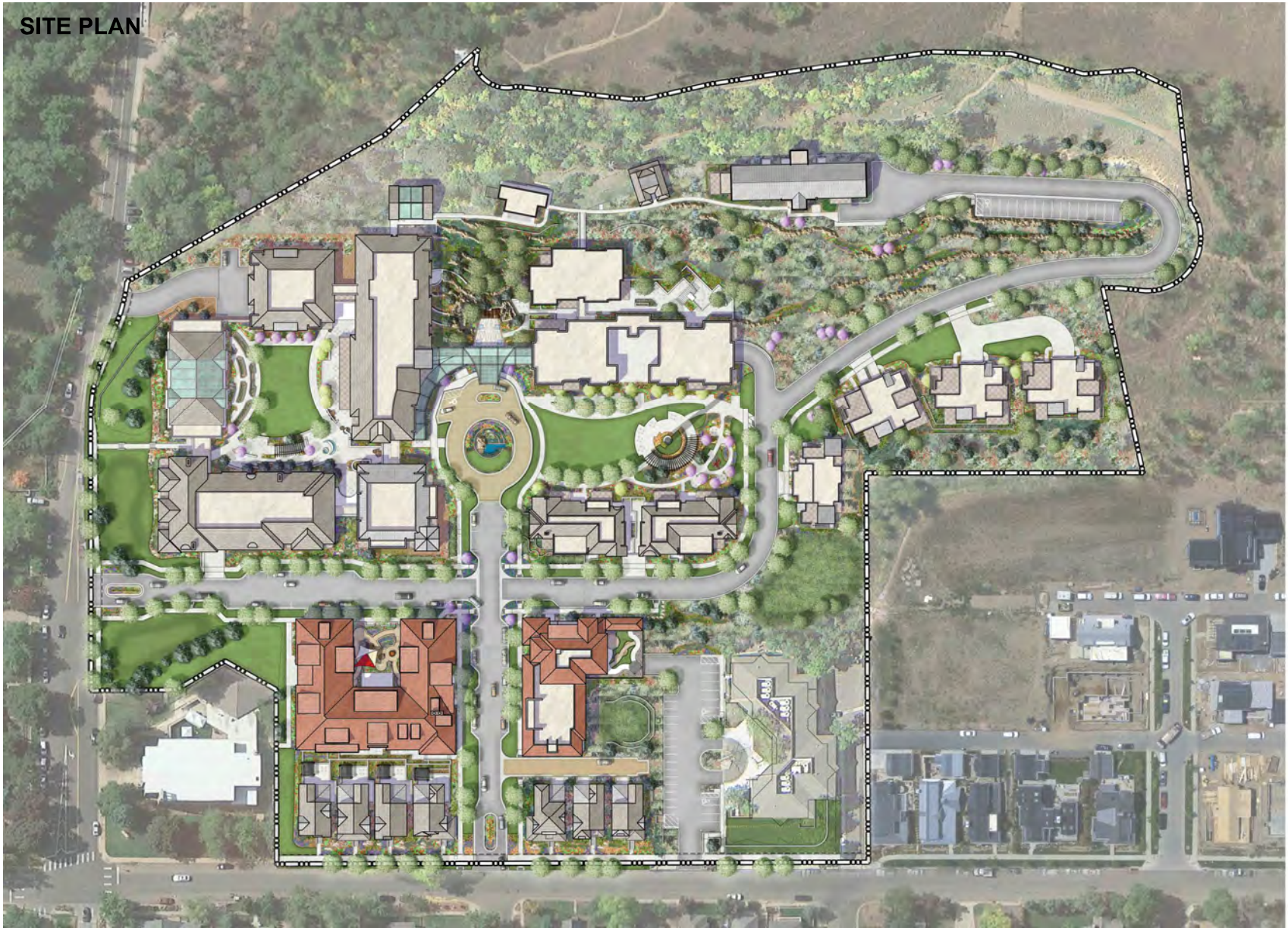


LUR 2016-00065
SITE REVIEW SUBMITTAL #4

THE ACADEMY ON MAPLETON HILL



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DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

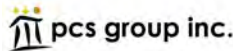
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ENGINEER:



CONSULTANT:



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A-1.01

1. Boulder Valley Comprehensive Plan (BVCP)

(A) The proposed site plan is consistent with the land use map and the service area map and, on balance, the policies of the Boulder Valley Comprehensive Plan.

The site plan is consistent with the Boulder Valley Comprehensive Plan (BVCP) and the land use map contained within. The property is designated Public/Semi-Public, in which retirement complexes are listed as being included in the land use designation as well as other uses allowed by zoning. We have submitted a Use-Review in conjunction with this application for congregate care as required by code.

There is, however, a secondary land-use designation on a portion of the site defined as “Open Space-Other” (OS-O). The “P” zoning has already been established which guides development and intensity standards, which our application follows. The area that has the land use designation of Open Space-Other is largely covered with buildings and asphalt and does not meet the standards of what the City would typically want to purchase as “Open Space Acquired”. The Opens Space Board of Trustees has already made a motion and recommendation to Council the area defined OS-O does not meet Open Space goals and is not a property that would interest them in acquisition. Additionally staff has noted that this parcel has not been identified in any open space studies or master plans with any intention of acquisition. Further within the OS-O land use designation we have not been able to identify any specific development restrictions or any preventative policies that would prevent buildings from occurring or being located within OS-O. Therefore, we believe we clearly meet this criterion as there is policy to state that we are not consistent with OS-O land use.

Additionally, our site plan is consistent with many of the goals of the BVCP outlined in Chapter 7 Housing. Growth in the Senior Population is listed first in the BVCP as an emerging trend facing our community. Data provided by planning staff during our concept review stated that the current population of people living in Boulder County age 65 and older is currently 40,168 and by 2040 this number is expected to more than double to over 10,000 residents.

Additionally, this proposal meets many other policies of the BVCP Section 7 Housing, including Policy 7.03 - Populations with Special Needs, Policy 7.06 - Mixture of Housing Types, and Policy 7.09 - Housing for a Full Range of Households. Section 7.09 outlines the needs to address housing for persons at all stages of life. In this proposal we are addressing the needs of people who require services for independent living, assisted living, memory care, short-term rehabilitation and skilled nursing. These are areas of service that are greatly underserved in City of Boulder and the surrounding areas. The number of quality facilities are decreasing in availability with a population expected to increase rapidly over the coming years.

Section 8 of the BVCP addresses Community Well-Being, which highlights first the needs of a growing older population and their family caregivers. The proposal fulfills this powerful objective within this section and additionally meets the goals of Policy 8.04 - Addressing Community Deficiencies and Policy 8.10 - Support for Community Facilities.

(B) The proposed development shall not exceed the maximum density associated with the Boulder Valley Comprehensive Plan residential land use designation. Additionally, if the density of existing residential development within a 300-foot area surrounding the site is at or exceeds the density permitted in the Boulder Valley Comprehensive Plan, then the maximum density permitted on the site shall not exceed the lesser of:

(i) the density permitted in the Boulder Valley Comprehensive Plan, or the maximum number of units that could be placed on the site without waiving or varying any of the requirements of chapter 9-8, "Intensity Standards," B.R.C. 1981.

The density for the site is calculated in the following fashion: Allowable density per 9-8-1 B.R.C 1981 in the 'P' zone districts is 6.2 dwelling units per acre. The site is 15.77 acres, so we are assuming a density of 98 dwelling units. Dwelling Unit Equivalencies per (f) 9-8-6 B.R.C 1981 on a congregate care facility, five sleeping rooms without kitchens constitutes one dwelling unit and three attached dwelling units no greater than 1,200 SF with kitchens constitutes one dwelling unit. Currently, we are proposing 95 dwelling units; 93 units

attached/detached and 2 DUE's of 10 rooming units without kitchens. There are 42 hospital rooms in Building C, which we are referring to as "Wellness/Subacute Rehabilitation Center." The Wellness/Subacute Rehabilitation Center will operate as a Hospital and provides short-term stays. These beds do not count against residential density, as they are not a residential use. This allows 3 future DUEs to be held for the existing Surgical Center parcel of the site, which has 19 years remaining on a land lease before it can be redeveloped. Please see the included “Comparison of Land Use Intensity Chart” requested by City staff for detailed clarification on page A-1.07 of the plan set, as well as the narrative in the response to comments.

(C) The proposed development's success in meeting the broad range of BVCP policies considers the economic feasibility of implementation techniques required to meet other site review criteria.

In the following areas, applicant feels that the proposal is consistent with a broad range of the BVCP policies:

BVCP Policy 2.21, Commitment to a Walkable and Accessible City

BVCP Policy 2.23, Trails Corridors/Linkages

BVCP Policy 2.24, Preservation of Historic and Cultural Resources

BVCP Policy 2.33, Environmentally Sensitive Urban Design

BVCP Policy 2.37, Enhanced Design for Private Sector Projects

BVCP Policy 3.03, Natural Ecosystem

BVCP Policy 3.08, Public Access to Public Lands

BVCP Policy 7.06, Mixture of Housing Types

BVCP Policy 8.13, Trails Network

BVCP Policy 2.01, Unique Community Identity

BVCP Policy 2.05, Design of Community Edges and Entryways

BVCP Policy 2.10, Preservation and Support for Residential Neighborhoods

BVCP Policy 2.13, Protection of Residential Neighborhoods Adjacent to Non-residential Zones

BVCP Policy 2.30, Sensitive Infill and Redevelopment

BVCP Policy 2.34, Importance of Street Trees and Streetscapes

BVCP Policy 2.35, Outdoor Lighting/Light Pollution

BVCP Policy 3.09, Management of Wildlife/Human Conflicts

BVCP Policy 3.17, Hillside Protection

BVCP Policy 3.18, Wildlife Protection and Management

BVCP Policy 6.08, Transportation Impact

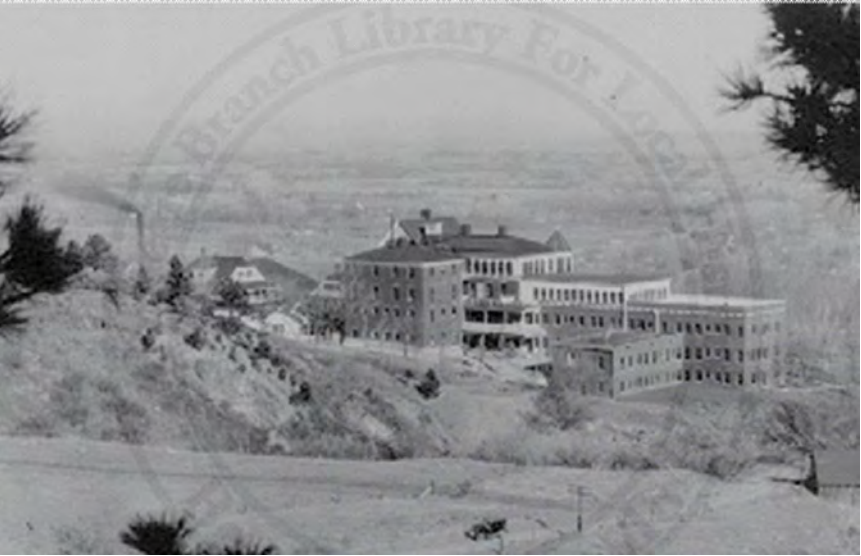
2. Site Design

Projects should preserve and enhance the community's unique sense of place through creative design that respects historic character, relationship to the natural environment, multi-modal transportation connectivity and its physical setting. Projects should utilize site design techniques which are consistent with the purpose of site review in Subsection (a) of this section and enhance the quality of the project. In determining whether this subsection is met, the approving agency will consider the following factors:

Historically, this site has been used for wellness and general health enhancement, seen through its original use as a sanitarium and later as a hospital. The site has historically had multiple large structures some of which were taller than what is being currently proposed. The site has historically contained larger structures, which existed prior to the existence of the surrounding neighborhood. Please reference the historic picture shown below. Applicant believes they have designed the site to accomplish a variety of both historic elements and new concepts, leading to innovative development. This has been a primary goal of our site review. To align

with current demands within the City of Boulder, the site is now being developed as a project that will provide a state-of-the-art comprehensive facility for geriatric and therapeutic excellence.

As the site was redesigned from previous submittals, the applicant worked with staff to relocate new buildings where either existing buildings or paving currently occurs, thus protecting both the historic character and natural environment of the sloped site. This also greatly minimized cut-and-fill, furthering the preservation of key site components.



(A) Open Space: Open space, including, without limitation, parks, recreation areas and playgrounds:

(ii) Useable open space is arranged to be accessible and functional and incorporates quality landscaping, a mixture of sun and shade and places to gather;

A network of pedestrian walkways providing connectivity between various buildings and open spaces are anchored by a common village greenway, known as The Village Green. This common area is centrally located within the community and has been designed to have a multitude of flexible uses including picnic areas, seating, therapy/walking and a common greenspace with stage for gatherings or events. The site is designed to encourage intergenerational interaction and welcome the public into the site as can be seen by the included document referred to as “The Academy On Mapleton Hill Good Neighbor Policy” within the Operating Plan. An organic pathway bisecting the area divides the open space for the site. Trees provide shade and line the periphery of this greenway.

Many of the courtyards proposed within the buildings accommodate residents and are designed as gathering spaces divided into a series of outdoor rooms with flexible uses. Elements such as fire features or fountains create opportunities for more intimate experiences, while larger hardscape areas encourage residents to gather for specific events. Depending on the proposed grade, some spaces are terraced with landscaped retaining walls, while others above podium parking areas utilize pots and planters for soft-scape.

Development team has worked with The City of Boulder Open Space staff to propose a permanent access easement for the Dakota Ridge Trail where one currently does not exist. The proposed site plan has 59.4% of the site as open space and permeable surfaces compared to the 47.1% that currently exists today.

(ii) Private open space is provided for each detached residential unit;

Throughout the project there exists a variety of housing types, including detached, attached, memory care, and supervised rehabilitation care. For most dwelling units and rooming units, a private open space area is provided, seen as either an enlarged deck, patio or attached garden space. This affords the elderly residents direct contact with the outdoors. The cottages have large deck/patio space, which allow gardening and entertaining, providing an outdoor room for these residents. All private open space areas exceed the minimum City requirement in size. In addition, all units will have access to the vast outdoor common courtyards and common open space areas maintained and managed by the ownership group.



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INVESTMENT GROUP

ARCHITECT:

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ARCHITECTURE PLANNING INTERIORS

ENGINEER:

CONSULTING ENGINEERS

CONSULTANT:

pcs group inc.

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A-1.02

iii) The project provides for the preservation and mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas and species on the federal Endangered Species List, "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs (Cynomys ludovicianus), which is a species of local concern, and their habitat;

The proposed landscape design draws inspiration from the original use of the property as a sanitarium and respects the natural setting of the immediate adjacent foothills, drawing inspiration from immediate proximity to Mt. Sanitas open space area. The landscape design takes into consideration many different aspects of the surrounding area and respects some of the existing components that comprise the property as it sits today. For instance, Cottage O, Building N, the Building L (old Nurses' Dormitory") and the historic wall are all elements being preserved or relocated on the site.

The proposed site plan includes a detailed tree inventory analysis prepared by a licensed arborist highlighting the health, size and type of existing vegetation on the property for trees and shrubs with a diameter of six inches or more. Unfortunately, a large amount of existing trees on the property are not in a healthy enough condition to survive transplanting or are undesirable species such as certain varieties of Ash, Poplar and Elm. Currently, 9 out of 152 surveyed trees are in "excellent condition" and are mostly evergreen trees. The site plan explores either preserving or transplanting 25 of the existing healthy trees for reuse around the proposed community. Furthermore, approximately 50 additional trees that were not included as part of the survey along the Western boundary are planned to be preserved.

Currently, much of the site is a paved parking lot which is not conducive to prairie dog habitat, however the design does takes into consideration many different aspects of the surrounding area and respects the immediate proximity to open space and the foothills. The planting plan promotes a vegetative palette that promotes pollinator species in different areas around the site. Extinction risk for insects is more prevalent as time progresses and high levels of threat for bees and butterflies species have been identified with some of today's more aggressive agricultural practices. The proposed plantings in specific areas highlighted within the property are intended to include drought tolerant native plant species which will intentionally attract and encourage the livelihood of pollinators (bees and insects) along the periphery of the site.

(iv) The open space provides a relief to the density, both within the project and from surrounding development;

As with other quality projects, the open space throughout The Academy On Mapleton Hill is designed to be a complement to the architecture and is intended as an extension of the outdoors. Extensive outdoor dining areas, both covered and uncovered, are provided adjacent to dining rooms. In addition, patios and courtyards accompany the seating and lounging areas of the main Buildings of A, B, and D. A large wrap-around porch around the north and east facades of Building A provide an area where residents can congregate and observe neighborhood activity throughout the day providing 'eyes on the street'. The glass rooftop that provides a southern edge to courtyard A is nestled into slope to provide a transition between buildings and site. Building A provides open-air doors that let the outdoors in.

The open space along Mapleton Avenue creates a setback of greenspace approximately 50 feet in depth to the existing right of way, giving existing neighbors across the street an aesthetically pleasing separation from the site. Small cottages and increased setbacks have been added to create a natural transition from the existing neighborhood to the east and minimize visual impacts. The Village Green is centrally located to the property and by nature dilutes the density of the project with buildings fronting a large open space area. Lastly, a large portion of open space to the west is undeveloped and kept natural. We feel this transition zone seamlessly ties into the City's existing open space and provides a natural buffer to Mt. Sanitas.

(v) Open space designed for active recreational purposes is of a size that it will be functionally useable and located in a safe and convenient proximity to the uses to which it is meant to serve;

Open space corridors are proposed as common areas around the site promoting pedestrians to utilize or circulate through the spaces. These open space areas are either larger common areas or more intimate places that form courtyards or open cloister gardens. They are framed by buildings and flow into other open space. As mentioned previously, the Village Green is the site's largest common area and centrally located to the community. It has been designed to have a multitude of flexible uses, including picnic areas, seating, and therapy / walking and a common greenspace for gatherings. The site plan also incorporates detached walkable sidewalks throughout the site with street trees lining them to create an enjoyable walking experience throughout the site.

(vi)The open space provides a buffer to protect sensitive environmental features and natural areas;

Currently, the property abuts the City of Boulder Open Space and Mountain Parks property. The proposed plan transitions from proposed development to the existing surrounding natural habitat with minimal disruption as the plan was revised and re-graded to maintain existing northern access drive and adjacent steep hillside. The revised plan significantly increases this buffer zone and allows for small retaining and more natural use of boulders and plantings to accomplish the required retention for slope stability. This buffer varies from 50 to 100 feet to the western property line, depending on the steepness of the existing slope. Additionally, at the request of Open Space we are eliminating a few social trails and re-vegetating them, routing pedestrian traffic to the existing defined trails.

(vii) If possible, open space is linked to an area or Citywide system;

Existing trail connections to Mt. Sanitas traverses through the northwestern corner of the site and existing social trails will be re-seeded to return to natural state. Also, detached sidewalks throughout the site continue with the existing neighborhood grid to link pedestrian and bike traffic to the larger City system. Applicant has proposed a dedicated public access easement for the Dakota Ridge Trail across the northwest corner of our property where one currently does not exist. Additionally, applicant has drafted a secondary public access easement along the silver lake ditch. Applicant and Open Space have drafted these easements and included them with the submittal.

