicles would enter and about 35 vehicles would exit the site.

The 735-775 30th Street site is projected to generate about 528 vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 7 vehicles would enter and about 11 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 18 vehicles would enter and about 18 vehicles would exit the site.

These volumes are expected to be reduced by about 30 percent due to alternative travel modes. This will be supported by a future Travel Demand Management (TDM) Plan.

TRIP DISTRIBUTION

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

TRIP ASSIGNMENT

Figures 4a and 4b show the assignment of site-generated traffic assuming no reduction for alternative travel modes to assure a conservative analysis.

* * * * *

Mr. Adrian Sopher

Page 3

March 4, 2025
30th & Baseline

We trust this information will assist you in planning for the proposed 30th & Baseline Road re-development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By: _____

Christopher S. McGranahan, P.E.
Principal/President



CSM/wc

3-4-25

Enclosure: Tables 1a and 1b
Figures 1 - 4b

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Table 1a
ESTIMATED TRAFFIC GENERATION
30th & Baseline - 2995 Baseline Road
Boulder, CO
LSC #250130; March, 2025

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾					Vehicle-Trips Generated				
		Average	AM Peak-Hour		PM Peak-Hour		Average	AM Peak-Hour		PM Peak-Hour	
		Weekday	In	Out	In	Out	Weekday	In	Out	In	Out
CURRENTLY PROPOSED LAND USE											
Off-Campus Student Apartments (Low Rise) Adjacent to Campus	295 Beds	3.57	0.046	0.074	0.120	0.120	1,053	14	22	35	35
					</						

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 11th Edition, 2021
- (2) ITE Land Use No. 225 - Off-Campus Student Apartments (Low-Rise) - Adjacent to Campus
- (3) The alternative travel mode reduction is supported by a separate Travel Demand Management (TDM) plan.

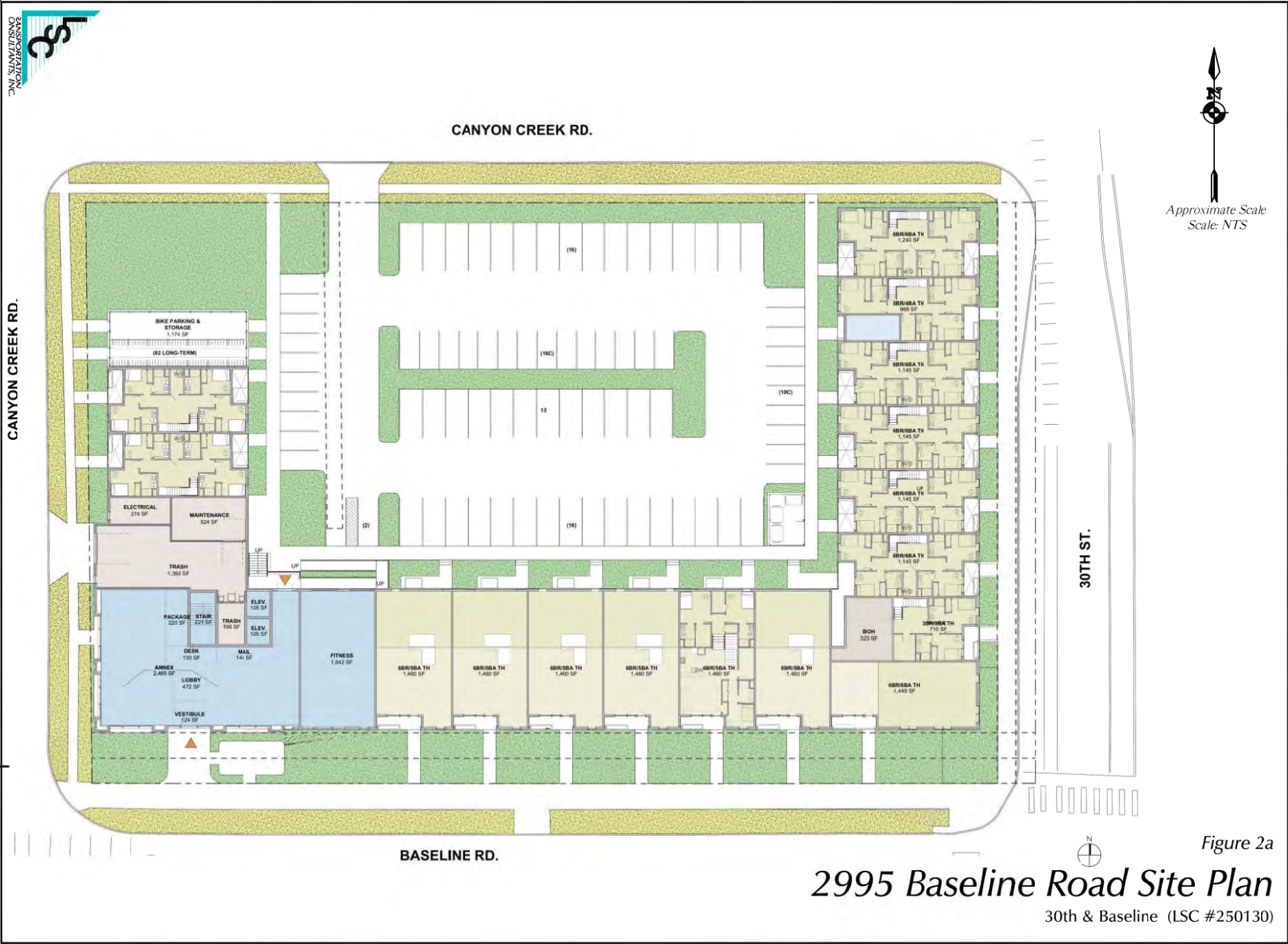
Table 1b
ESTIMATED TRAFFIC GENERATION
30th & Baseline - 735-775 30th Street
Boulder, CO
LSC #250130; March, 2025