(C) Landscaping:

(i) The project provides for aesthetic enhancement and a variety of plant and hard surface materials, and the selection of materials provides for a variety of colors and contrasts and the preservation or use of local native vegetation where appropriate;

The proposed landscape planting plan intends to draw inspiration from the original use of the property, which was a sanitarium. The plan is designed to pay respect to the natural setting of the immediate adjacent foothills. It pays homage to the site's original historic use and draws inspiration from the small village feel that comprises many of Boulders quaint neighborhoods. The original use of the property brought visitors nationwide to learn and embrace a healthier lifestyle. Therefore, much of the vegetation proposed will be colorful, with seasonal interest, stimulating the senses of sight and smell. The layout is intended to include drought tolerant native plant species, which will intentionally attract and encourage the livelihood of pollinators (bees and insects) along the periphery of the site.

Accent concrete is proposed in key areas to highlight key points of interests, such as a destination, or promote a combination of pedestrian and vehicular use.

(ii) Landscape design attempts to avoid, minimize or mitigate impacts on and off site to important native species, healthy, long lived trees, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;

The plans submitted include a detailed tree inventory analysis prepared by a licensed arborist highlighting the health, size, and type of existing vegetation on the property for trees and shrubs with a diameter of 6 inches or over. Currently, nine out of 152 surveyed trees are in excellent condition and are mostly evergreen trees. The proposed plan calls to preserve a portion of the trees along Mapleton Avenue and other various areas along the perimeter of the property. Most of the trees along 4th Street are junipers and will be replaced with the proposed landscape plan to be more in keeping with the adjacent streetscape. Please see landscape plans for tree preservation and relocation plan.

(iii) The project provides significant amounts of plant material sized in excess of the landscaping requirements of Sections 9-9-12, "Landscaping and Screening Standards," and 9-9-13, "Streetscape Design Standards," B.R.C. 1981

While the proposed plant material has not been specifically sized in excess of the requirements of Sections 9-9-12, it is the project's intent to spade and transplant select plant material on site, stockpile, and reuse during construction, exceeding any typical upsizing. Also proposed are various sections of shrub beds that promote the health and livelihood of native pollinators. Pollinators, including some 20,000 species of wild bees, contribute to the growth of fruit, vegetables and many nuts, as well as flowering plants. Extinction risk for insects is more prevalent as time progresses and high levels of threat for some bees and butterfly species have been identified with some of today's most aggressive agricultural practices.



(iv) The setbacks, yards and useable open space along public rights of way are landscaped to provide attractive streetscapes to enhance architectural features and to contribute to the development of an attractive site plan.

The site plan has been modified significantly from the Concept Review to substitute existing parking for proposed architecture along 4th Street and Mapleton Avenue as well as addressing the existing neighborhood along 4th Street with smaller, more intimate buildings. The streetscape and associated plantings are designed to complement adjacent neighborhoods along 4th Street and Mapleton Avenue with varying deciduous plant material that has seasonal interest, as well as preserving many of the trees adjacent to the existing church and Mapleton Avenue.

Internal to the property, the plantings and detached walk along Private Drive A are more formal in nature with similar trees planted at a consistent spacing to frame the formal architecture and streetscape to terminate at a roundabout. The streetscape and plantings along Private Drive B are informal in nature, with sporadic spacing, lending itself to a more established residential community that has developed over the years.

(D) Circulation: Circulation, including, without limitation, the transportation system that serves the property, whether public or private and whether constructed by the developer or not;

(i) High speeds are discouraged or a physical separation between streets and the project is provided;

There are two main entry drives off Mapleton Avenue and 4th Street, which are intended to be calmed by placing parallel spaces along the edge and creating an extension of the neighborhood streetscape. Drive areas are short, coming to intersections. Drives curve and meander, or are angled enough to cause the driver to slow down. An 8-foot tree lawn and five to six-foot sidewalks prevail, allowing the adjacent neighborhood grid to continue up into the site.

Multiple long and short term bicycle parking locations are provided throughout the site for use by visitors, residents, hikers and facility staff.



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11-06-17	SITE REVIEW #3
04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:

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(ii) Potential conflicts with vehicles are minimized;

We have designed auto circulation on the site to not conflict with heavily trafficked pedestrian areas, such as seen on the Village Green and other large courtyards. The auto circulation is simple and brings traffic up to the roundabout and porte-cochere where a valet can park a car, allowing people to travel from there by foot.

Detached sidewalks are provided throughout a majority of the site and automobile traffic is proposed to be blocked off as the drive begins to steeply climb up towards the existing Maxwell Building. This is specifically programmed to avoid automobile pedestrian conflicts.

There is a fine balance between the promotion of the site as a walking connection to the Mt. Sanitas trail system and the protection and security of TAOMH residents. Although, in concept, the public pedestrian traffic is appealing as a way to integrate residents with others, safety of the residents is paramount. Public parking is provided to trail users Saturdays and Sundays in 20 signed and label spaces adjacent to the existing surgery center.

(iii) Safe and convenient connections are provided that support multi-modal mobility through and between properties, accessible to the public within the project and between the project and the existing proposed transportation systems, including, without limitation, streets, bikeways, pedestrian ways and trails;

The site is designed with a strong pedestrian connection between adjacent public sidewalks, internal walks and enclosed 'breezeways' between buildings. Considering the slopes found throughout, the circulation is aided by both external and internal stairs and many well-placed elevators. Again, applicant is proposing public access to and through the site with the conditions outlined within the “Operating Plan and Good Neighbor Policy”

(iv) Alternatives to the automobile are promoted by incorporating site design techniques, land use patterns and supporting infrastructure that supports and encourages walking, biking and other alternatives to the single-occupant vehicle;

We have designed the site circulation to maintain a diverse system of walks and paths that encourage pedestrian travel. Also, many of the links between buildings are covered or enclosed to encourage use in all types of weather. The Dakota Ridge Trail connections are being maintained and private connections from our site are made to the adjacent Trailhead subdivision. Applicant is also providing electric car charging stations in conjunction with the electric car share program. Private bus transportation to and from the site will be available for not only residents, but employees as well during shift changes.

(v) Where practical and beneficial, a significant shift away from single-occupant vehicle use to alternate modes is promoted through the use of travel demand management techniques;

Because of the frailty of the residents, many planned group activities at off-site locations are serviced through private buses and chauffeured cars to transport the residents to these events. A comprehensive TDM plan has been included that outlines transportation policies and plans for both residents and employees. These include our electric car share program, the providing of eco-passes and private bus transportation to and from the site, as well as employee shower facilities.

We have provided an abundance of bike parking, both short-term and long-term, throughout the site.

(vi) On-site facilities for external linkage are provided with other modes of transportation, where applicable;

Unfortunately, TAOMH is not adjacent to any public bus systems, although our proposal provides private bus service to key public bus stops. Also, Mapleton Avenue serves as an active bike route. We have provided an abundant amount of short-term and long-term bike parking on our site, interspersed between underground parking areas. It is anticipated that some of the residents are active enough in their senior years to take advantage of bike lanes and paths in Boulder. Again our TDM plan and Operating Plan both recognize policies that will be implemented as conditions of approval to promote alternative modes of transportation rather than single occupancy automobile.

(vii) The amount of land devoted to the street system is minimized;

During the Concept Review process, the Planning Board encouraged us to consider continuation of the neighborhood grid into the site plan design, whether it is for auto or pedestrian circulation. These new roads and paths will be private in nature due to the need to adequately serve and protect the sensitive proposed population of this community. This concept actually strengthens our site design concepts and

helped us reorganize both building layout and circulation throughout the site. We have limited auto circulation to the perimeter so that open areas and courtyards can be auto-free. We have continued the neighborhood street character with our tree lawn and sidewalk design, hinting at the extension of the grid into our site.

(viii) The project is designed for the types of traffic expected, including, without limitation, automobiles, bicycles and pedestrians, and provides safety, separation from living areas and control of noise and exhaust;

We maintain that both the 4th Street entrance drive and the access drive from Mapleton Avenue serve as dual, formal entry points. The main east-west drive aligns with Maxwell Avenue and continues the streetscape patterning of tree lawn with rhythmic street trees and detached sidewalk. The main north-south drive was designed to align with 3rd Street, although actual connectivity is not possible because of extreme grade changes.

These two drives converge on the roundabout and porte-cochere, setting up a natural focal point for the site and signaling the main entrance to The Academy through the Reception Hall. The roundabout anchors the Village Green, where autos are kept away to allow for a more relaxing and safe environment for the elderly residents. Circulation winds around the perimeter of the site and ends up connecting to the existing curving drive that leads up the hill to the Annex L building and two new cottages on the ridge. This circulation is conducive to slow, deliberate movements by cars to help support safety. Because of the nature of the residents, the traffic generated by the site is minimal compared to recent uses, as can be seen in the Traffic Study.

(E) Parking:

(i) The project incorporates into the design of parking areas measures to provide safety, convenience and separation of pedestrian movements from vehicular movements;

Because of the nature of our site and the distribution of residences, parking has been carefully broken down into smaller, underground and tuck-under spaces which afford both safety and security. Because the population of TAOMH has limited need to use their cars, the underground parking is seen to be low-impact both in quantity and frequency of use. Each parking group has ample space for all residents, staff, visitors and the Seventh Day Adventist Church, for which we are close to finalizing a parking agreement. The project calls for a total of 223 structured parking spaces and 57 surface parking spaces (including the Avista Surgery Center), totaling 304 distributed throughout the site. This number of parking spaces also accommodates the shared parking needs of the adjacent church and 20 public weekend parking spots. We feel, per the parking management plan included in this submittal, the number of parking spots provided will assure that no on-street parking spill over will occur into the adjacent neighborhoods. We have added a section in the submittal package, which illustrates how the parking will be designated between church use, project residents, staff, delivery vehicles, public and visitor parking needs. Currently, the church has access to 85 spaces on the site and have historically only used those 85 spaces of which none we ever fully dedicated to their use. The current proposal allows them use to 90 spaces and 8 spaces full time.

(ii) The design of parking areas makes efficient use of the land and uses the minimum amount of land necessary to meet the parking needs of the project;

Because almost 80% of all parking is located in an underground structure, this results in very efficient use of land and allows the at-grade area to be used for open space for the residents

(iii) Parking areas are designed to reduce the visual impact on the project, adjacent properties and adjacent streets;

As previously stated, nearly 80% of all the parking is located underground, which results in a drastically reduced visual impact of parking on the site. The surface parking spaces are lined by street trees, and planting areas meeting the City of Boulder's screening and parking standards.

(iv) Parking areas utilize landscaping materials to provide shade in excess of the requirements in Subsection 9-9-6(d), and Section 9-9-14, "Parking Lot Landscaping Standards," B.R.C. 1981.

Most surface parking is in the form of street-lined parallel spaces where shade trees assume a rhythm down the street or the perimeter in keeping with City standards and are framed by accent planting areas.

(F) Building Design, Livability and Relationship to the existing or Proposed Surrounding Area;

(i) The building height, mass, scale, orientation, architecture and configuration are compatible with existing character of the area or the character established by adopted design guidelines or plans for the area;

Historically, the site has served as a residence for wellness and promotion of healthy living, originally serving as the grounds for a sanitarium and then as home to the Boulder Memorial Hospital. For the last 20+ years, it has served as the site of Boulder Community Health's Mapleton Campus. The iconic Flatirons serve as a backdrop for beautiful grounds and pleasing buildings, transitioning to the Mt. Sanitas system of trails and canyons beyond. The surrounding neighborhoods have a strong historic foundation and architecturally are some of the best examples of Victorian mountain architecture found in the Rocky Mountain region. However, as has been shown through the historical analysis and the included photos, this site has always been massed with larger, multiple structures long before the surrounding neighborhoods were established. It could be said that this large site, with multiple historic large structures, was the inspiration for the neighborhood to develop around it.



Although no design guidelines dictate the site, the development team has been dedicated to creating design excellence, something that has been recently lacking in site review projects. Strong design direction has been incorporated from the principles found on the Mapleton Hill Historic District Design Guidelines, Junior Academy Area Plan and General Design guidelines for Boulder's Historic Districts and Individual Landmarks for massing, use of materials, door and window design, and use of materials and sense of scale. At the Concept Review phase, City staff recommended these documents as appropriate guidelines to maintain the quality and detail seen in the surrounding neighborhoods and historic past uses.

At the BDAB presentation, board members were enthusiastically supportive of using traditional massing and materials for buildings interfacing with historic surrounding neighborhood. As the site moves inward, they supported using more modern detailing and masses, and the use of the same material palette but in a more contemporary manner.

(ii) The height of the buildings is in general proportion to the height of existing buildings and the proposed or projected heights of approved buildings or approved plans or design guidelines of the immediate area;

The existing hospital measures 64 feet in height currently, which is non-conforming, even considering any type of height variance. The highest proposed building height on the site is Building A which will measure 54 feet and is located in roughly the same location. No building on the site is more than 3 stories and the additional height is used to create long lasting architectural features. As seen in the City's conversations on height restrictions performed in 2015, the staff review comments and the fact that we cannot even build to the max number of stories allowed by code, the Mapleton site was deemed appropriate for building height modification. This modification should be considered due to the extreme change in grade throughout the property, which creates a hardship for development, resulting in less open space and inferior design elements. The heights of the buildings proposed for TAOMH vary in height in relation to the footprint of the buildings, but we are only requesting a height variance to a few of the larger structures and some of our smaller cottages that are a single story. The first structure is the “A” Building. This is the center of operations and amenities for the congregate care community.



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ARCHITECT:

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SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON
MAPLETON HILL
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Building A is broken up into four building components that have stepped finished floors to respond to existing grade. The second building for which a height exemption is requested is the “D” building. This building fronts east-west access drive where the drive climbs to the round-about. The loss of height due to grade is 13 ½'. The third building height variance occurs on the northern 'plinth,' where the smaller J Cottages occur. Cottages J4, J5 and J6 experience a loss of grade of 29', 15.5' and 22', respectively, due to the relocation of the homes to the existing asphalt drive and the proximity of very steep slopes dropping to the east.

A Building Height Analysis Plan has been submitted as part of the Site Review package to better describe each building's finish floor, lowest point historically measured out 25 feet from building footprint, the measured height and the actual height to better inform the heights exercise due to the extreme slopes found throughout the site. This additional height is also required to propose a high quality of design and avoid such elements as flat roofs. Due to the site slope, the roof of Building G will exceed height by 3'. As can be seen again, we are committed to design excellence and feel the strategic locations of these buildings will feel less impactful than what currently exists today or from the perimeters of the site. As can be seen in the design qualities that this additional height adds greatly to the architecture and design of the buildings.

(iii) The orientation of buildings minimizes shadows on and blocking of views from adjacent properties;

The impact of the buildings' shadows is minimal due to respectful massing of the buildings on the site plan. No solar shadow variances are requested or required based on this submittal. One and two-story buildings are located along the periphery of the site where single-family homes are located. As would be assumed, the most impactful day is in December but complies with parameters of the solar fence. However, the site for the Trailhead subdivision was revised from natural grade to a significantly lower condition in this corner, which then further affected the character of the shadows cast by our project. In some cases, the difference in slope from the grade condition of the Trailhead site to our grades at the J Cottages created a condition where the grade drops approximately 20 feet of elevation. This created a situation that makes the steep slopes of our site even more extreme, when compared to the grading pattern created by the Trailhead subdivision development.

(iv) If the character of the area is identifiable, the project is made compatible by the appropriate use of color, materials, landscaping, signs and lighting;

With historic references to Victorian architecture being prevalent on the neighboring streets of the Mapleton Hill neighborhood, The Academy on Mapleton Hill furthers these design principles thorough strong use of masonry, sloped roofs with both gable and hipped forms, shed dormers, rich patterns on door and window design, accented wood detailing and wood siding, and metal accents seen in both roof forms and ornamental rails and lintels. Signature buildings, where the predominance of the residents will reside, take nods from the existing neighborhood in window patterns, porch and railing details and a rich palette of earth-born colors often seen in turn-of-the-century buildings. As the scale reduces and buildings become smaller, detached single-family 'cottage' residences, the vernacular uses the same material and color palette but in a modern way. The spaces are open, more flowing, using bold gestures to abstract the materials found on the historical buildings. This way, the village created by this project represents an assembly of building size, color and texture, and character. Instead of being replicas and repeats of each other in style, there is a variety of styles that reference a broader spectrum of architectural character over time.

All signage is intended to be subtle in scale, with project identity signs at both Mapleton and Maxwell entrances and secondary directional way-finding signage along internal drives and sidewalks. Lighting is also subtle in scale and all lighting fixtures will include cut-off lights with energy-efficient light sources.

(v) Projects are designed to a human scale and promote a safe and vibrant pedestrian experience through the location of building frontages along public streets, plazas, sidewalks, and paths, and through the use of building elements, design details and landscape materials that include, without limitation, the location of entrances and windows, and the creation of transparency and activity at the pedestrian level;

Throughout the project, grade-level services and uses are predominantly public in

purpose, with reception areas, lounging areas, dining areas and gathering spaces dominating the area. These functions naturally spill out onto outdoor patios, courtyards and decks to help blur the lines between indoor and outdoor areas. Windows are abundant throughout the facades and are partnered with doors that open up to wrap-around porches and other common spaces. Administrative functions such as marketing, operations, managerial offices and conference rooms dominate the facades and keep an eye open to the activity outdoors.

(vi) To the extent practical, the project provides public amenities and planned public facilities;

Although TAOMH is not formally giving public right-of-way to the City of Boulder, it is offering continuance of many public benefits. As can be seen in the “Good Neighbor Policy”, the plan allows for the continued public use of the Dakota Ridge Trail that crosses the property where no easement currently exists. The warm water therapy pool, as part of the new Wellness and Rehabilitation Center located in Building C, will continue to have public access as well as the availability of Medicare Rehabilitation beds in a five-star facility. Additionally, the campus will continue to be open and welcoming to public access as stated per the “Good Neighbor Policy”. A neighborhood access program will also be implemented, which will allow for residents of the nearby neighborhood to take advantage of the site services as well as the home healthcare services. All the services are intended to allow current neighborhood residents the ability to age longer in their existing homes.

(vii) For residential projects, the project assists the community in producing a variety of housing types, such as multifamily, townhouses and detached single family units, as well as mixed lot sizes, number of bedrooms and sizes of units;

The project is a congregate care community located within a single parcel of land. As a result, this project is not subdividing and creating individual new lots. The development team first believes that congregate care is a diversification and special need within the housing sector. Not all projects provide for senior living and it is clearly mentioned within the BVCP as a top priority for the future of Boulder. We are accomplishing this through a mixture of unit uses, sizes and services. The emphasis of The Academy on Mapleton Hill is to provide its residents with a variety of housing types to serve their varied needs from independent living, assisted living, rehabilitation and memory care. This in itself is providing a variety of housing types. Unit types include larger detached cottages, larger attached units, smaller attached units and rehab and memory care rooms without kitchens. All units provide extensive private open space, which far exceed the minimum City requirement and can be found in decks, patios and courtyards. It is not our belief that housing price should not be considered within this criterion as it is addressed independently through the Inclusionary Housing Program. We are, however, proposing to satisfy our inclusionary housing requirement by adding up to 100 permanently affordable congregate care housing units at a location adjacent to the Boulder Valley Regional Center making it ideal for public transportation, shopping and entertainment activities. This facility will be operated by The Academy and provide top quality services and housing at affordable limits by leveraging our knowledge and economies of scale. This also provides a unique housing type to the Boulder community.

(viii) For residential projects, noise is minimized between units, between buildings, and from either on-site or off-site external sources through spacing, landscaping and building materials;

Noise is mitigated in the positioning of each building in a way that exceeds minimum setbacks in most cases. Building design also positions the social and gathering functions within the site as to not be heard or seen by the neighboring homes. In general, residential units are oriented so that views are maintained and undisturbed by adjacent residences, plus a hierarchy of public to private spaces is maintained to provide separation.

Building material selection and positioning of landscaping further the sense of privacy through placement of elements and high-quality nature of the conditions.