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾				Vehicle-Trips Generated					
		Average Weekday	AM Peak-Hour In	PM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out	Average Weekday	AM Peak-Hour In	PM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out
CURRENTLY PROPOSED LAND USE											
Off-Campus Student Apartments (Low Rise) Adjacent to Campus	148 Beds	3.57	0.046	0.074	0.120	0.120	528	7	11	18	18
30% ATM Reduction ⁽³⁾ =							159	2	3	5	5
Net Trips =							369	5	8	13	13

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 11th Edition, 2021
- (2) ITE Land Use No. 225 - Off-Campus Student Apartments (Low-Rise) - Adjacent to Campus
- (3) The alternative travel mode reduction is supported by a separate Travel Demand Management (TDM) plan.









LEGEND:

$\frac{26}{35}$ = AM Peak Hour Traffic
 $\frac{35}{26}$ = PM Peak Hour Traffic
1,000 = Average Daily Traffic

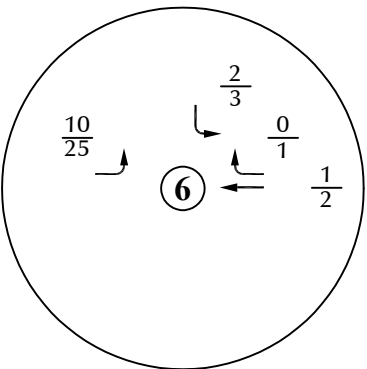
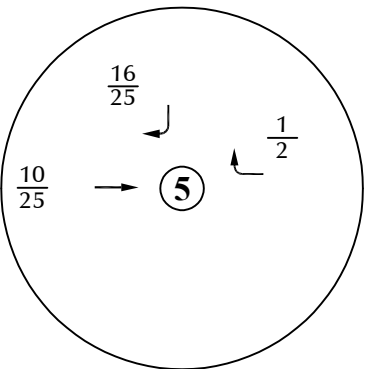
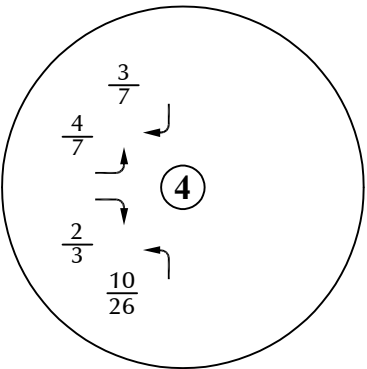
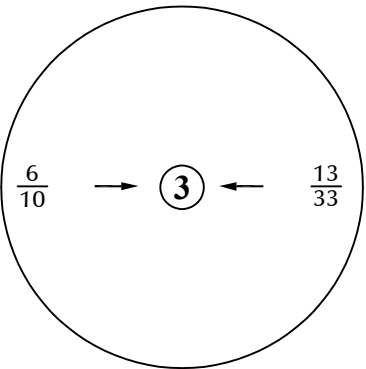
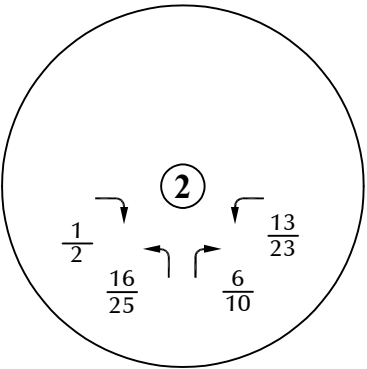
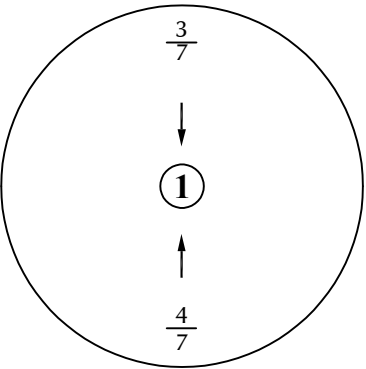
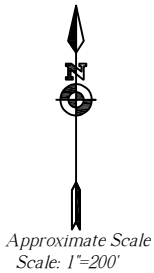


Figure 4a

2995 Baseline Road
Assignment of Site-Generated Traffic

30th & Baseline (LSC #250130)

LEGEND:
 $\frac{26}{35}$ = AM Peak Hour Traffic
 $\frac{35}{35}$ = PM Peak Hour Traffic
1,000 = Average Daily Traffic

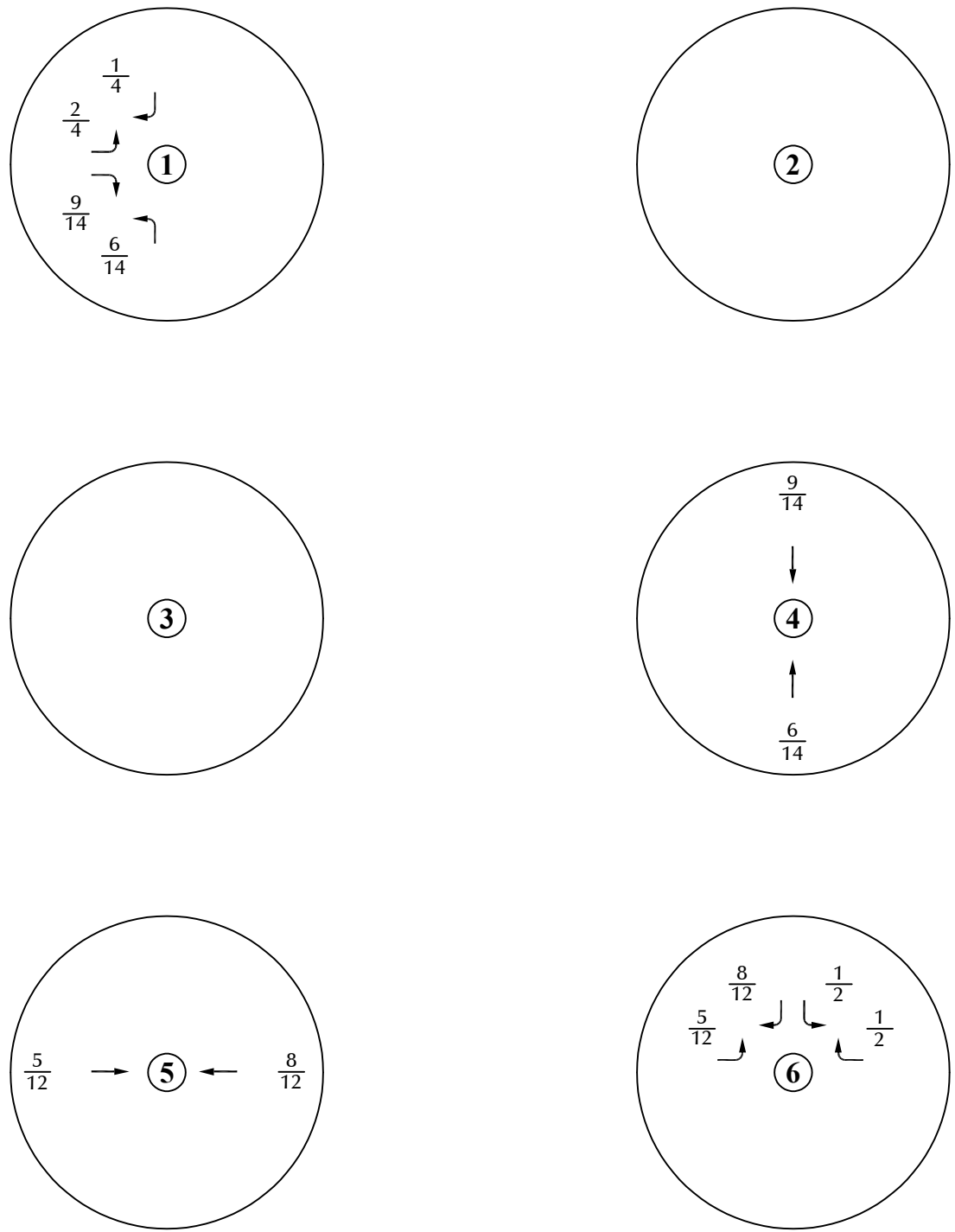
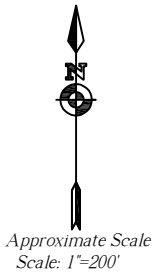


Figure 4b

735-775 30th Street
Assignment of Site-Generated Traffic
30th & Baseline (LSC #250130)

MEMORANDUM

TO: Planning Board
FROM: Julie DeFoe, Case Manager
DATE: June 3rd, 2025
SUBJECT: Informational Item

LAND USE REVIEW: Vacation of a 20-foot-wide alley right-of-way, Ordinance 8704, generally located north of 1729 Athens Street and southerly of 1328 17th Street and 1712 Marine Street (LUR2024-00060).