(ix) A lighting plan is provided, which augments security, energy conservation, safety and aesthetics;

A lighting plan is not submitted because the project is private.

(x) The project incorporates the natural environment into the design and avoids, minimizes or mitigates impacts to natural systems;

Because the project has dramatic slopes, a natural integration of boulders and existing hillside plant material is integrated with new retaining walls and landscape

materials. In some cases, the slope is extreme in nature and plant material varies depending on height of wall and depth of planting area between them. The site has been carefully designed and planned to avoid building within certain sensitive areas of the site. We have limited proposed building to areas where parking or altered topography currently exist respecting the steep slopes and the natural environment. This can be seen by the extremely low Cut/Fill number for the site and the elimination of the need for retaining walls.

The western portion of the site transitions from a more traditionally landscaped area into a natural buffer zone leading up the hillside. The property intends to use its shares in the Silver Lake Ditch Company to create a duel pipe irrigation system with a cistern that allow for us to use this asset for irrigation while the ditch is running. The majority of construction and new buildings will improve current slope conditions and make the site less likely to erode over time with minimal visual impacts. Site will also provide new water detention and quality areas that currently do not exist improve existing conditions.

(xi) Buildings minimize or mitigate energy use; support on-site renewable energy generation and/or energy management systems; construction wastes are minimized; the project mitigates urban heat island effects; and the project reasonably mitigates or minimizes water use and impacts on water quality;

The buildings are intended to house rooftop solar panels. Please see environmental memo for details. The use of the Silver Lake Ditch water is intended to provide a water source for irrigation. This concept will be backed up by a tie into the City system for shoulder season watering, but is meant to be the primary source for site irrigation.

Please see written statement for energy and social sustainability plans, as well as plan and 3-D graphics that show potential roof locations.



(xii) Exteriors of buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing;

A natural sense of permanence is maintained through the heavy use of masonry, pre-cast concrete units for base materials, and brick and stone in natural color ranges for the majority of building facades. We want these buildings to be considered “100 year buildings”, both in sense of permanence and efficiency.

Masonry is the primary building material and is used on every building in some form to emulate the character of historic buildings that have been built on the site over time. There is a complement of composite siding, in various lap widths, composite panel, and accents of metal, which balance out the project's palette. The project intends to use trim, windowsills, decorative stepped fascia, and a layering of materials to emote richness in architectural detailing. Stucco is not seen on the project, except in an ancillary fashion on elements such as soffits and architectural details.

(xiii) Cut and fill are minimized on the site, the design of the buildings conforms to the natural contours of the land, and the site design minimizes erosion, slope instability, landslide, mudflow or subsidence, and minimizes the potential threat to property caused by geological hazards;

The extreme slopes throughout the 15.77 acre site follow the original design intent by creating plinths for building sites, making pedestrian connection between buildings more manageable. The sanitarium site originally housed one large building with outbuildings surrounding it. Our site takes that principle and applies it to modern standards of drive and walk design while following the original layout.



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Both the civil engineer and landscape architect have adhered to design principles that follow historic drainage, grading and general slope design. Subsidence will be further studied and coordinated with City staff to minimize potential threats due to slope instability or sliding. Please reference the Ground Engineering report provided within the resubmittal package stating that existing conditions and slope stability can be improved.

Applicant has improved the existing emergency access road that continues to the nurse's dormitory to be consistent in location to the existing roadway since the first submittal.

Applicant has also eliminated the three larger building to the North of the property originally planned in the first submittal and replaced them with cottages less impactful visually and requiring a significant amount less retaining and smaller footprints.

Cut/fill slopes have been minimized to the greatest extent possible. Based on the current site plan, there is only a net fill of 9,342 cubic yards of export proposed when comparing how proposed grades relate to existing grades. For a point of comparison, this volume is only slightly larger than the design volume of Detention/Water Quality Basin B. Please note that as discussed with the City of Boulder, this figure is to be used to compare how proposed grades conform to existing topography. The cut/fill quantities do not include the earthwork associated with basement levels, pavement sections, or earthwork compaction as these quantities to not directly relate to how the design of the site conforms to the natural contours of the land.

In order to limit cut/fill throughout the site, the proposed development has preserved existing grades throughout the site to the greatest extent possible. Proposed buildings have been located in areas which are currently developed including within existing building footprints and large parking lots. In addition, in order to limit site disturbances the proposed access drive connecting to Building L at the top of the hill has been aligned both horizontally and vertically with the existing access drive to the greatest extent possible. An exhibit (A4.06 - A4.13) illustrating how the proposed site improvements relate to existing site features has been included with this site review package.

Across the existing site numerous areas exist where slopes exceed 3:1. As noted in the project's soils report (see page 41), site slopes supported by on-site soils up to 10-feet in height may be constructed no steeper than 3:1. In order to meet the requirements of the soils report and minimize erosion and slope instability, proposed slopes throughout the site have been designed to be no steeper than 3:1. In order to preserve existing grades, while keeping slopes less than 3:1, it was necessary to add several small landscape walls around the site. The wall heights have been limited to the greatest extent possible.

(G) Solar Siting and Construction; for the purpose of ensuring the maximum potential for utilization of solar energy in the City, all applicants for residential site reviews shall place streets, lots, open space and buildings so as to maximize the potential for the use of solar energy in accordance with the following solar siting criteria;

Please see Sustainability Letter (Exhibit A4.15) and Section Within the Written Statement

(i) Placement of Open Space and Streets: Open space areas are located wherever practical to protect buildings from shading by other buildings within the development or from buildings on adjacent properties. Topography and other natural features and constraints may justify deviations from this criterion.

The Academy on Mapleton Hill is designed with the major buildings enclosing a large village green space, which is intended to provide both active and passive outdoor spaces. Just as public fountains and plazas in large cities draw people to them for both respite and activity, the Village Green has areas for private sitting, meandering and small conversation while providing a bandshell like structure to shade entertainers, speakers and market festivities. The tree lawn of the Village Green is designed to allow rows of seats to be arranged, yet, when left open, it has visual interest and does not feel like a blank slate of green space.

The buildings themselves are arranged so that it creates a rhythm along the drives

and sidewalks. All driving surfaces, parking and sidewalks are part of a private piece of land, yet the intent was to suggest continuation of both auto and pedestrian neighborhood grids to encourage direct movement and visual continuity. Pedestrian connections are continued with perimeter sidewalks and with the trail connection established in the Trailhead subdivision.

Buildings are located in a manner as to where the larger buildings are interior to our site and non-impactful to surrounding properties. The structures on the NE portion of our property have been significantly reduced in size and height as to not burden the adjacent property owners. The same can be found along 4th street and the decreased size of the cottages.

(ii) Lot Layout and Building Siting: Lots are oriented and buildings are sited in a way which maximizes the solar potential of each principal building. Lots are designed to facilitate siting a structure, which is unshaded by other nearby structures. Wherever practical, buildings are sited close to the north lot line to increase yard space to the south for better owner control of shading.

In our case, the buildings do not interfere with each other and sloped roof forms meet at a mansard condition, which allows ample area of flat roofs above to house both rooftop units and solar panels.

(iii) Building Form: The shapes of buildings are designed to maximize utilization of solar energy. Buildings shall meet the solar access protection and solar siting requirements of Section 9-9-17, "Solar Access," B.R.C. 1981.

Because of the design of our buildings, we are able to entertain the distribution of solar panels on the flat roof portion of mansard roofs, which will be studied in further detail as the design matures.

In general, the taller buildings are grouped close in proximity to the Village Green and secondary structures are disbursed throughout the site with ample open area and space located between the buildings, not making solar shadowing an issue with the current site design. We plan to utilize and optimize solar throughout the site.

(iv) Landscaping: The shading effects of proposed landscaping on adjacent buildings are minimized.

Landscaping and site design elements work together to add a layer of texture and color but are placed in such a way to only enhance the spaces. Landscaping is not an issue to solar access, as can be seen on the plan-set. In the case of our elderly population, a tree well placed near a porch or patio is also a welcome break from the sun and any shade that occurs in courtyards and open space areas will not affect solar panel access.

(H) Additional Criteria for Poles Above the Permitted Height: No site review application for a pole above the permitted height will be approved unless the approving agency finds all of the following:

N/A

(I) Additional Criteria for Floor Area Ratio Increase for Buildings in the BR-1 District:

N/A

(J) Additional Criteria for Parking Reductions: The off-street parking requirements of Section 9-9-6, "Parking Standards," B.R.C. 1981, may be modified as follows:

No parking reduction is requested

(K) Additional Criteria for Off-Site Parking: The parking required under Section 9-9-6, "Parking Standards," B.R.C. 1981, may be located on a separate lot if the following conditions are met:

No off-site parking is requested.



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SITE DEVELOPMENT DATA:

BUILDING A -				
	RESIDENTIAL UNITS		COMMON AREA	BUILDING TOTAL
	#	S.F.	S.F.	S.F.
BUILDING A - MAIN	16	22,486	25,682	48,168
BUILDING A - NORTH	6	9,820	11,519	21,339
BUILDING A - WEST	4	10,098	10,047	20,145
BUILDING A - EAST	20	29,488	11,407	40,895
UNIT TOTALS	46	71,892	58,655	130,547
TOTAL BUILDING SF		71,892	58,655	130,547

BUILDING B				
	RESIDENTIAL UNITS		COMMON AREA	BUILDING TOTAL
	#	S.F.	S.F.	S.F.
BUILDING B1	6	1,198	3,424	10,612
BUILDING B2	6	1,199	2,730	9,924
BUILDING B3	6	2,048	1,851	14,139
UNIT TOTALS	18	26,670	8,005	
TOTAL BUILDING SF		26,670	8,005	34,675

BUILDING C - WELLNESS / SUBACUTE REHABILITATION CENTER				
	HOSPITAL UNITS		COMMON AREA	BUILDING TOTAL
	#	S.F.	S.F.	S.F.
	42	17,835	24,278	42,113
UNIT TOTALS	42	17,835	24,278	42,113
TOTAL BUILDING SF		17,835	24,278	42,113

BUILDING D				
	RESIDENTIAL UNITS		COMMON AREA	BUILDING TOTAL
	#	S.F.	S.F.	S.F.
	10	5,895	10,993	16,888
UNIT TOTALS	10	5,895	10,993	16,888
SUBTOTAL		5,895	10,993	
TOTAL BUILDING SF				16,888
NOTE: THERE ARE (10) MEMORY CARE UNITS AND (2) SLEEPING ROOMS W/O KITCHENS TO BE USED FOR STAFF AS A TEMPORARY PLACE TO REST DURING EXTRA SHIFTS OR EMERGENCIES THAT ARE WORK-RELATED. NO ONE IS TO LIVE IN THESE (2) UNITS				

BUILDING E - Reception	
TOTAL BUILDING SF	4,318

BUILDING F&G				
	RESIDENTIAL UNITS		COMMON AREA	BUILDING TOTAL
	#	S.F.	S.F.	S.F.
	8	16,708	2,364	19,072
UNIT TOTALS	8	16,708	2,364	
SUBTOTAL		16,708	2,364	
TOTAL BUILDING SF				19,072

H COTTAGES (1 & 2)				
	RESIDENTIAL UNITS		COMMON AREA	BUILDING TOTAL
	#	S.F.	S.F.	S.F.
	2	5,513		
UNIT TOTALS	2	5,513		
TOTAL BUILDING SF				5,513

J COTTAGES (1-6)					
	RESIDENTIAL UNITS		COMMON AREA		BUILDING TOTAL
	#	S.F.	#	S.F.	S.F.
	6	16,647			
UNIT TOTALS	6	16,647			
TOTAL BUILDING SF					16,647

BUILDING K	
TOTAL BUILDING SF	7,298

BUILDING L - FORMER NURSES' DORMITORY				
	RESIDENTIAL UNITS		COMMON AREA	BUILDING TOTAL
	#	S.F.	S.F.	S.F.
	6	15,120	3,280	18,400
UNIT TOTALS	6	15,120	3,280	18,400
SUBTOTAL		15,120	3,280	18,400
TOTAL BUILDING SF				18,400

BUILDING N - INTERPRETIVE CENTER	
TOTAL BUILDING SF	1,031

BUILDING O - ADMINISTRATIVE USE	
TOTAL BUILDING SF	1,136

BUILDING P- CHAPEL	
TOTAL BUILDING SF	1,341

R COTTAGES (1-7)				
	RESIDENTIAL UNITS		COMMON AREA	BUILDING TOTAL
	#	S.F.	S.F.	S.F.
	7	15,045		15,045
UNIT TOTALS	7	15,045		
SUBTOTAL		15,045		
TOTAL BUILDING SF				15,045

SUMMARY	
TOTAL SQUARE FOOTAGE (PROPOSED)	293,457
TOTAL SQUARE FOOTAGE (EXISTING TO BE PRESERVED)	20,567
TOTAL SQUARE FOOTAGE	314,024
TOTAL UNITS	NEW UNIT #
	93
	93 INDEPENDENT LIVING UNITS
HOSPITAL BED ROOMS / UNITS W/O KITCHENS	
42 REHABILITATION BED UNITS W/O KITCHENS	
10 MEMORY CARE BED UNITS W/O KITCHENS	
2 SLEEPING BED UNITS W/O KITCHENS	



DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP



SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON
MAPLETON HILL
BOULDER, COLORADO

DATE:	REVISION:
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07-28-17	BDAB
11-06-17	SITE REVIEW #3
04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:

SITE DEVELOPMENT DATA

SHEET NUMBER:

A-1.07

SITE DEVELOPMENT DATA:

BUILDING A -									
UNIT MIX	STRUCTURED PARKING / LOWER LEVEL	1ST FLOOR		2ND FLOOR		3RD FLOOR		TOTAL OF SUBTOTAL	
		#	Avg. S.F.	#	Avg. S.F.	#	Avg. S.F.		
BUILDING A - MAIN				3	1190	3	1190		
				2	1150	2	1150		
				1	1180	1	1180		
				1	2,063	1	2,063		
				1	2,360	1	2,360		
SUBTOTAL				8	11,473	8	11,473	16	
BUILDING A - NORTH				1	1,200	1	1,200		
				1	1,194	1	1,194		
				1	2,150	1	2,150		
				1*	380	1*	380		
				3	4,544	3	4,544	6	
SUBTOTAL				3	4,544	3	4,544		
BUILDING A - WEST				1	2,650	1	2,650		
				1	2,390	1	2,390		
				2	5,040	2	5,040		
				2	5,040	2	5,040	4	
				2	5,040	2	5,040		
BUILDING A - EAST				1	1118	1	1190	1	1190
				1	1120	1	1,120	1	1,120
				1	1190	1	1,195	1	1,195
				1	1610	1	1,120	1	1,535
				1	1895	1	1,100	1	1,895
				1		1	1,495	1	2,136
				1		1	1,785	1	2,195
				1		1	2,195		
				5	3,428	8	11,290	7	11,266
					3,428		32,347		32,323
SUBTOTAL									46
TOTAL UNITS SF								65,098	
TOTAL IL UNITS									46

*Guest Rooms: Not Living Units, Meant for Visiting

BUILDING B									
UNIT MIX	STRUCTURED PARKING / LOWER LEVEL	1ST FLOOR		2ND FLOOR		3RD FLOOR		Total	
		#	Avg. S.F.	#	Avg. S.F.	#	Avg. S.F.		
Building B1				1	1,650	1	1,700	1	1,700
				1	1,930	1	1,925	1	1,925
				2	3,580	2	3,625	2	3,625
SUBTOTAL				2	3,580	2	3,625	2	3,625
Building B2				1	1,650	1	1,700	1	1,700
				1	1,930	1	1,925	1	1,925
				2	3,580	2	3,625	2	3,625
SUBTOTAL				2	3,580	2	3,625	2	3,625
Building B3				1	2,050	1	2,050	1	2,050
				1	2,100	1	2,100	1	2,100
				2	4,150	2	4,150	2	4,150
SUBTOTAL				2	4,150	2	4,150	2	4,150
SUBTOTAL				11,310		11,400		11,400	18
TOTAL UNITS SF								34,110	
TOTAL IL UNITS									18

BUILDING C - WELLNESS / SUBACUTE REHABILITATION CENTER - HOSPITAL USE									
UNIT MIX	STRUCTURED PARKING / LOWER LEVEL	GARDEN LEVEL		1ST FLOOR		2ND FLOOR		Total	
		#	Avg. S.F.	#	Avg. S.F.	#	Avg. S.F.		
UNITS				5	365	2	380		
				7	385	1	400		
				6	400	3	422		
				4	420	2	430		
				2	440	1	440		
				2	503	1	470		
						1	475		
						2	500		
						2	540		
						1	598		
SUBTOTAL				26	10,486	16	7,349	42	
SUBTOTAL					10,486		7,349		
TOTAL UNITS SF								17,835	
TOTAL ROOMING UNITS - HOSPITAL USE									42

BUILDING D									
UNIT MIX	STRUCTURED PARKING / LOWER LEVEL	GARDEN LEVEL		1ST FLOOR		2ND FLOOR		Total	
		#	Avg. S.F.	#	Avg. S.F.	#	Avg. S.F.		
MEMORY CARE UNITS				1	380				
				2	400				
				2	405				
				1	411				
				3	420				
				1	422				
SUBTOTAL				10	4,083			10	
SUBTOTAL					4,083				
TOTAL UNITS SF								4,083	
TOTAL ROOMING UNITS									10

DWELLING UNIT EQUIVALENT
D Building
units without kitchen 5:1 0.20 10 2.00

BUILDING F&G									
UNIT MIX	STRUCTURED PARKING / LOWER LEVEL	1ST FLOOR		2ND FLOOR		3RD FLOOR		Total	
		#	Avg. S.F.	#	Avg. S.F.	#	Avg. S.F.		
UNITS				2	2045	2	2045		
				2	2132	2	2132		
				4	8,354	4	8,354		
SUBTOTAL				4	8,354	4	8,354	8	
SUBTOTAL					8,354		8,354		
TOTAL UNITS SF								16,708	
TOTAL IL UNITS									8

H COTTAGES (1 & 2)									
UNIT MIX	STRUCTURED PARKING / LOWER LEVEL	1ST FLOOR		2ND FLOOR		3RD FLOOR		Total	
		#	Avg. S.F.	#	Avg. S.F.	#	Avg. S.F.		
UNITS				1	1578				
				1	927				
				2	2,505				
SUBTOTAL				2	2,505			2	
SUBTOTAL					2,505				
TOTAL UNITS SF								5,010	
TOTAL IL UNITS									2

J COTTAGES (1-6)									
UNIT MIX	STRUCTURED PARKING / LOWER LEVEL	1ST FLOOR		2ND FLOOR		3RD FLOOR		Total	
		#	Avg. S.F.	#	Avg. S.F.	#	Avg. S.F.		
J1, J3, J5		3	1,062						
J2, J4, J6		3	1,171						
SUBTOTAL		6	6,699					6	
SUBTOTAL			6,699						
TOTAL UNITS SF								17,499	
TOTAL IL UNITS									6

BUILDING L - FORMER NURSES' DORMITORY									
UNIT MIX	STRUCTURED PARKING / LOWER LEVEL	1ST FLOOR		2ND FLOOR		3RD FLOOR		Total	
		#	Avg. S.F.	#	Avg. S.F.	#	Avg. S.F.		
				2	2,520	2	2,520	2	2,520
				2	5,040	2	5,040	2	5,040
				2	5,040	2	5,040	2	5,040
SUBTOTAL				2	5,040	2	5,040	2	5,040
SUBTOTAL					5,040		5,040		
TOTAL UNITS SF								5,040	
TOTAL IL UNITS									6

BUILDING N - INTERPRETIVE CENTER (NO RESIDENTIAL UNITS)									
UNIT MIX	STRUCTURED PARKING / LOWER LEVEL	1ST FLOOR		2ND FLOOR		3RD FLOOR		Total	
		#	Avg. S.F.	#	Avg. S.F.	#	Avg. S.F.		
				0	1,031				
				0	1,031				
				0	1,031	0	0	0	0
SUBTOTAL				0	1,031	0	0	0	0
SUBTOTAL					1,031		0		0
TOTAL UNITS SF									-
TOTAL IL UNITS									1,031

R COTTAGES (1-7)									
UNIT MIX	STRUCTURED PARKING / LOWER LEVEL	1ST FLOOR		2ND FLOOR		3RD FLOOR		Total	
		#	Avg. S.F.	#	Avg. S.F.	#	Avg. S.F.		
R1		1	1,420						
R2		1	1,449						
R3		1	1,443						
R4		1	1,469						
R5		1	1,449						
R6		1	1,460						
R7		1	1,417						
SUBTOTAL		7	10,107					7	
SUBTOTAL			10,107						
TOTAL UNITS SF								15,045	
TOTAL IL UNITS									7

TOTAL INDEPENDENT LIVING UNITS	93
TOTAL MEMORY CARE / CONGREGATE CARE W/O KITCHENS	2.0 (10)
TOTAL HOSPITAL/SUBACUTE REHAB ROOMS	42
TOTAL BELOW GRADE PARKING S.F.	104,466 S.F.