AND

Vacation of 18th Street right-of-way, Ordinance 8705, generally located east of 1950 Colorado Avenue and 1234 18th Street and west of 950 Regent Drive (LUR2024-00060).

SUMMARY

Attached are two proposed ordinances for the Land Use Review (LUR2024-00060) to vacate two rights-of way (Attachment A and Attachment B). The vacation of two rights-of-way: a 20-foot-wide alley right-of-way east of 17th Street and 18th Street right-of-way south of Athens Street (refer to Figure 1). The 20-foot-wide alley east of 17th Street is between Athens Street to the south and Marine Street to the north. The vacation of the alley is necessary for the development of a new parking garage to serve the CU Boulder North of Boulder Creek (NBC) district. The 18th Street right-of-way south of Athens Street is between two properties currently owned by CU and currently functions as an access drive and parking for the Faculty Staff Apartments and unpaved access to Boulder Creek. Vacation of the 18th Street right-of-way will allow for the construction of a 350-bed student housing facility after the demolition of the Faculty Staff Apartments. Two easement interests will be reserved: a utility easement over the entire area of the proposed 18th Street right-of-way vacation and a flood control easement over the southerly portion of the proposed 18th Street right-of-way vacation. This memorandum serves as the required notification to the Planning Board of the pendency of these vacations pursuant to charter section 79, BRC 1981.

BACKGROUND

Currently both rights-of-way provide access to and parking for CU-owned facilities. The public purposes for which the rights-of-way were originally dedicated are no longer valid or necessary for public use. The proposed vacations would provide a greater public benefit than retaining the current site conditions. The vacations would facilitate the development of additional student housing and parking.



Figure 1. Proposed Vacation Areas

PROCESS

Pursuant to section 8-6-9(b), “Vacation of Public Rights-of-Way and Public Access Easements,” B.R.C. 1981, if the city manager determines that the criteria set forth in Subsection (c) of section 8-6-9 have been met, the city manager shall advise the planning board of the pendency of such vacation pursuant to charter 79, prior to submitting a vacation ordinance to the city council. After finding that the required criteria have been met, the city council may adopt an ordinance granting the requested vacation. This item is not subject to call-up or appeal. Questions about the project should be directed to Julie DeFoe at (303) 441-4283 or defoej@bouldercolorado.gov.

Attachments:

Attachment A: Proposed Ordinance 8704

Attachment B: Proposed Ordinance 8705

ORDINANCE 8704

AN ORDINANCE VACATING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED OF VACATION FOR A 20-FOOT-WIDE ALLEY RIGHT-OF-WAY EXTENDING EAST APPROXIMATELY 98.37 FEET FROM 17TH STREET, GENERALLY LOCATED NORTH OF 1729 ATHENS STREET, AND SOUTHERLY OF 1328 17TH STREET AND 1712 MARINE STREET, AND SETTING FORTH RELATED DETAILS.

THE CITY COUNCIL OF THE CITY OF BOULDER FINDS AND RECITES THAT:

A. The Regents of the University of Colorado, a body corporate, on behalf of the University of Colorado at Boulder (“CU Boulder”), the owner of Boulder County Assessor’s Parcel No. 14633100039 (“1729 Athens Street”), Boulder County Assessor’s Parcel No. 146331100041 (“1328 17th Street”), and Boulder County Assessor’s Parcel No. 146331100040 (“1712 Marine Street”) has requested that the city vacate a 20-foot-wide alley right-of-way extending east approximately 98.37 feet east from 17th Street, and generally located north of 1729 Athens Street, and southerly of 1328 17th Street and 1712 Marine Street; and

B. The City Council is of the opinion that the requested vacation is in the public interest and that said right-of-way is not necessary for the public use.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. The City Council vacates and authorizes the city manager to execute a deed of vacation for a 20-foot wide alley right-of-way extending east approximately 98.37 feet from 17th Street, and generally located north of 1729 Athens Street, and southerly of 1328 17th Street and 1712 Marine Street, more particularly described in **Exhibit A** attached hereto.

Section 2. This ordinance is necessary to protect the public health, safety, and welfare of the residents of the city, and covers matters of local concern.

Section 3. The City Council deems it appropriate that this ordinance be published by title only and orders that copies of this ordinance be made available in the office of the city clerk for public inspection and acquisition.

INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY
TITLE ONLY this 5th day of June, 2025.

Aaron Brockett,
Mayor

Attest:

Elesha Johnson,
City Clerk

READ ON SECOND READING, PASSED, ADOPTED this 26th day of June, 2025.