	NEW UNIT #	OLD UNIT #	
BUILDING A	46	64	
BUILDING B	18	24	



MOUNT SANTAS



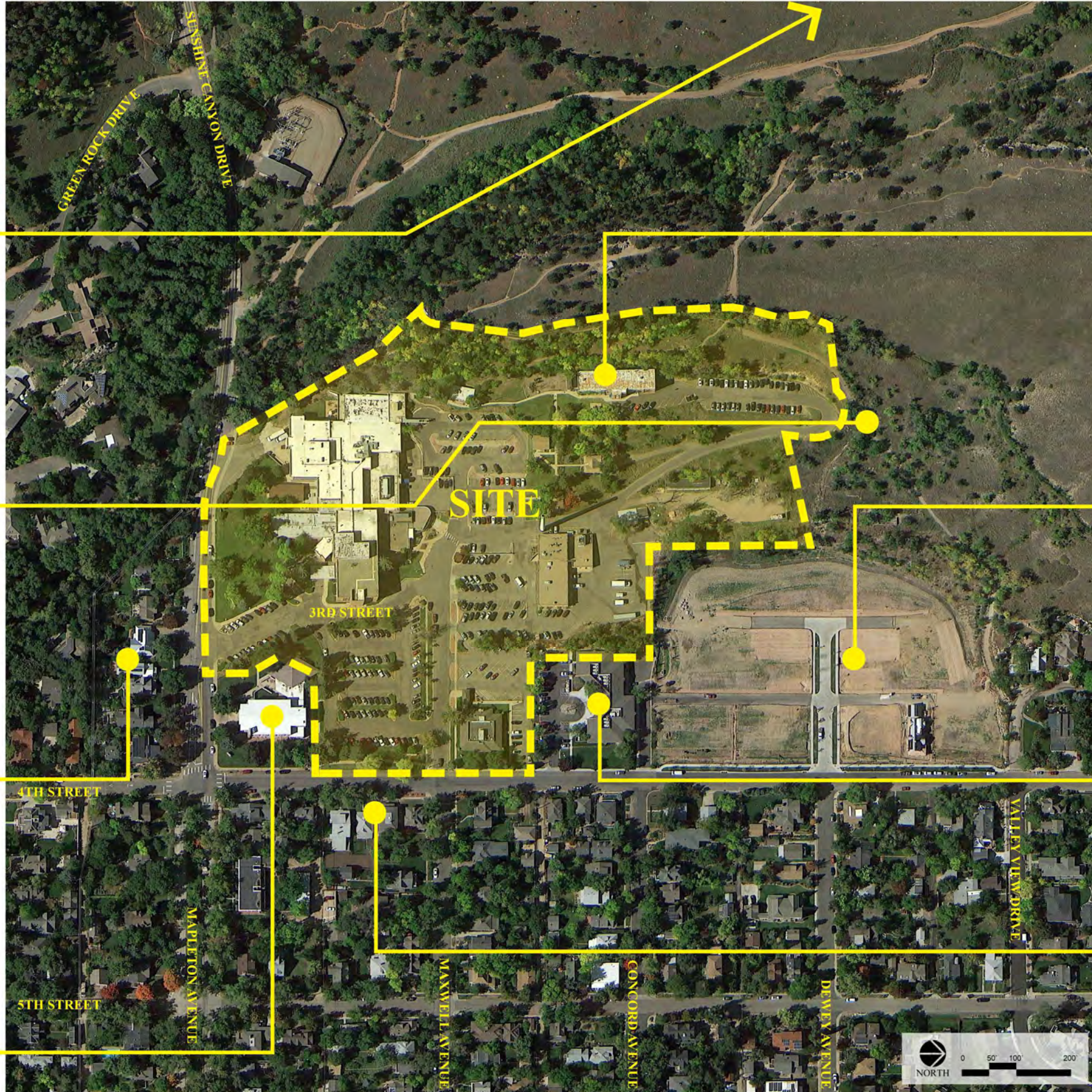
MOUNT SANTIAS TRAILHEAD



RESIDENTIAL NEIGHBORHOOD



SEVENTH-DAY ADVENTIST CHURCH



VICINITY MAP



EXISTING NURSES' DORMITORY



TRAILHEAD SUBDIVISION



MAPLETON HILL MEDICAL PLAZA



RESIDENTIAL NEIGHBORHOOD



DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:



ENGINEER:



CONSULTANT:



SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL BOULDER, COLORADO

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05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:

VICINITY MAP AND CONTEXT

SHEET NUMBER:



VIEW SOUTH OF EXISTING NURSES' DORM



VIEW WEST FROM MAXWELL AVENUE [EXISTING COTTAGE BEYOND]



VIEW LOOKING EAST ALONG MAXWELL AVE. TOWARD NEIGHBORHOOD



VIEW NORTH TOWARD ANNEX ACCESS DRIVE



VIEW SOUTH TOWARD CURRENT HOSPITAL



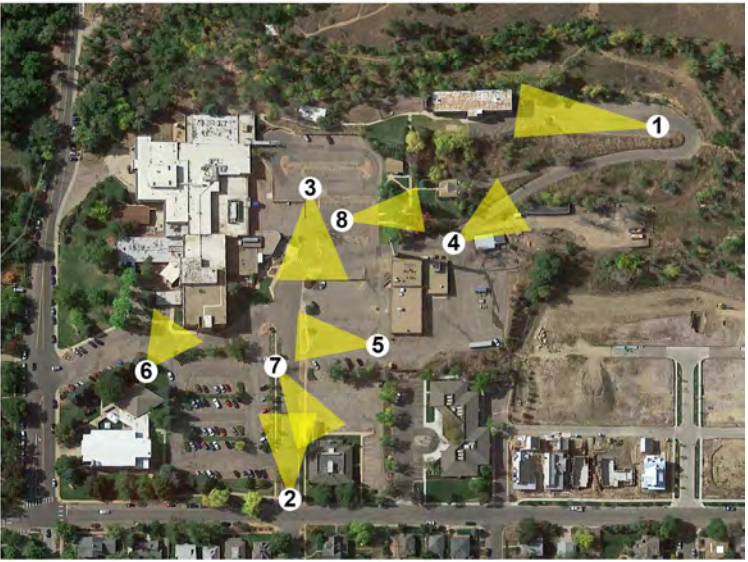
VIEW OF EXISTING HOSPITAL FROM MAPLETON AVENUE



VIEW NORTHEAST TO EXISTING MEDICAL CENTER



VIEW NORTH UP TOWARD EXISTING COTTAGES



VIEW SHED KEY



DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:



ENGINEER:



CONSULTANT:



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SHEET NAME:

SITE PHOTOS

SHEET NUMBER:



VIEW SOUTH OF EXISTING PARKING & SLOPES



VIEW WEST OF DETENTION AREA ALONG SLOPE OF TRAILHEAD



VIEW WEST OF RETAINING WALL AND PARKING



VIEW SOUTH OF EXISTING SLOPE OF ACCESS DRIVE



VIEW NORTH OF PARKING AND EXISTING BUILDINGS



VIEW OF EXISTING HOSPITAL LOADING FROM MAPLETON AVE.



VIEW NORTH OF SITE FROM TOP OF HOSPITAL



VIEW NORTH OF STORAGE SHEDS AND SLOPES



VIEW SHED KEY



DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

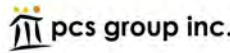
ARCHITECT:



ENGINEER:



CONSULTANT:



SITE REVIEW SUBMITTAL #4 LUR 2016-00065

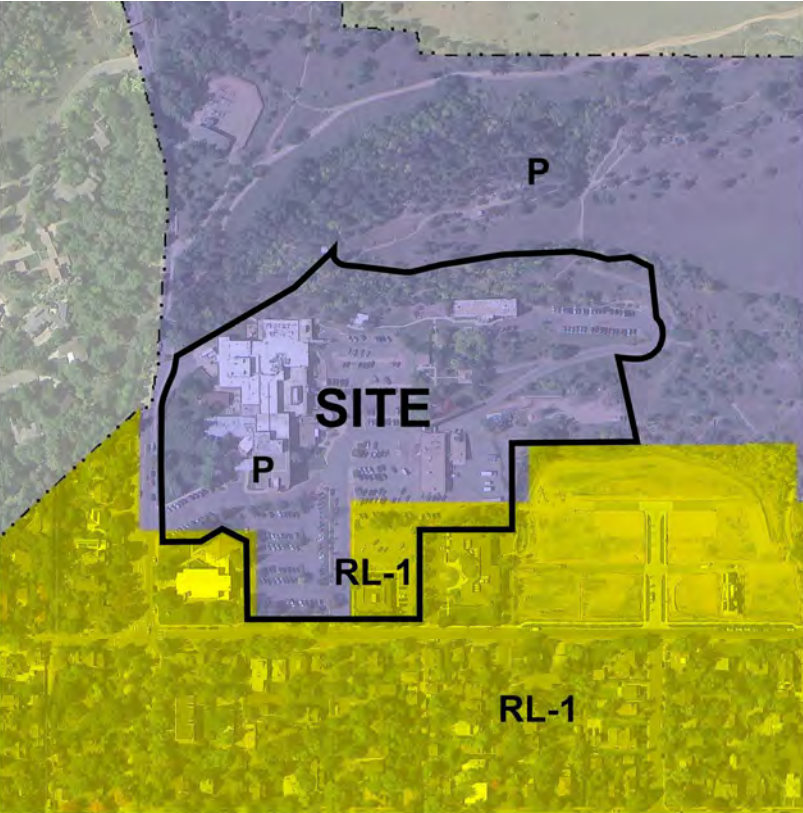
THE ACADEMY ON MAPLETON HILL BOULDER, COLORADO

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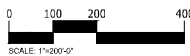
SHEET NAME:

SITE PHOTOS

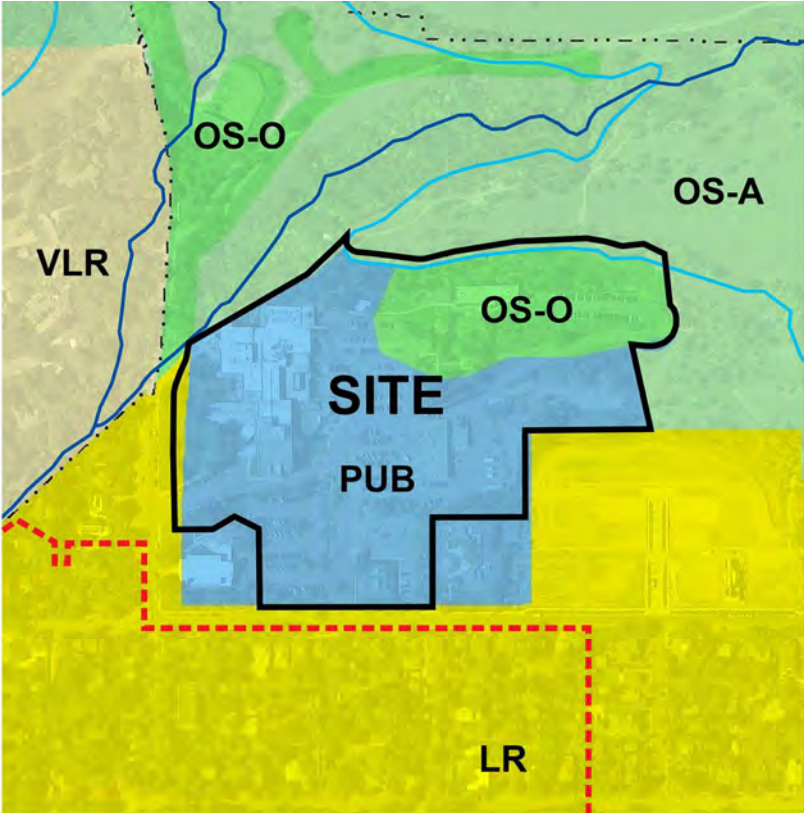
SHEET NUMBER:



1 ZONING MAP
SCALE 1" = 200'



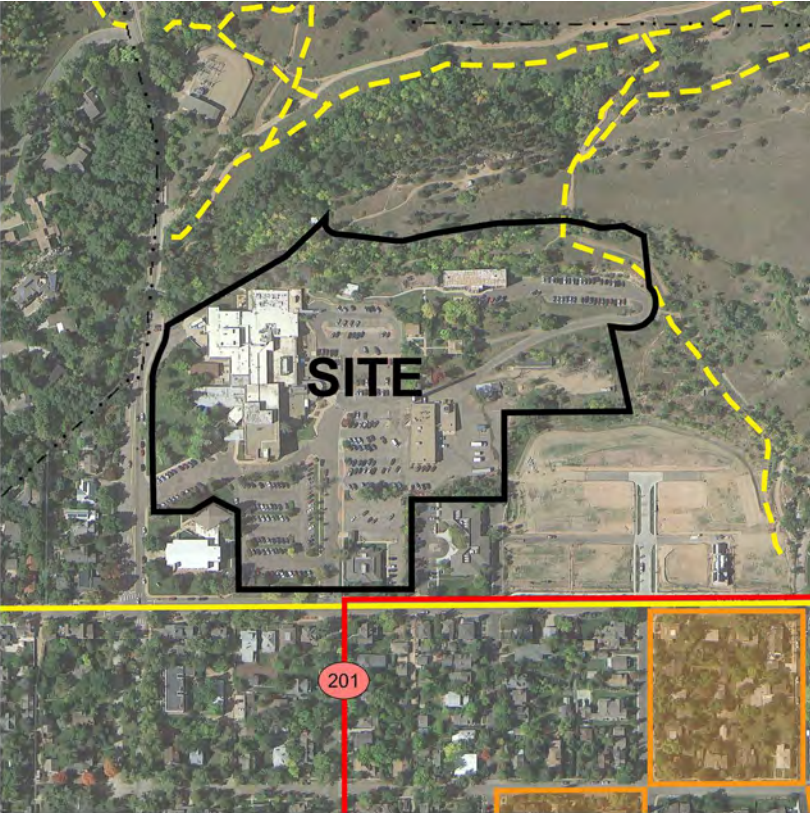
ZONING LEGEND	
	RL-1: RESIDENTIAL - LOW 1 (LR-E)
	RMX-1: RESIDENTIAL - MIXED 1 (MXR-E)
	P: PUBLIC (P-E)
--- CITY LIMITS	



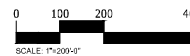
2 LAND USE MAP
SCALE 1" = 200'



	VERY LOW DENSITY RESIDENTIAL
	LOW DENSITY RESIDENTIAL
	MIXED USE RESIDENTIAL
	OPEN SPACE, ACQUIRED
	OPEN SPACE, OTHER
	PUBLIC
	MAPLETON HILL HISTORIC DISTRICT
	CREEK
	DITCH
--- CITY LIMITS	



3 TRANS. MAP
SCALE 1" = 200'



TRANSPORTATION LEGEND	
	ON-STREET BIKE PATH
	OFF-STREET BIKE PATH
	BUS ROUTE
	NECO PASS NEIGHBORHOOD
--- CITY LIMITS	



DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:

MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

ENGINEER:

CONSULTING ENGINEERS

CONSULTANT:

pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065
**THE ACADEMY ON
MAPLETON HILL**
BOULDER, COLORADO

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SHEET NAME:

ZONING / LAND-USE /
TRANSPORTATION MAPS

SHEET NUMBER:

A-2.04



TRADITIONAL ARCHITECTURAL CHARACTER INSPIRATION



TRADITIONAL BOULDER ARCHITECTURAL INSPIRATION



HISTORIC MOUNT SANITAS SANITARIUM



ARCHITECTURE AND COURTYARD INSPIRATION



ARCHITECTURAL INSPIRATION



COURTYARD CHARACTER INSPIRATION



OUTDOOR DINING INSPIRATION



DINING HALL INSPIRATION



POOL INSPIRATION



DEVELOPER:
MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:
MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065
THE ACADEMY ON
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BOULDER, COLORADO

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05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
INSPIRATION PHOTOS

SHEET NUMBER:



MAPLETON HILL NEIGHBORHOOD INSPIRATION



MAPLETON HILL NEIGHBORHOOD INSPIRATION



MAPLETON HILL NEIGHBORHOOD INSPIRATION



MAPLETON HILL NEIGHBORHOOD INSPIRATION



MAPLETON HILL NEIGHBORHOOD INSPIRATION



MAPLETON HILL NEIGHBORHOOD INSPIRATION

NOTE: THESE ARE IMAGES DIRECTLY OFFERED FROM THE MAPLETON HILL NEIGHBORHOOD ASSOCIATION TO BE USED AS INSPIRATION.