Aaron Brockett,
Mayor

Attest:

Elesha Johnson,
City Clerk

EXHIBIT "A"
LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH,
RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 1 OF 2

A PARCEL OF LAND BEING THE 20 FOOT ALLEY LYING NORTHERLY OF PARCEL A (ASSESSOR'S PARCELS NO. 14633100039) AND SOUTHERLY OF PARCEL K (ASSESSOR'S PARCEL NO. 146331100041) AND PARCEL L (ASSESSOR'S PARCEL NO. 146331100040 AS DEPICTED ON THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY FLATIRONS INC., JOB NO. 21-78,447 DATED AUGUST 08, 2022 AND RECORDED IN THE COUNTY OF BOULDER LAND SURVEY OFFICE AT PLAT NO. 23-0432 LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31, THENCE ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 31, S00°19'13"E A DISTANCE OF 530.04 FEET; THENCE ALONG THE NORTHERLY LINE EXTENDED OF SAID ALLEY, N89°35'58"E A DISTANCE OF 30.27 FEET TO THE NORTHWEST CORNER OF SAID 20 FOOT ALLEY AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 17TH STREET SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID 20 FOOT ALLEY THE FOLLOWING FOUR (4) CONSECUTIVE COURSES:

- 1) N89°35'58"E A DISTANCE OF 98.37 FEET TO THE NORTHEAST CORNER OF SAID 20.00 FOOT ALLEY ALSO BEING ON THE WESTERLY LINE OF THE ALLEY VACATION BY ORDINANCE 2827;
- 2) THENCE ALONG SAID WESTERLY LINE, S00°18'59"E A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF SAID 20.00 FOOT ALLEY;
- 3) THENCE S89°35'58"W A DISTANCE OF 98.36 FEET TO THE SOUTHWEST CORNER OF SAID 20.00 FOOT ALLEY;
- 4) THENCE N00°21'14"W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.045 ACRES OR 1,967 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR S89°32'56"W AND BEING MONUMENTED BY A FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP IN RANGE BOX "CITY OF BOULDER SURVEY POINT PLS 20134" AT THE INTERSECTION OF 20TH STREET AND SAID NORTHERLY LINE AND A FOUND #6 REBAR WITH 2-1/2" ALLOY CAP, "BOULDER LAND CONSULTANTS INC. T1N|R70W|1/4|S30|S31|2014 PLS 20134" AT THE NORTH QUARTER CORNER.

PREPARED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO. 80215
OCTOBER 23, 2024
303-431-6100
PROJECT NO. 23.0352

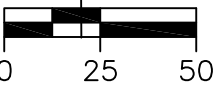
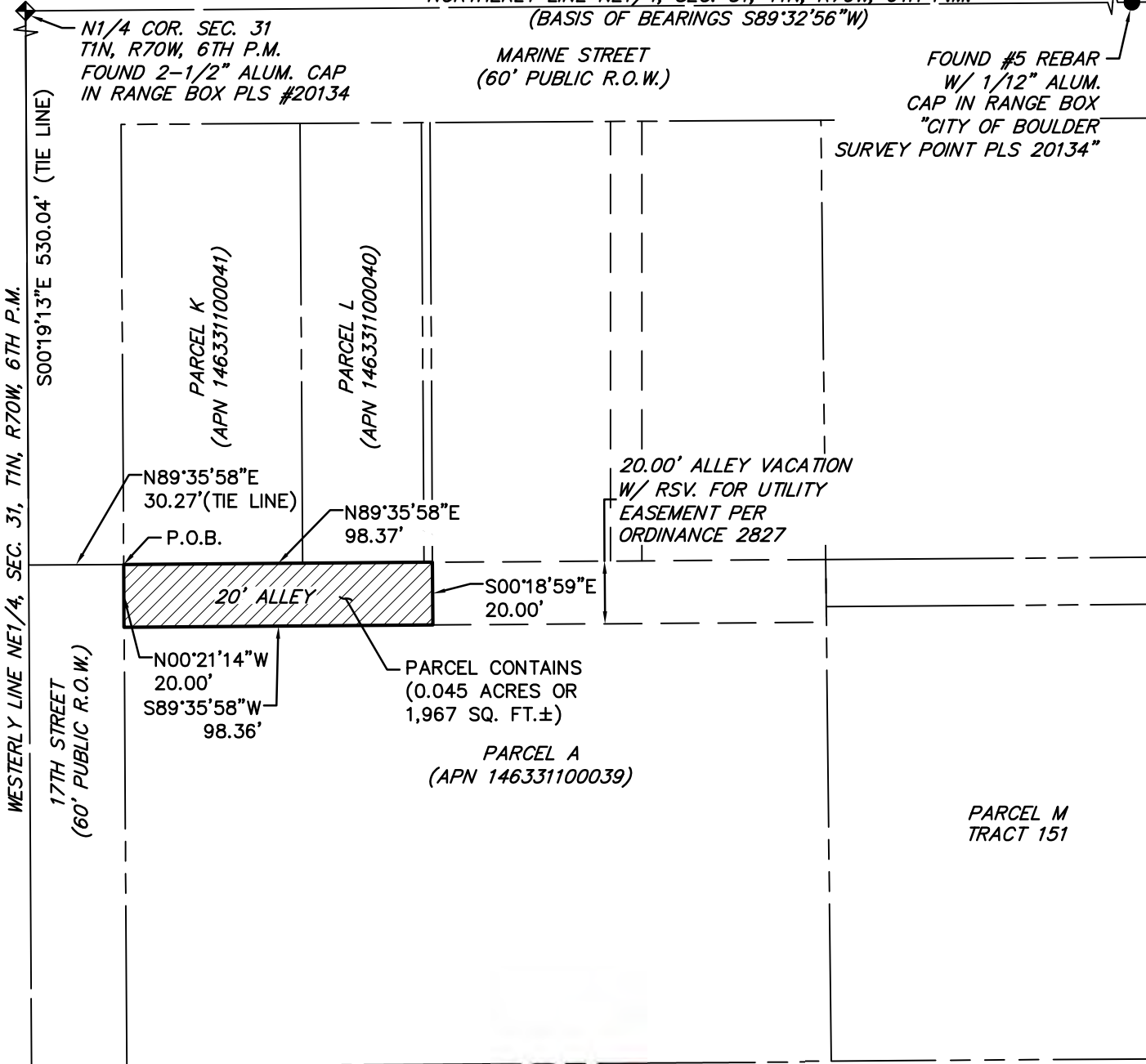


EXHIBIT "A"

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

SHEET 2 OF 2

NORTHERLY LINE NE1/4, SEC. 31, T1N, R70W, 6TH P.M.
(BASIS OF BEARINGS S89°32'56"W)



SCALE: 1"=50'
ALL LINEAL
DIMENSIONS ARE IN
U.S. SURVEY FEET



ATHENS STREET
(60' PUBLIC R.O.W.)

OCTOBER 23, 2024

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 West Colfax Avenue
survey@martinmartin.com | 303.431.6100 | martinmartin.com

Lakewood, Colorado 80215

THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY. IT IS ONLY
TO DEPICT THE ATTACHED DESCRIPTION.

ORDINANCE 8705

AN ORDINANCE VACATING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED OF VACATION FOR 18th STREET RIGHT-OF-WAY EXTENDING SOUTH APPROXIMATELY 313.88 FEET FROM ATHENS STREET, GENERALLY LOCATED EAST OF 1950 COLORADO AVENUE AND 1234 18TH STREET AND WEST OF 950 REGENT DRIVE, AND SETTING FORTH RELATED DETAILS.

THE CITY COUNCIL OF THE CITY OF BOULDER FINDS AND RECITES THAT:

A. The Regents of the University of Colorado, a body corporate, on behalf of the University of Colorado at Boulder (“CU Boulder”), the owner of Boulder County Assessor’s Parcel No. 146331100065 (“1950 Colorado Avenue”), Boulder County Assessor’s Parcel No. 146331100044 (“1234 18th Street”), and Boulder County Assessor’s Parcel No. 146332300008 (“950 Regent Drive”) has requested that the city vacate the 18th Street right-of-way extending south approximately 313.88 feet from Athens Street, and generally located east of 1950 Colorado Avenue and 1234 18th Street, and west of 950 Regent Drive; and

B. The City Council is of the opinion that the requested vacation is in the public interest and that said right-of-way is not necessary for the public use.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. The City Council vacates and authorizes the city manager to execute a deed of vacation for 18th Street right-of-way extending south approximately 313. 88 feet from Athens Street, and generally located east of 1950 Colorado Avenue and 1234 18th Street, and west of 950 Regent Drive, more particularly described in **Exhibit A** attached hereto, reserving the following easement interests:

- a) an easement for access to and the installation, construction, repair, maintenance and reconstruction of utilities and appurtenances to such utilities, together with all rights and privileges as are necessary or incidental to the reasonable and proper use of such easement in and to, over, under and across the real property described in **Exhibit A** attached hereto.
- b) a flood control easement for the purpose of drainage conveyance and control of flood waters and installation and maintenance of improvements necessary to ensure conveyance as determined by the City of Boulder, together with all rights and privileges as are necessary or incidental to the reasonable and proper use of such easement in and to, over, under and across the real property described in **Exhibit B** attached hereto.

No permanent structure or improvement shall be placed or authorized to be placed on said easements by the present owner of the subservient land or its successors and assigns, and the use of such easements shall not otherwise be obstructed or interfered with.