DEVELOPER:
MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:
MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

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05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
INSPIRATION PHOTOS

SHEET NUMBER:
A-3.02



EXTERIOR ARCHITECTURE



EXTERIOR ARCHITECTURE



ATMOSPHERE AND ENVIRONMENT



INTERIOR LIVING



INTERIOR LIVING



INTERIOR LIVING



LIFESTYLE



LIFESTYLE



LIFESTYLE



DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

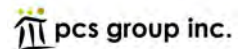
ARCHITECT:



ENGINEER:



CONSULTANT:

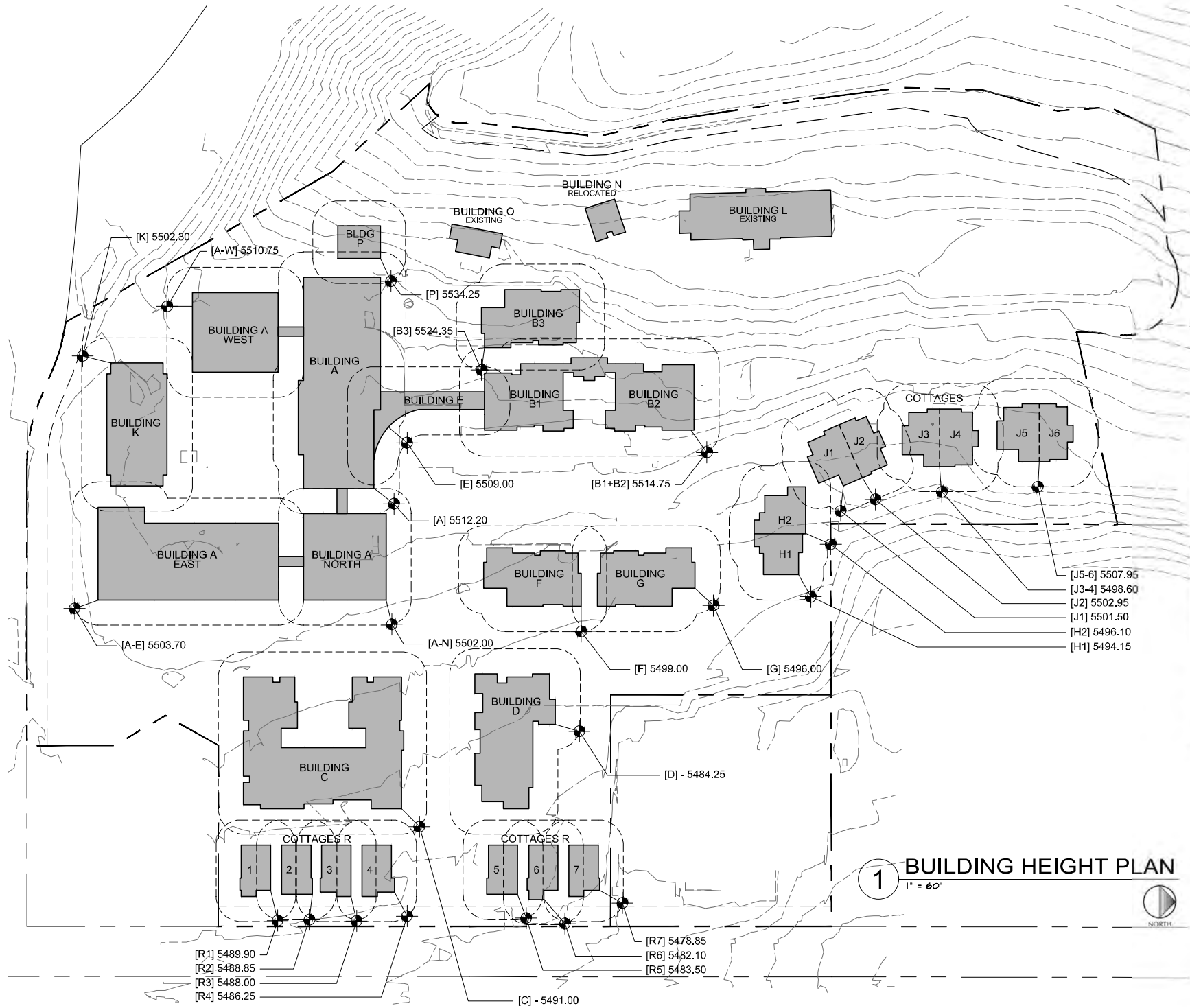


SITE REVIEW SUBMITTAL #4 LUR 2016-00065
THE ACADEMY ON
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BOULDER, COLORADO

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05-04-18	S.R.#4 - CORRECTIONS

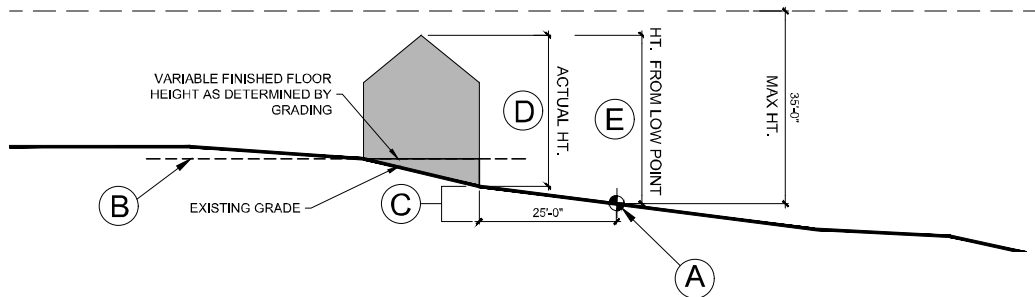
SHEET NAME:
EXISTING ACADEMY PHOTOS

SHEET NUMBER:
A-3.03



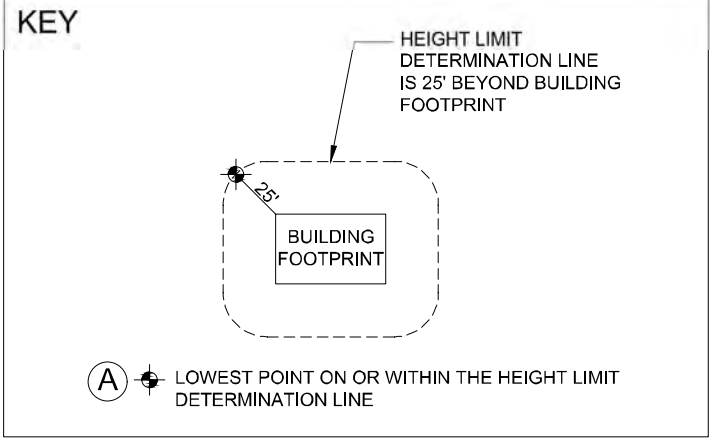
SITE: P (PUBLIC) - 3 STORIES							
BUILDING	(A) LOW POINT 25' OUT	(B) FIRST FLOOR FINISHED FLOOR	(C) LOSS OF HEIGHT FROM GRADE/SLOPE	(D) ACTUAL BUILDING HEIGHT	(E) BUILDING HEIGHT PER CODE FROM LOW POINT	# OF STORIES	TYPE OF ROOF SHAPE
Building A- Main	5512.20	5512.00	-0.20	41.5'	41.3'	3	sloped (incl in actual ht)
Building A- North	5502.00	5508.00	6.00	46.5' (to T.O. tower)	52.5'	3	sloped (incl in actual ht)
Building A- West	5510.75	5512.00	1.25	46.35'	47.6'	3	sloped (incl in actual ht)
Building A- East	5503.70	5508.00	4.30	41.0'	45.3'	3	sloped (incl in actual ht)
Building B1+B2	5514.75	5514.00	-0.75	32.0' to flat roof	31.25'	3	flat (with 12" min parapet)
Building B3	5524.35	5525.00	0.65	32.0' to flat roof	32.65'	3	flat (with 12" min parapet)
Building C	5491.00	5495.00	4.00	11.0'	35.0'	3	sloped (incl in actual ht)
Building D	5484.25	5491.00	6.75	29.25'	35.0'	3	sloped (incl in actual ht)
Building E (Reception)	5509.00	5512.00	3.00	14.0' in corridor/ 18.0' at entry	17.0' / 21.0'	1	sloped (incl in actual ht)
Building F	5499.00	5500.00	1.00	14.0'	35.0'	2 + partial garage	sloped (incl in actual ht)
Building G	5496.00	5500.00	4.00	14.0'	38.0'	2 + partial garage	sloped (incl in actual ht)
Cottage H1	5494.15	5508.50	14.35	21.5'	36.5'	2	sloped (incl in actual ht)
Cottage H2	5496.10	5508.50	12.40	21.5'	34.65'	2	sloped (incl in actual ht)
Cottage J1	5501.50	5519.50	18.00	21.5'	39.5'	2	sloped (incl in actual ht)
Cottage J2	5502.95	5519.50	16.55	21.5'	38.05'	2	sloped (incl in actual ht)
Cottage J3	5498.60	5527.50	28.90	21.5'	50.4'	2	sloped (incl in actual ht)
Cottage J4	5498.60	5527.50	28.90	21.5'	50.4'	2	sloped (incl in actual ht)
Cottage J5	5507.95	5529.50	21.55	21.5'	43.05'	2	sloped (incl in actual ht)
Cottage J6	5507.95	5529.50	21.55	21.5'	43.05'	2	sloped (incl in actual ht)
Building K- Pool Bldg	5502.30	5507.00	4.70	20.5'	25.2'	1	sloped (incl in actual ht)
Building L- Nurses Ctrs	EXISTING	5560.00	EXISTING	EXISTING	EXISTING	3	existing bldg
Building N	RELOCATED	5556.00	RELOCATED	EXISTING	N/A	1	existing bldg relocated
Building O	EXISTING	5551.00	EXISTING	EXISTING	N/A	1	existing bldg
Building P- Chapel	5534.25	5535.00	0.75	20.0'	20.75'	1	sloped (incl in actual ht)
Cottage R1	5489.90	5494.00	4.10	28.0'	32.1'	2	sloped (incl in actual ht)
Cottage R2	5488.85	5493.00	4.15	29.0'	33.1'	2	sloped (incl in actual ht)
Cottage R3	5488.00	5492.00	4.00	28.0'	32.0'	2	sloped (incl in actual ht)
Cottage R4	5488.25	5491.00	4.75	30.0'	34.75'	2	sloped (incl in actual ht)
Cottage R5	5481.50	5489.50	6.00	18.0'	34.0'	2	sloped (incl in actual ht)
Cottage R6	5482.10	5488.75	6.65	26.0'	32.65'	2	sloped (incl in actual ht)
Cottage R7	5478.85	5487.75	8.90	26.0'	34.9'	2	sloped (incl in actual ht)

BUILDING HEIGHT CALCULATION DIAGRAM



NOTES:

1. BENCHMARK INFORMATION: ELEVATIONS ARE BASED ON THE CITY OF BOULDER POINT R-6-2, BEING A SPIKE IN POWER POLE LOCATED NEAR THE NORTHEAST CORNER OF PARCEL B, WITH A PUBLISHED ELEVATION OF 5480.89 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.



DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:

THE MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

ENGINEER:

JDC
CONSULTING ENGINEERS

CONSULTANT:

pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON
MAPLETON HILL
BOULDER, COLORADO

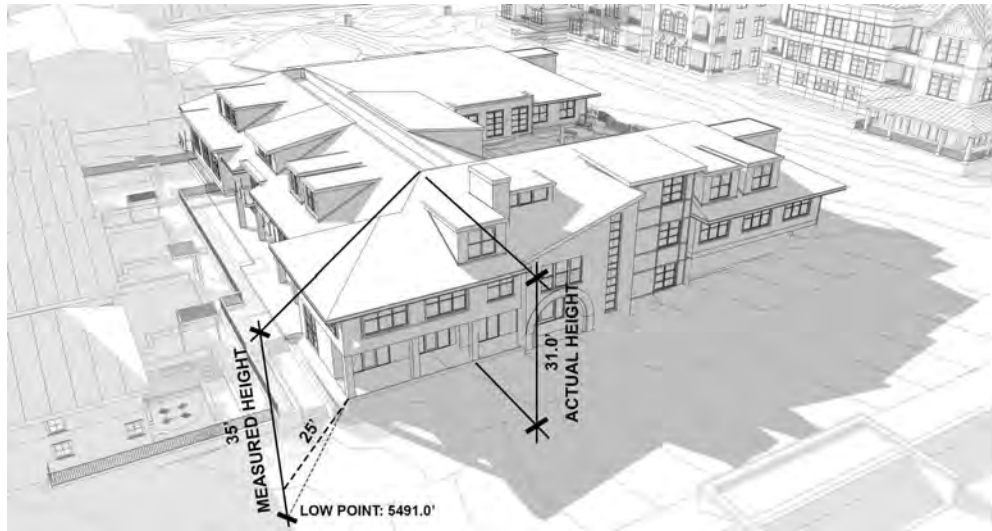
DATE:	REVISION:
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07-28-17	BDAB
11-06-17	SITE REVIEW #3
04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:

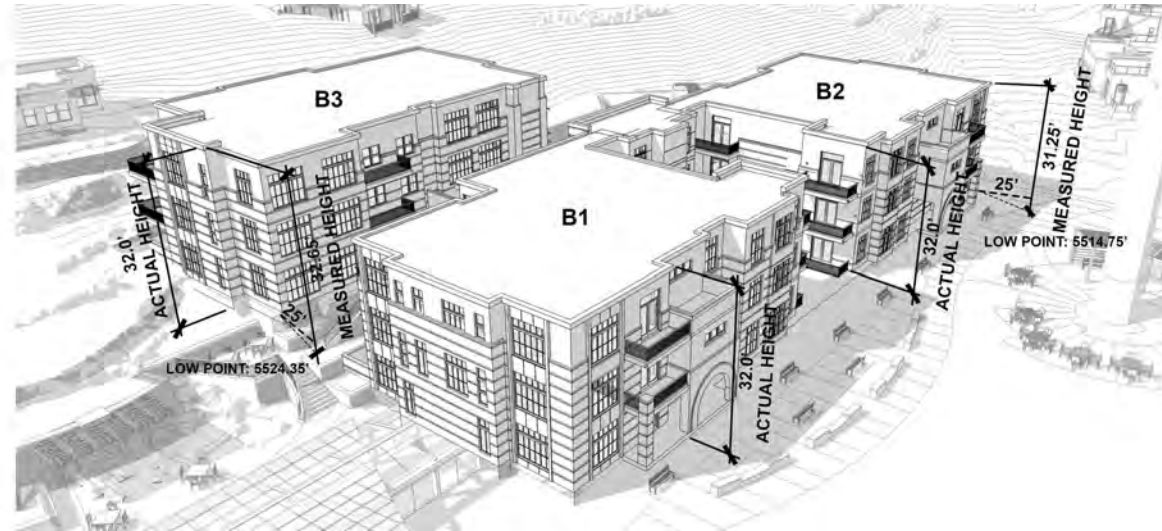
BUILDING HEIGHT
CALCULATIONS

SHEET NUMBER:

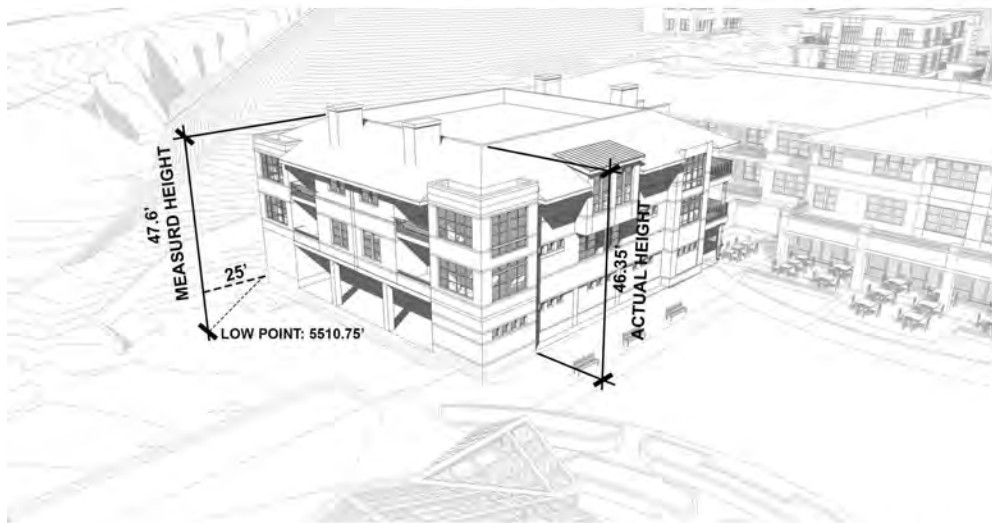
A-3.04



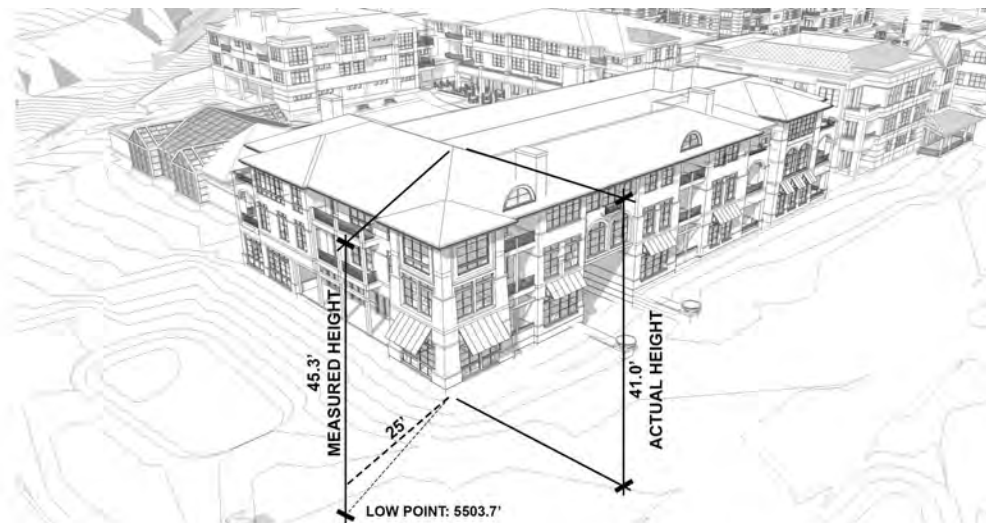
4 BUILDING C
NTS



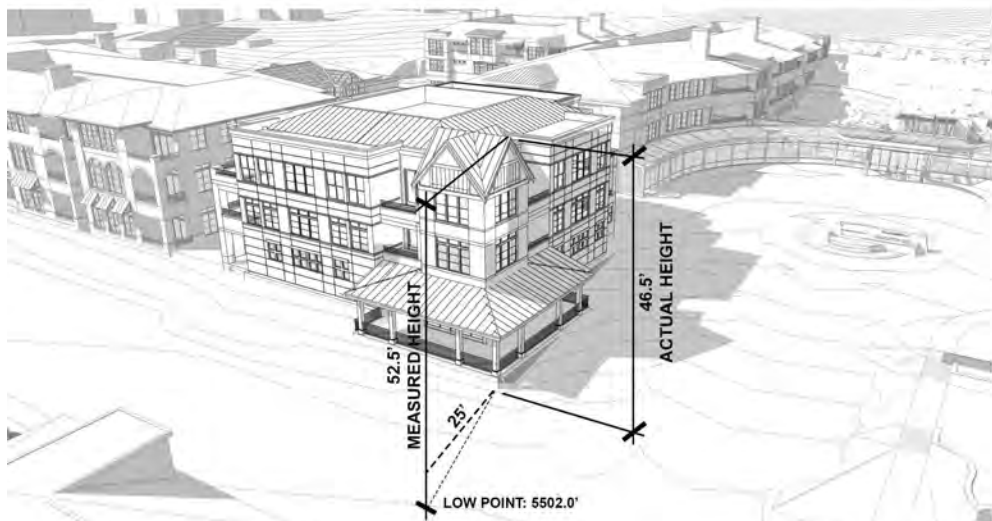
4 BUILDING B1, B2, & B3
NTS



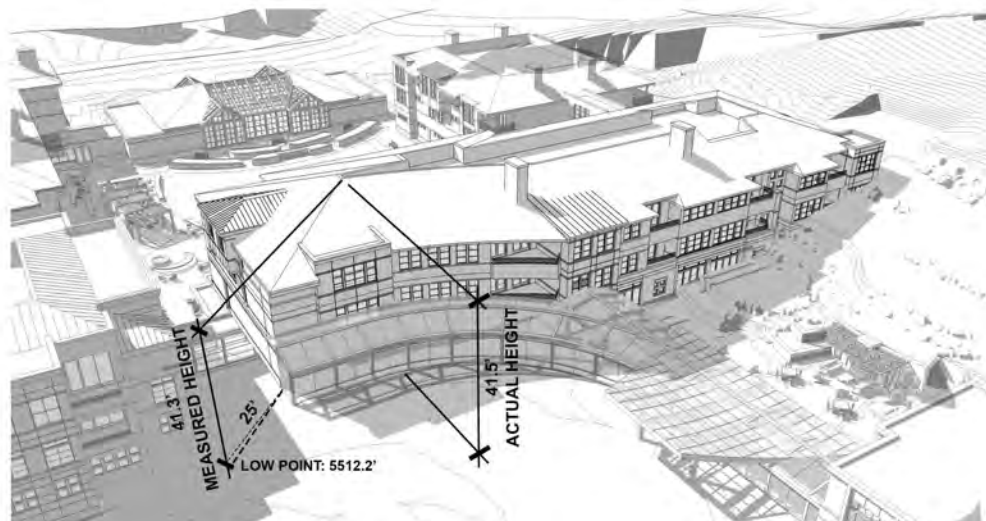
4 BUILDING A - WEST
NTS



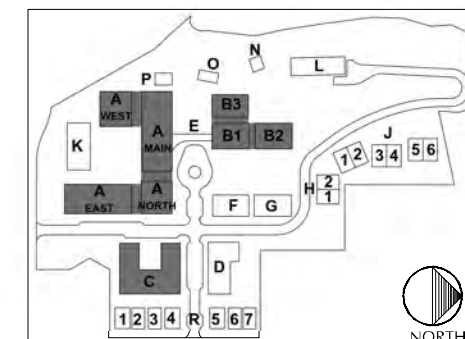
3 BUILDING A - EAST
NTS



2 BUILDING A - NORTH
NTS



1 BUILDING A - MAIN
NTS



KEY PLAN



DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

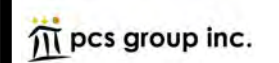
ARCHITECT:



ENGINEER:



CONSULTANT:



SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL BOULDER, COLORADO

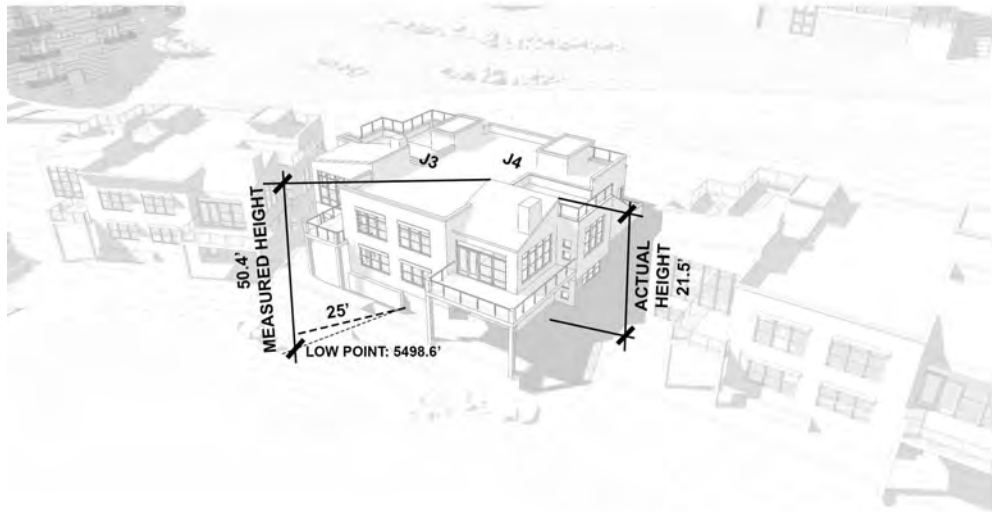
DATE:	REVISION:
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04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:

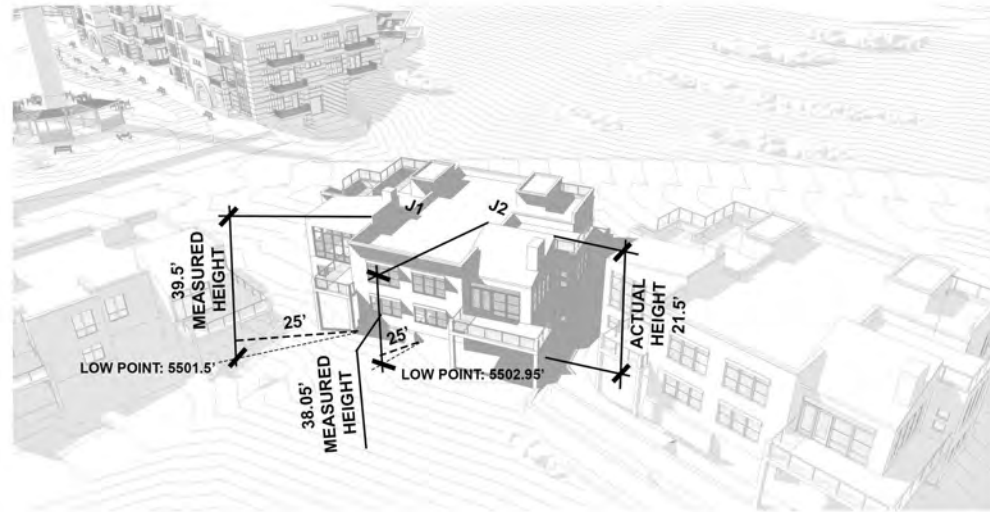
BUILDING HEIGHTS
BUILDINGS A, B, & C

SHEET NUMBER:

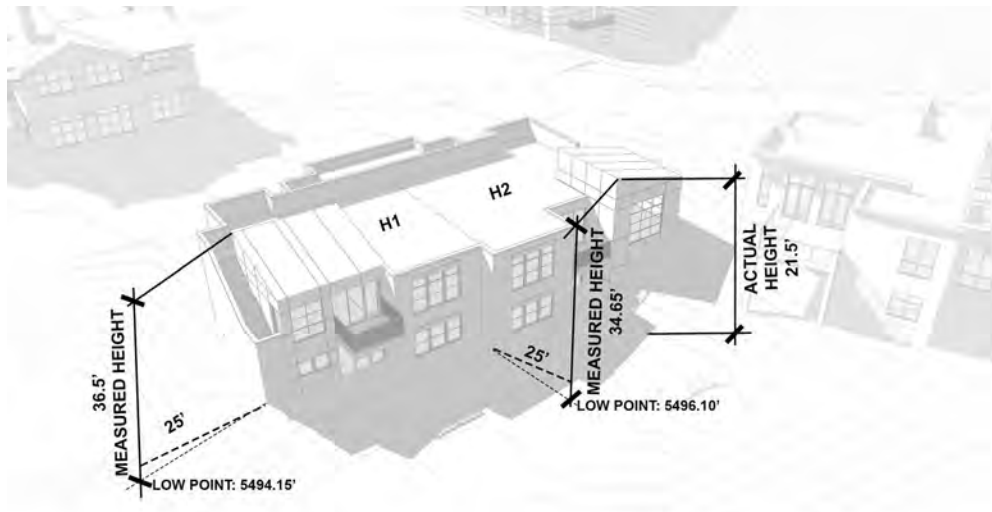
A-3.05



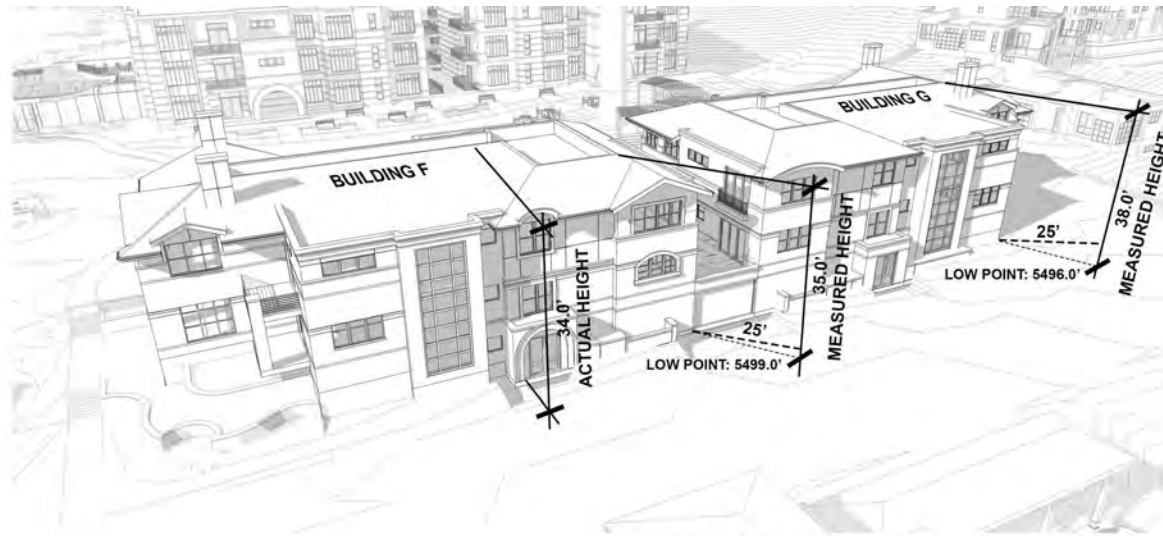
4 COTTAGE J3-4
NTS



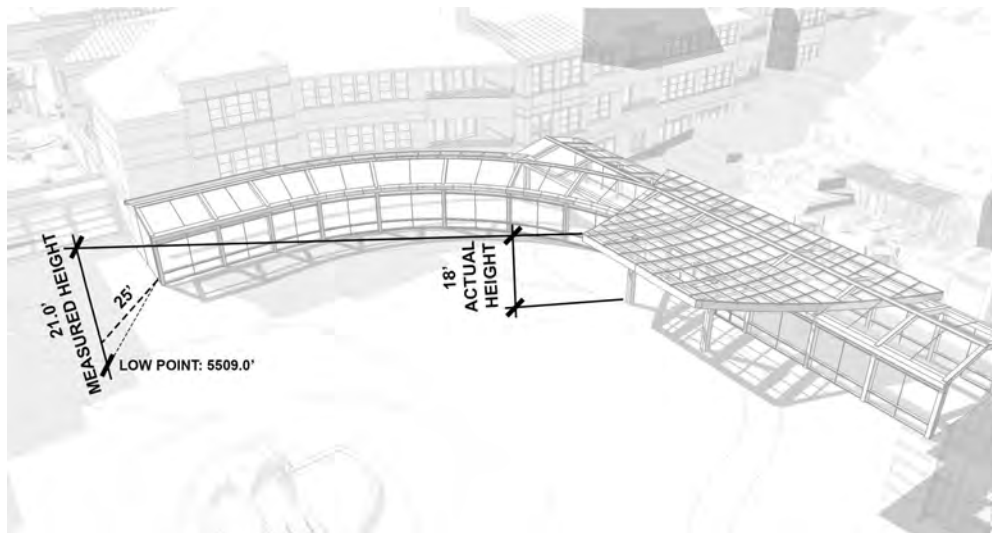
4 COTTAGE J1-2
NTS



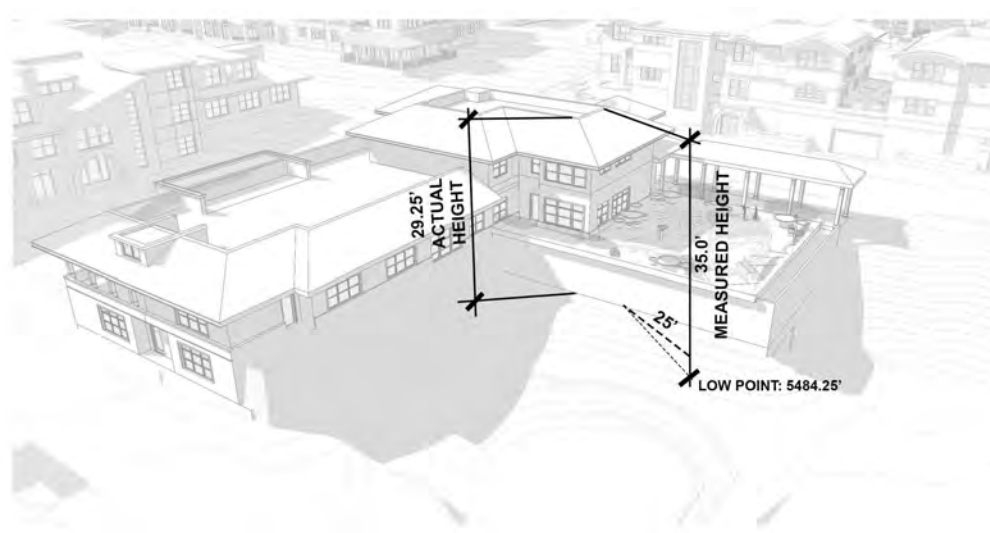
4 COTTAGE H1-2
NTS



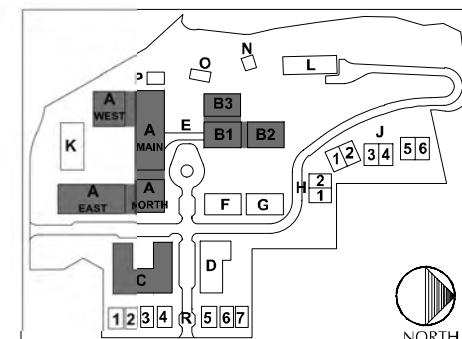
3 BUILDING F & G
NTS



2 BUILDING E
NTS



1 BUILDING D
NTS



KEY PLAN



DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:



ENGINEER:



CONSULTANT:



SITE REVIEW SUBMITTAL #4 LUR 2016-00065

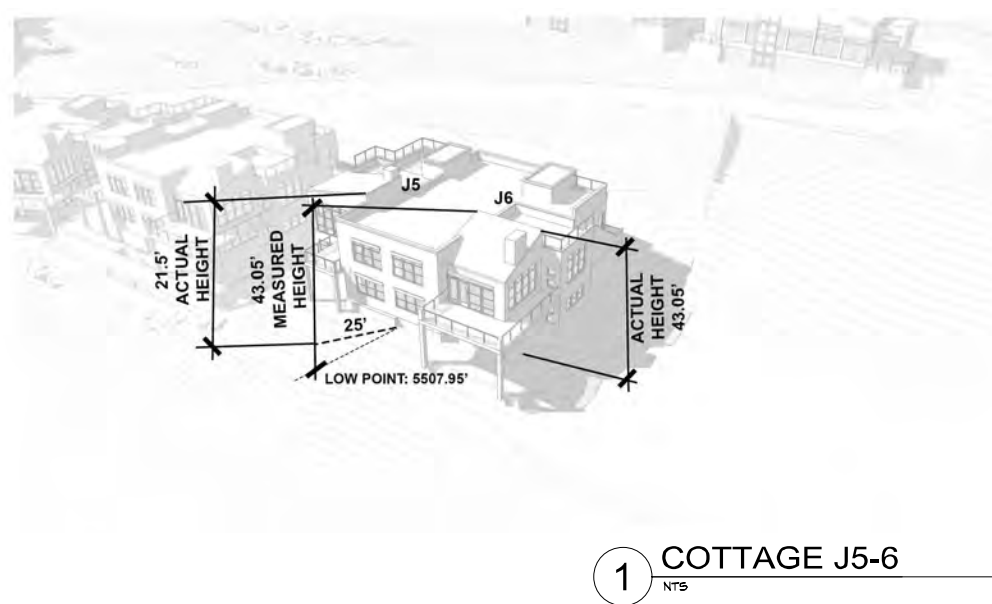
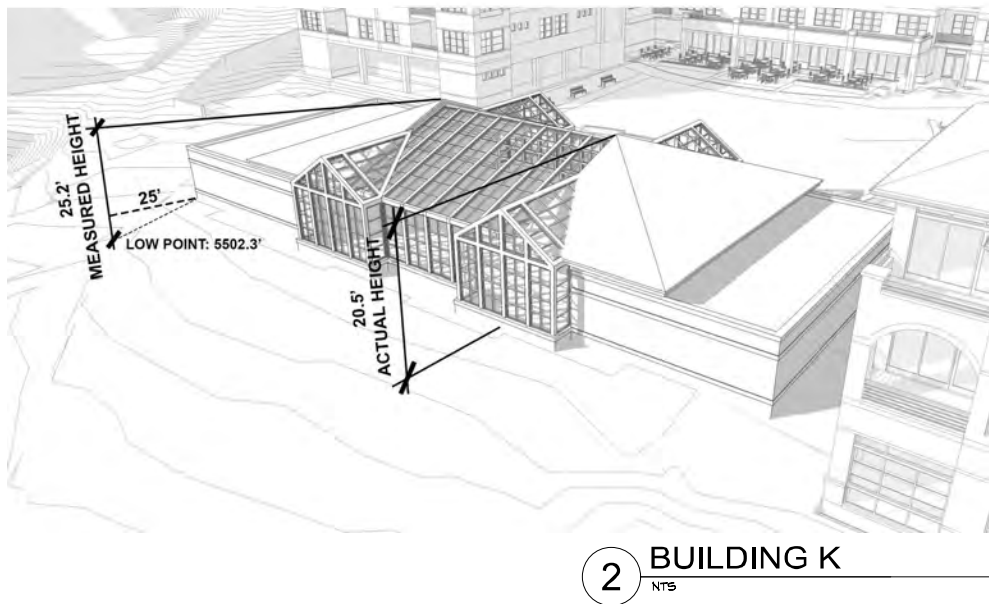
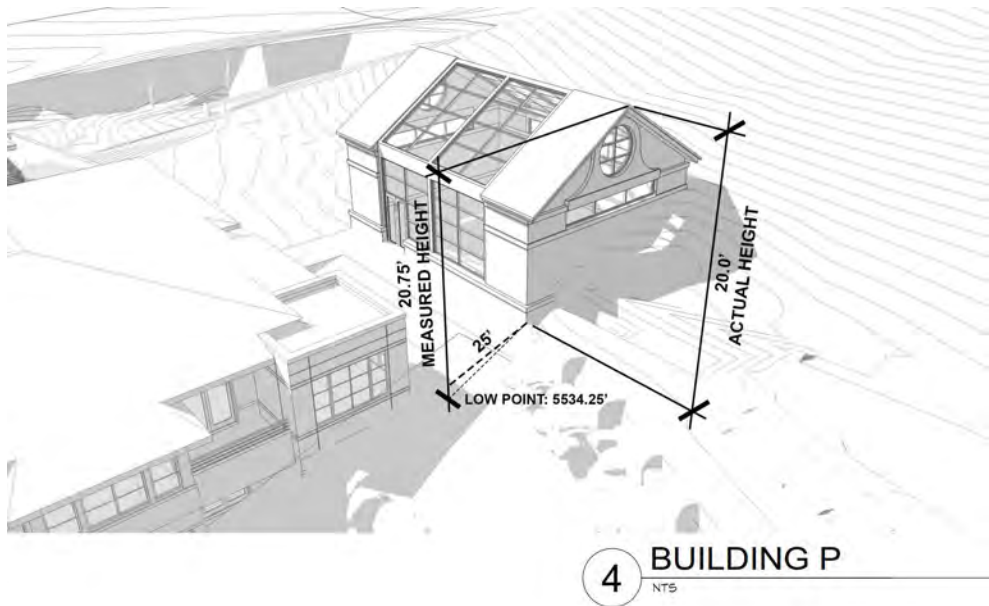
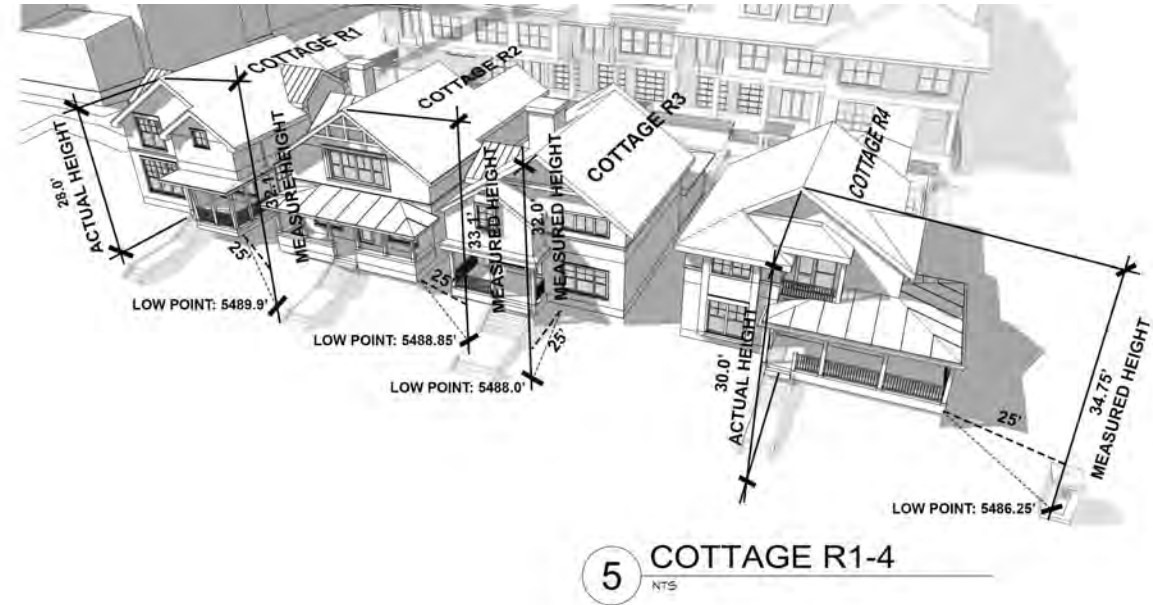
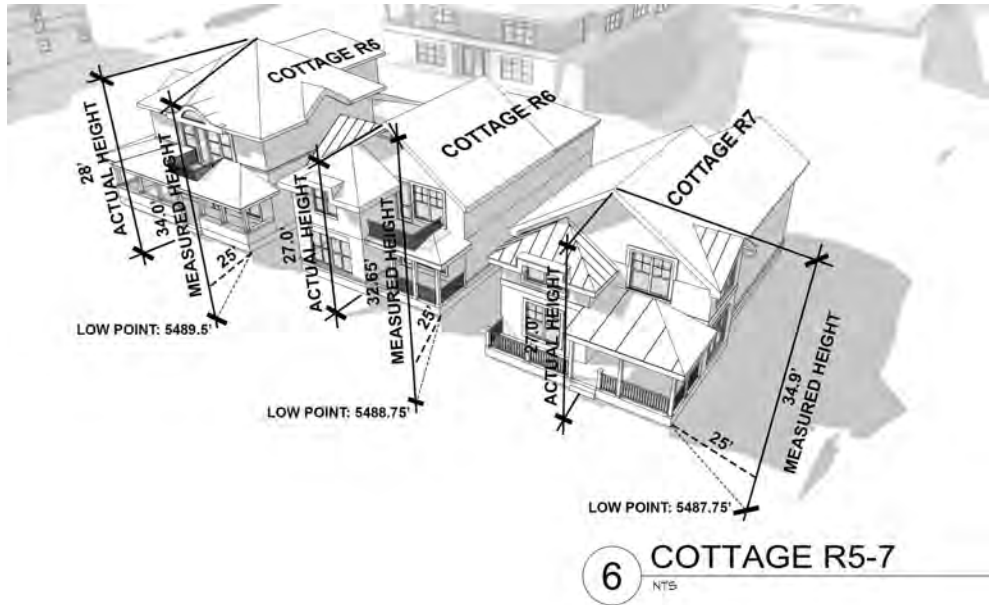
THE ACADEMY ON MAPLETON HILL BOULDER, COLORADO