Section 2. This ordinance is necessary to protect the public health, safety, and welfare of the residents of the city, and covers matters of local concern.

Section 3. The City Council deems it appropriate that this ordinance be published by title only and orders that copies of this ordinance be made available in the office of the city clerk for public inspection and acquisition.

INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY
TITLE ONLY this 5th day of June, 2025.

Aaron Brockett,
Mayor

Attest:

Elesha Johnson,
City Clerk

READ ON SECOND READING, PASSED, ADOPTED this 26th day of June, 2025.

Aaron Brockett,
Mayor

Attest:

Elesha Johnson,
City Clerk

EXHIBIT "A"
LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH,
RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF 18TH STREET LYING SOUTHERLY OF ATHENS STREET AND NORTHERLY OF THE BOULDER CREEK AS DEPICTED ON THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY FLATIRONS INC., JOB NO. 21-78,447 DATED AUGUST 08, 2022 AND RECORDED IN THE COUNTY OF BOULDER LAND SURVEY OFFICE AT PLAT NO. 23-0432 LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31, THENCE ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 31, S00°19'13"E A DISTANCE OF 749.71 FEET; THENCE ALONG THE SOUTHERLY LINE EXTENDED OF SAID ATHENS STREET, N89°37'46"E A DISTANCE OF 324.43 FEET TO THE NORTHWEST CORNER OF SAID 18TH STREET SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY RIGHT-OF-WAY LINES THE FOLLOWING FIVE (5) CONSECUTIVE COURSES:

- 1) N89°37'46"E A DISTANCE OF 49.00 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY;
- 2) THENCE S00°24'12"E A DISTANCE OF 313.88 FEET TO THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY;
- 3) THENCE N89°36'50"W A DISTANCE OF 32.25 FEET;
- 4) THENCE N79°52'44"W A DISTANCE OF 17.04 FEET TO THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY;
- 5) THENCE N00°24'12"W A DISTANCE OF 310.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.352 ACRES OR 15,340 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR S89°32'56"W AND BEING MONUMENTED BY A FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP IN RANGE BOX "CITY OF BOULDER SURVEY POINT PLS 20134" AT THE INTERSECTION OF 20TH STREET AND SAID NORTHERLY LINE AND A FOUND #6 REBAR WITH 2-1/2" ALLOY CAP, "BOULDER LAND CONSULTANTS INC. T1N|R70W|1/4|S30|S31|2014 PLS 20134" AT THE NORTH QUARTER CORNER.

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OCTOBER 23, 2024
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EXHIBIT "A"

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

SHEET 2 OF 2

NORTHERLY LINE NE1/4, SEC. 31, T1N, R70W, 6TH P.M.
(BASIS OF BEARINGS S89°32'56"W)

N1/4 COR. SEC. 31
T1N, R70W, 6TH P.M.
FOUND 2-1/2" ALUM. CAP
IN RANGE BOX PLS #20134

S00°19'13"E
749.71'(TIE LINE)

ATHENS STREET
(60' PUBLIC R.O.W.)
N89°37'46"E 324.43' (TIE LINE)

N89°37'46"E
49.00'

FOUND #5 REBAR
W/ 1/12" ALUM.
CAP IN RANGE BOX
"CITY OF BOULDER
SURVEY POINT PLS 20134"

P.O.B.

PARCEL M
TRACT 152

PARCEL M
TRACT 152A

PARCEL CONTAINS
(0.352 ACRES OR
15,340 SQ. FT.±)

N00°24'12"W 310.35'

18TH STREET
(49' PUBLIC R.O.W.)

S00°24'12"E 313.88'

PARCEL H
(APN 146331100047)

PARCEL G
(APN 146331100046)

PARCEL F
(APN 146331100045)

PARCEL E
(APN 146331100044)

CENTERLINE OF
BOULDER CREEK

N79°52'44"W 17.04'
N89°36'50"W 32.25'

OCTOBER 23, 2024



SCALE: 1"=50'
ALL LINEAL
DIMENSIONS ARE IN
U.S. SURVEY FEET



MARTIN/MARTIN
CONSULTING ENGINEERS

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survey@martinmartin.com | 303.431.6100 | martinmartin.com

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TO DEPICT THE ATTACHED DESCRIPTION.