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05-04-18	S.R.#4 - CORRECTIONS

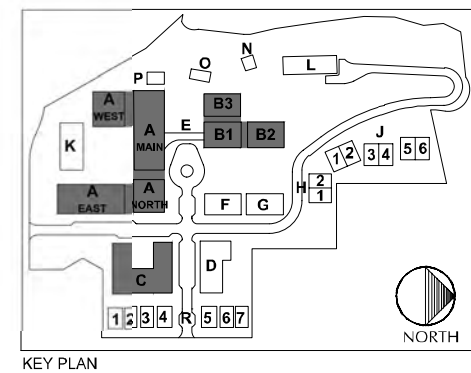
SHEET NAME:
BUILDING HEIGHTS
BUILDINGS D, E, F, G,
H1-2, & J1-4

SHEET NUMBER:

A-3.06



3 NOT USED



DEVELOPER:
MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP
ARCHITECTS • INTERIORS • LANDSCAPE ARCHITECTS

ENGINEER:
J&J
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065
**THE ACADEMY ON
MAPLETON HILL**
BOULDER, COLORADO

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05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
BUILDING HEIGHTS

SHEET NUMBER:
A-3.07



1 EXISTING SITE CONDITIONS
1" = 60'-0"



2 JULY 31, 2015 CONCEPT REVIEW
1" = 60'-0"



NOTE: SITE PLANS HAVE BEEN RE-ORIENTED TRUE NORTH FOR ILLUSTRATIVE COMPARISON CONVENIENCE



DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

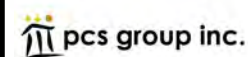
ARCHITECT:



ENGINEER:



CONSULTANT:



SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL BOULDER, COLORADO

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05-04-18	S.R.#4 - CORRECTIONS


SHEET NAME:

SITE PLAN EVOLUTION


SHEET NUMBER:

A-4.01



1 AUGUST 01, 2016 SITE REVIEW #1
1" = 60'-0" 




2 APRIL 03, 2017 SITE REVIEW #2
1" = 60'-0" 

NOTE: SITE PLANS HAVE BEEN RE-ORIENTED TRUE NORTH FOR ILLUSTRATIVE COMPARISON CONVENIENCE



DEVELOPER:
MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

ENGINEER:

CONSULTING ENGINEERS

CONSULTANT:
 pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065
**THE ACADEMY ON
MAPLETON HILL**
BOULDER, COLORADO

DATE:	REVISION:
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05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
SITE PLAN EVOLUTION

SHEET NUMBER:
A-4.02



2 JULY 26, 2017 BDAB
1" = 60'-0"

NORTH



1 PROPOSED SITE PLAN
1" = 60'-0"

NORTH

NOTE: SITE PLANS HAVE BEEN RE-ORIENTED TRUE NORTH FOR ILLUSTRATIVE COMPARISON CONVENIENCE



DEVELOPER:
MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065
**THE ACADEMY ON
MAPLETON HILL**
BOULDER, COLORADO

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04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
SITE PLAN EVOLUTION

SHEET NUMBER:
A-4.03



THE ACADEMY ON
MAPLETON HILL
BOULDER, COLORADO

SHEET NUMBER: _____

A-4.04





DEVELOPER:
MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065
**THE ACADEMY ON
MAPLETON HILL**
BOULDER, COLORADO

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11-06-17	SITE REVIEW #3
04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
ILLUSTRATED SITE PLAN

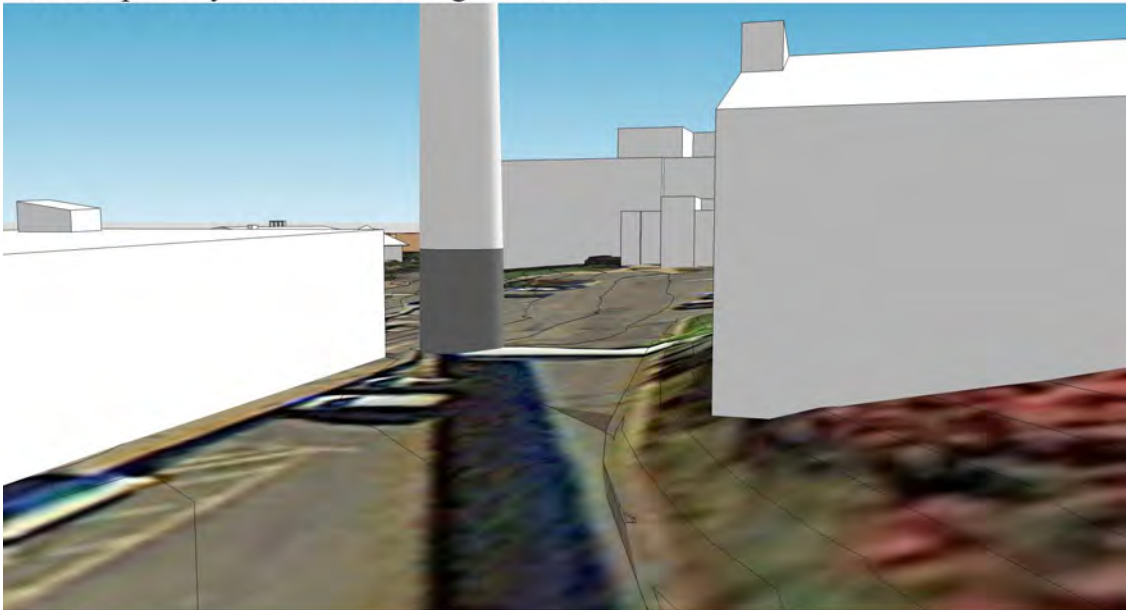
SHEET NUMBER:



Existing Site Photo



SketchUp Study Model - Existing Condition



SketchUp Study Model - Proposed Condition



Precedent Imagery



Proposed Site Plan

- multi-purpose gathering: movie night and concert events
- iconic meeting point along axis
- cafe extension / plaza
- posable furniture celebration
- lighting/ fun interactive art pieces
- trees / bosque seating
- bike parking
- water quality garden
- plantings: prairie foothills massing / swafits (minimal and native)

Perspective - Design Intent



*The depictions herein are artists illustrative renderings for purposes of design intent only and as such may vary from the final Technical Documents without an amendment to the approved Site Plan.

DEVELOPER:
MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

ENGINEER:

CONSULTING ENGINEERS

CONSULTANT:

pcs group inc. www.pcsgroupco.com
p.o. box 18287, denver co 80218
1.303.531.4905 - 1.303.531.4908

VILLAGE GREEN

SITE REVIEW SUBMITTAL
THE ACADEMY ON
MAPLETON HILL
BOULDER, COLORADO

DATE:	REVISION:
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04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

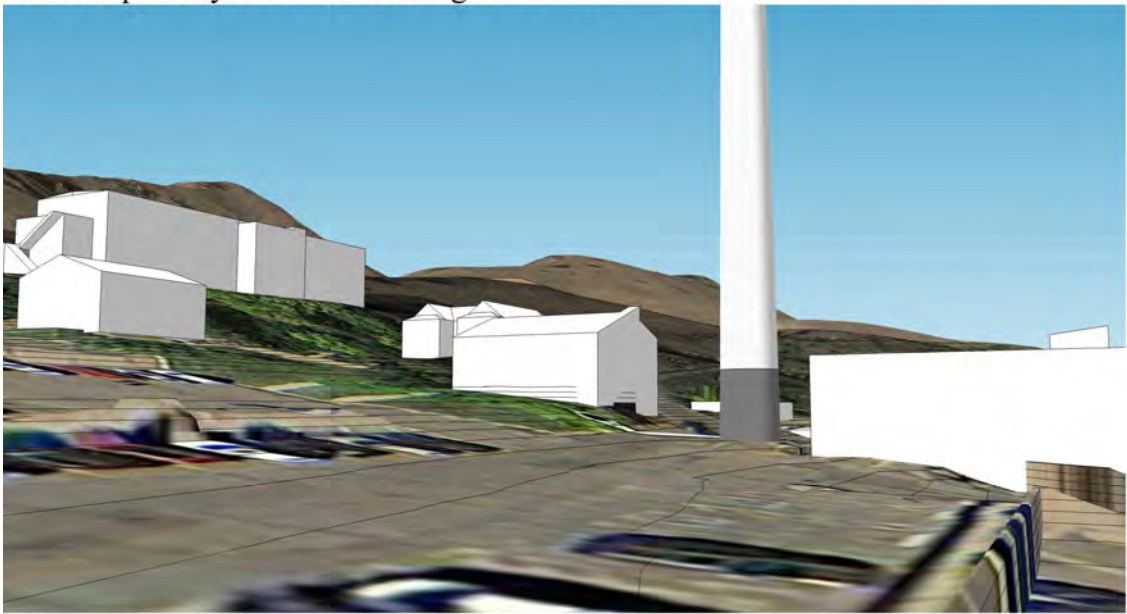
SHEET NAME:
Site Development
Comparison

SHEET NUMBER:
A-4.06

Existing Site Photo



SketchUp Study Model - Existing Condition



SketchUp Study Model - Proposed Condition



Precedent Imagery



Proposed Site Plan

- multi-purpose gathering: movie night and concert events
- iconic meeting point along axis
- cafe extension / plaza
- possible furniture celebration
- lighting/ fun interactive art pieces
- trees / bosque seating
- bike parking
- water quality garden
- plantings: prairie foothills massing / swaths (minimal and native)

Perspective - Design Intent



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DEVELOPER:
MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

ENGINEER:

CONSULTANT:

PCS GROUP INC. www.pcsgroupco.com
p.o. box 18287, denver co 80218
1.303.531.4905 - 1.303.531.4908

SITE REVIEW SUBMITTAL
THE ACADEMY ON
MAPLETON HILL
BOULDER, COLORADO

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04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
Site Development
Comparison

SHEET NUMBER:
A-4.07

Existing Site Photo



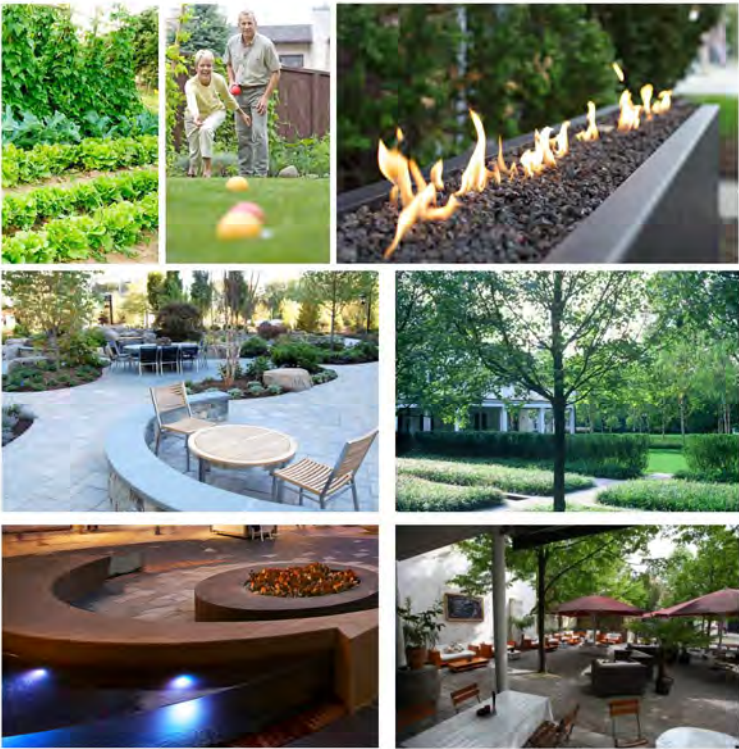
SketchUp Study Model - Existing Condition



SketchUp Study Model - Proposed Condition



Precedent Imagery



Proposed Site Plan

- flex lawn space
- covered dining
- celebration lighting
- stone seatwalls
- possible seating / tables
- fire pit/water feature
- urban gardening /food production/ edible garden
- planting: herbs/aromatics
- floral pots
- tree grove
- intimate and social seating areas

Perspective - Design Intent

COURTYARD A-SOCIAL COURTYARD



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DEVELOPER:
MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP
ARCHITECTURAL • INTERIOR • LANDSCAPE

ENGINEER:
JULY CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.
pcs group inc. www.pcsgroupco.com
p.o. box 18287, denver co 80218
1.303.531.4905 • 1.303.531.4906

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05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
Site Development
Comparison

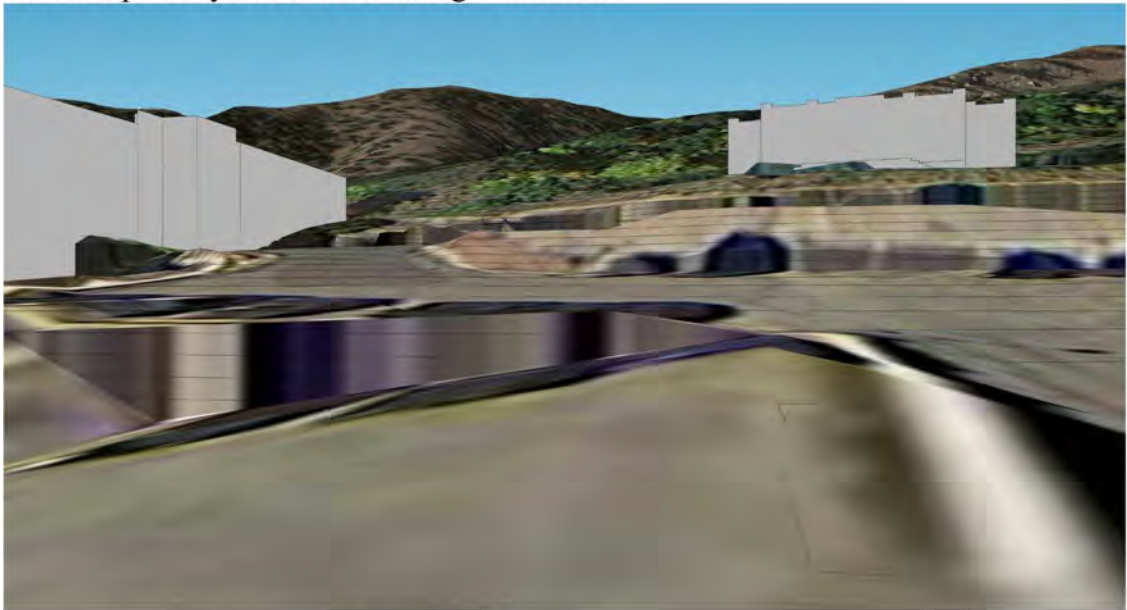
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Existing Site Photo



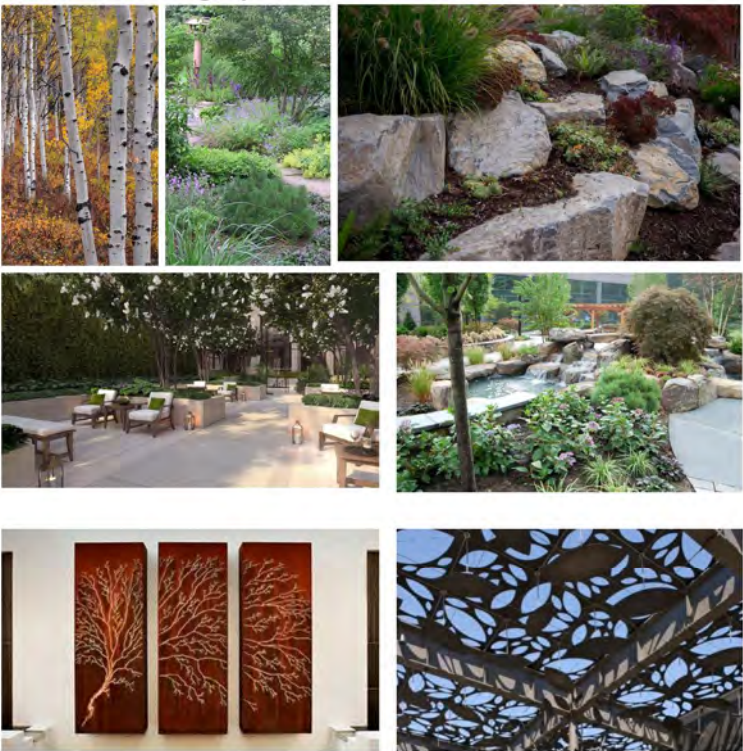
SketchUp Study Model - Existing Condition



SketchUp Study Model - Proposed Condition



Precedent Imagery



Proposed Site Plan

- formal reception area / connectivity
- stone seatwalls
- waterfall
- natural boulder retaining walls
- seating / tables
- fire feature
- artistic trellis
- planting: herbs/aromatics
- floral pots
- tree grove
- native landscaping