DRAWING LOCATION: G:\Willis\23.0352-UCB-SITE-NBC Master Meter\SURVEY\Land Description 4-24\Exhibits\Exhibit A-18th Vacation.dwg

EXHIBIT "B"
LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH,
RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF 18TH STREET RIGHT-OF-WAY LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 18TH STREET, S00°24'12"E A DISTANCE OF 199.25 FEET TO A POINT ON THE NORTHERLY ZONE AE REGULATORY FLOODWAY LINE, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG SAID NORTHERLY FLOODWAY LINE, S84°45'41"E A DISTANCE OF 49.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID 18TH STREET;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S00°24'12"E A DISTANCE OF 109.81 FEET TO THE CENTERLINE OF BOULDER CREEK;
THENCE ALONG SAID CENTER LINE OF BOULDER CREEK THE FOLLOWING TWO (2) CONSECUTIVE COURSES:
1) N89°36'50"W A DISTANCE OF 32.25 FEET;
2) THENCE N79°52'44"W A DISTANCE OF 17.04 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF 18TH STREET;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N00°24'12"W A DISTANCE OF 111.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.125 ACRES OR 5,459 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

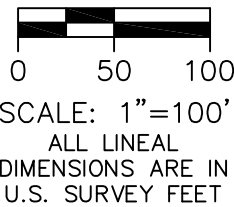
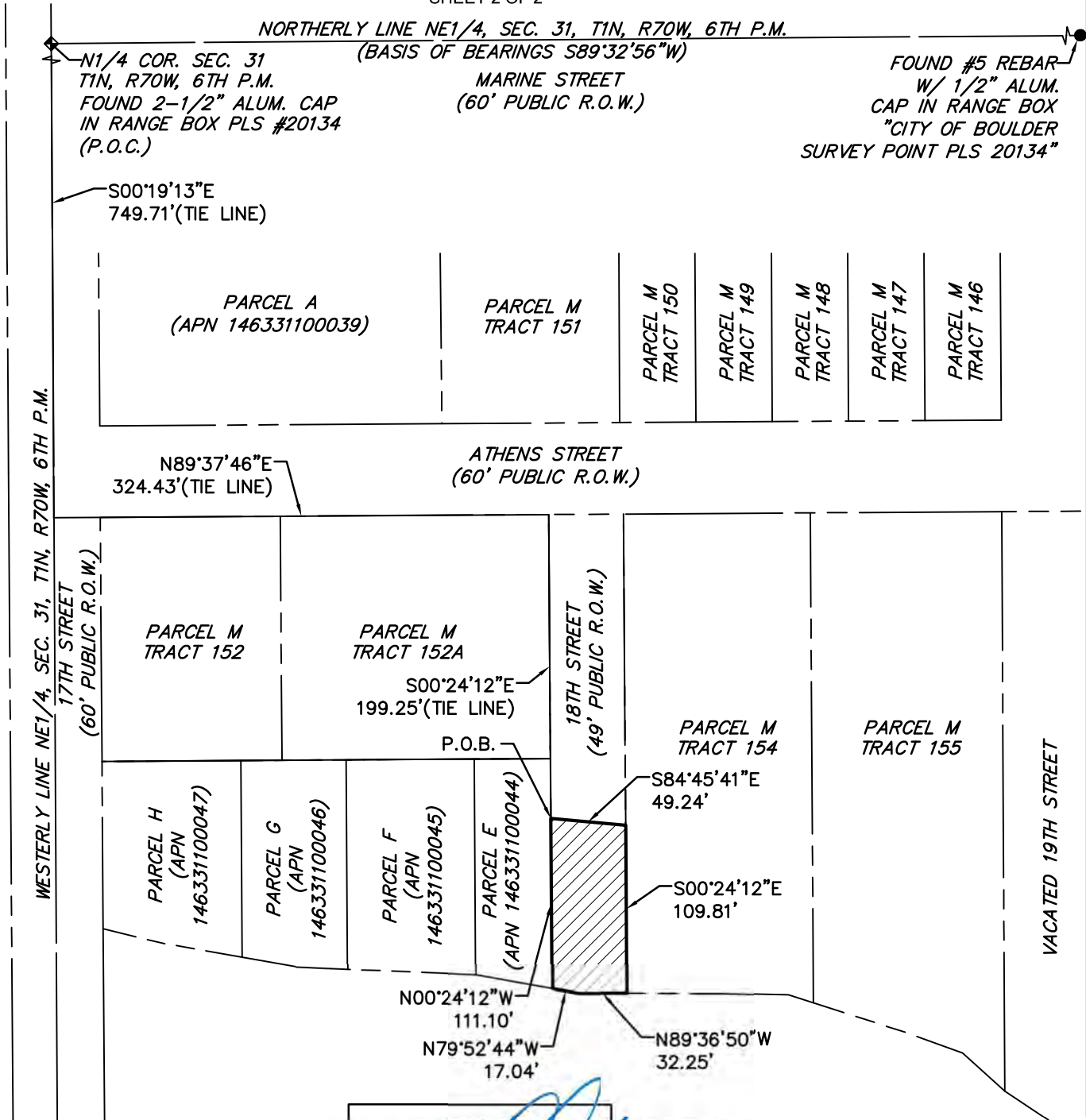
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EXHIBIT "B"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH,
RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 2 OF 2



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P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

APRIL 23, 2025



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