Perspective - Design Intent

COURTYARD A/B-RECEPTION COURTYARD



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DEVELOPER:
MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP
ARCHITECTURAL DESIGN INCORPORATED

ENGINEER:
JULY CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.
pcs group inc. www.pcsgroupco.com
p.o. box 18287, denver co 80218
1.303.531.4905 - 1.303.531.4908

SITE REVIEW SUBMITTAL
THE ACADEMY ON
MAPLETON HILL
BOULDER, COLORADO

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07-26-17	BDAB
11-06-17	SITE REVIEW #3
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05-04-18	S.R. #4 - CORRECTIONS

SHEET NAME:
Site Development
Comparison

SHEET NUMBER:

A-4.09

Existing Site Photo



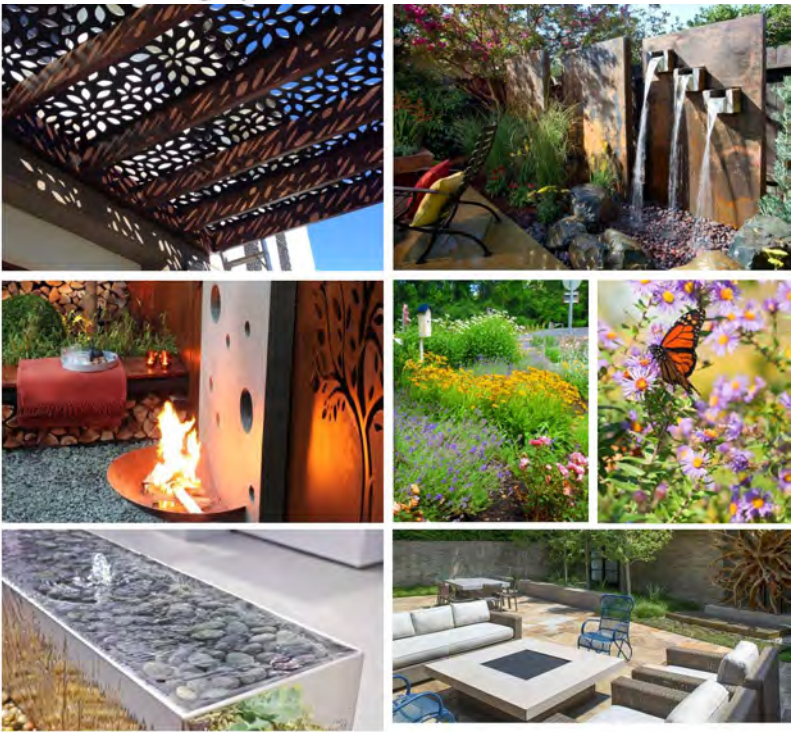
SketchUp Study Model - Existing Condition



SketchUp Study Model - Proposed Condition



Precedent Imagery



Proposed Site Plan

- raised planting
- grilling station
- social nodes/ intimate and gathering lighting for
- various activities
- fire feature
- planting: butterfly / bird garden
- intimate lighting
- native planting softens edges and rooms while inviting butterfly/birds into the space

Perspective - Design Intent

COURTYARD B-INDEPENDENT CARE



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The ACADEMY
WALKER'S BOUTIQUE RETIREMENT COMMUNITY

DEVELOPER:
MAPLETON HILL INVESTMENT GROUP

ARCHITECT:
MULHERN GROUP
ARCHITECTURAL PLANNING INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.
pcs group inc. www.pcsgruppco.com
p.o. box 18287, denver co 80218
1.303.531.4905 - 1.303.531.4908

SITE REVIEW SUBMITTAL
**THE ACADEMY ON
MAPLETON HILL**
BOULDER, COLORADO

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11-06-17	SITE REVIEW #3
04-04-18	SITE REVIEW #4
05-04-18	S.R. #4 - CORRECTIONS

SHEET NAME:
Site Development
Comparison

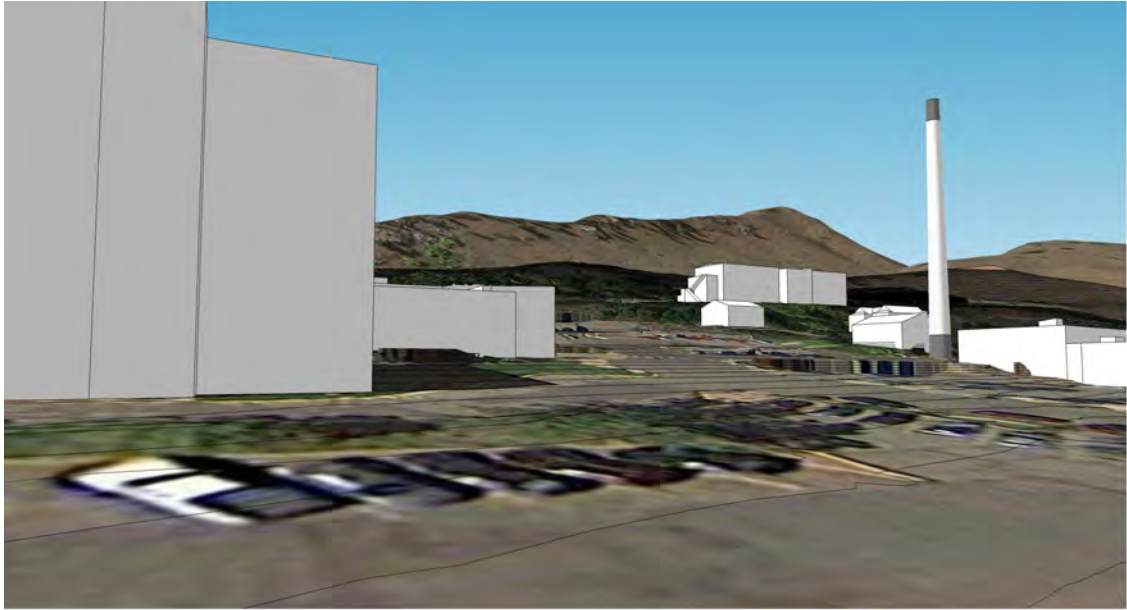
SHEET NUMBER:

A-4.10

Existing Site Photo



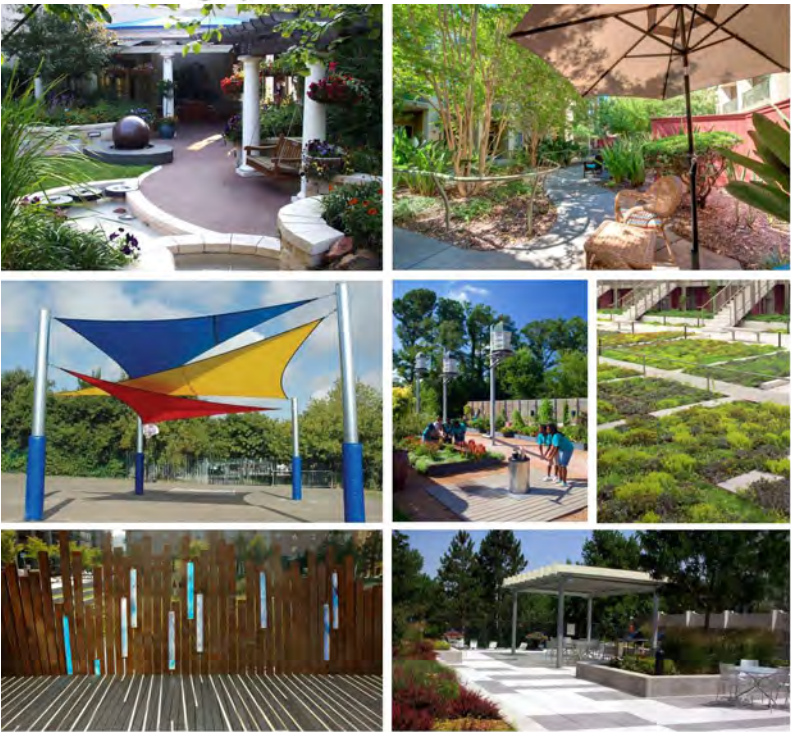
SketchUp Study Model - Existing Condition



SketchUp Study Model - Proposed Condition



Precedent Imagery



Proposed Site Plan

- organic paths
- shade structure / gazebo
- game tables
- physical therapeutic features
- mobility courtyard: ramps, stairs,
- textured walks
- intimate garden nodes: 2-3 people
- ornamental pots
- interactive elements for physical therapy
- organic fencing, casting shadows
- courtyard garden

Perspective - Design Intent



*The depictions herein are artists illustrative renderings for purposes of design intent only and as such may vary from the final Technical Documents without an amendment to the approved Site Plan.

The ACADEMY
BOULDER'S SOUPHQUE RETIREMENT COMMUNITY

DEVELOPER:
MAPLETON HILL INVESTMENT GROUP

ARCHITECT:
MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.
pcs group inc. www.pcsgroupco.com
p.o. box 18287, denver co 80218
1-303-531-4955 - 1-303-531-4958

COURTYARD C-REHABILITATION FACILITY

SITE REVIEW SUBMITTAL
**THE ACADEMY ON
MAPLETON HILL**
BOULDER, COLORADO

DATE:	REVISION:
08-01-16	SITE REVIEW #1
04-03-17	SITE REVIEW #2
07-26-17	BDAB
11-06-17	SITE REVIEW #3
04-04-18	SITE REVIEW #4
05-04-18	S.R. #4 - CORRECTIONS

SHEET NAME:
Site Development
Comparison

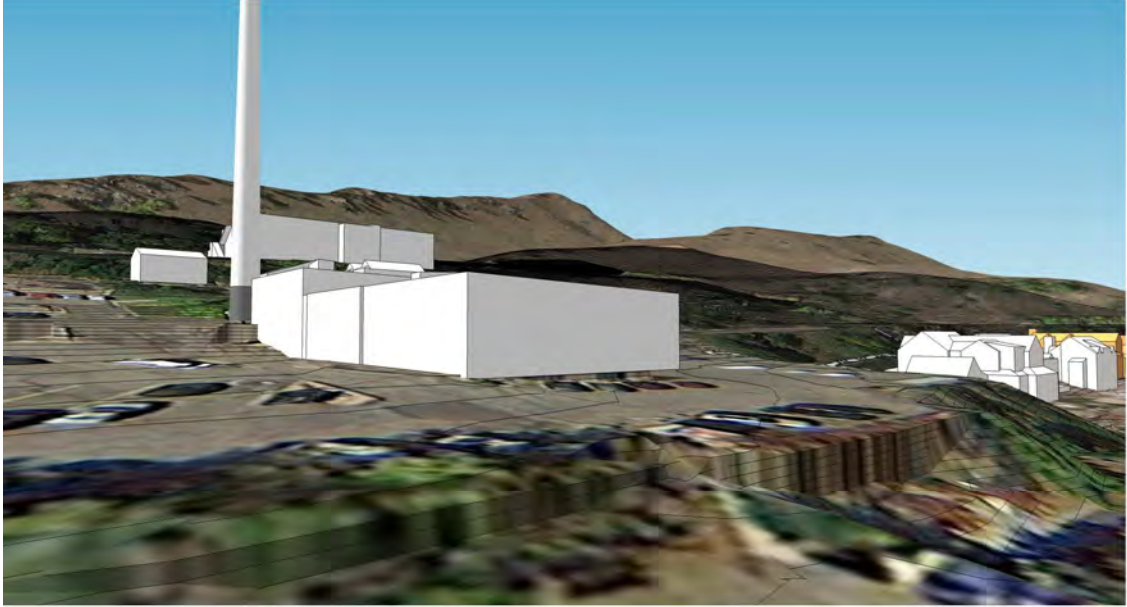
SHEET NUMBER:

A-4.11

Existing Site Photo



SketchUp Study Model - Existing Condition



SketchUp Study Model - Proposed Condition



Precedent Imagery



Proposed Site Plan

- organic paths
- shade structure / gazebo
- physical therapeutic features
- mobility courtyard: ramps, stairs,
- textured walks
- intimate garden nodes: 2-3 people
- ornamental pots
- rocking chairs at veranda
- wandering path
- activity stations
- tactile/ sensory stations

Perspective - Design Intent

COURTYARD D-WANDERING GARDEN



*The depictions herein are artists illustrative renderings for purposes of design intent only and as such may vary from the final Technical Documents without an amendment to the approved Site Plan.

The ACADEMY
BOULDER'S BOUTIQUE RETIREMENT COMMUNITY

DEVELOPER:
MAPLETON HILL INVESTMENT GROUP

ARCHITECT:
MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.
pcs group inc. www.pcsgroupco.com
p.o. box 18287, denver co 80218
1.303.531.4905 - 1.303.531.4908

SITE REVIEW SUBMITTAL
**THE ACADEMY ON
MAPLETON HILL**
BOULDER, COLORADO

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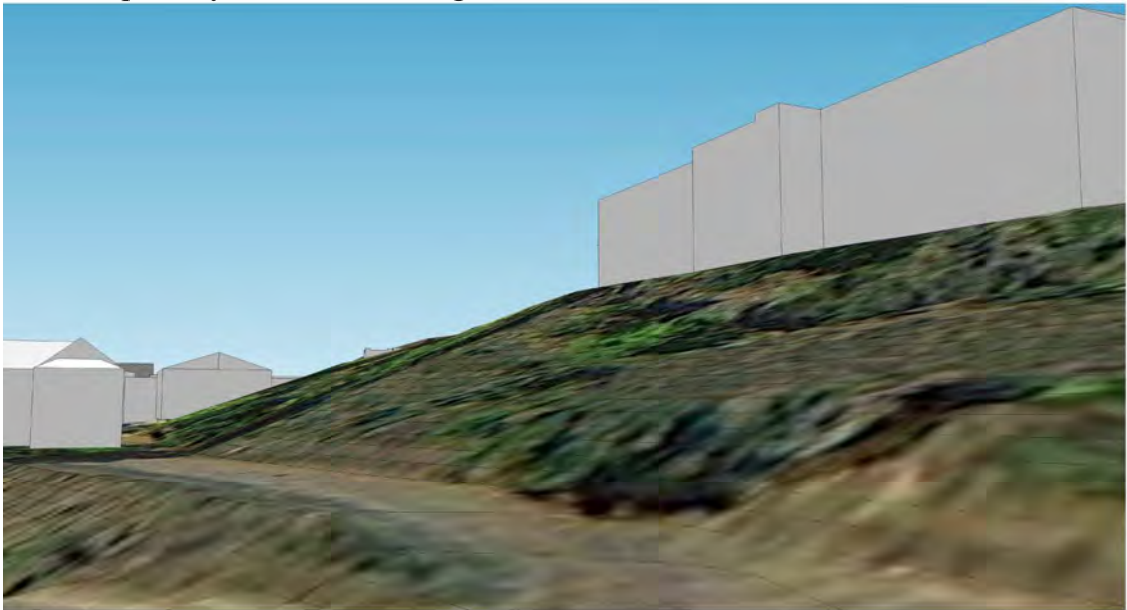
SHEET NUMBER:

A-4.12

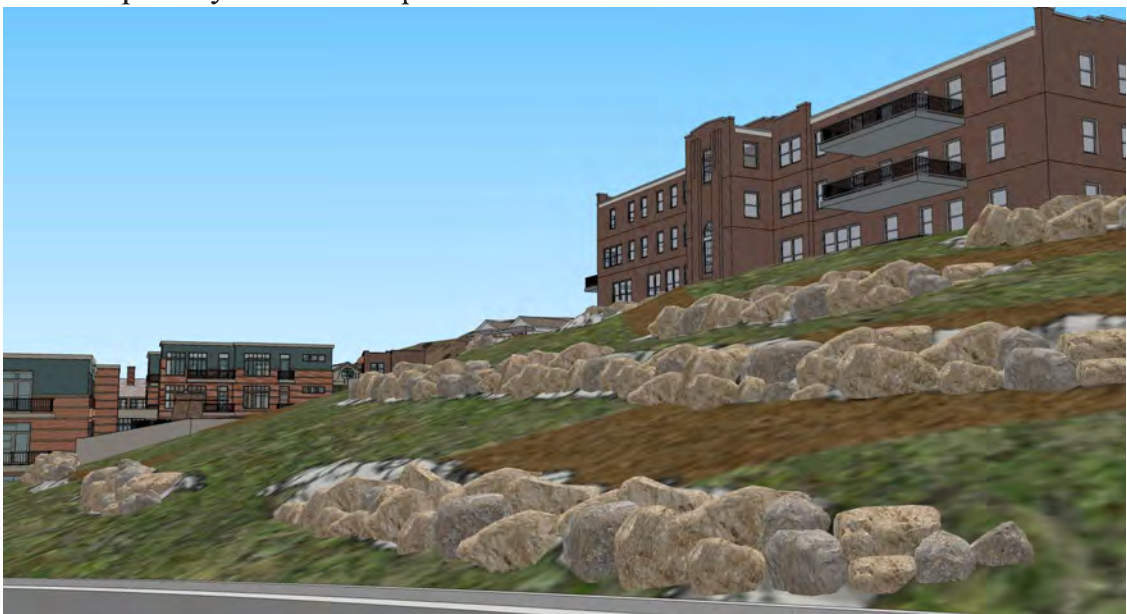
Existing Site Photo



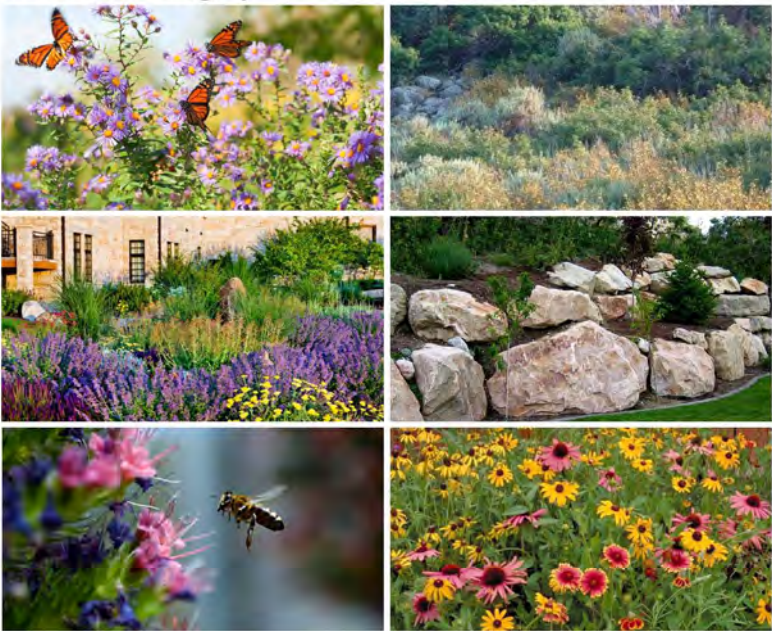
SketchUp Study Model - Existing Condition



SketchUp Study Model - Proposed Condition



Precedent Imagery



Proposed Site Plan

- naturalistic open space
- native planting
- hillside slope
- boulder walls
- proposed planting to attract pollinators
- seasonal color



DEVELOPER:
MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:
MULHERN GROUP
ARCHITECTURAL ARCHITECTS INTERIORS

ENGINEER:
CONSULTING ENGINEERS

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Perspective - Design Intent

NATURALISTIC OPEN SPACE AREA



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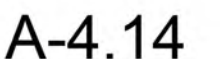
SITE REVIEW SUBMITTAL
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SHEET NAME:
Site Development
Comparison

SHEET NUMBER:

A-4.13






DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:
 **MULHERN GROUP**
ARCHITECTURE PLANNING INTERIORS

ENGINEER:
 **CONSULTING ENGINEERS**

CONSULTANT:
 **pcs group inc.**

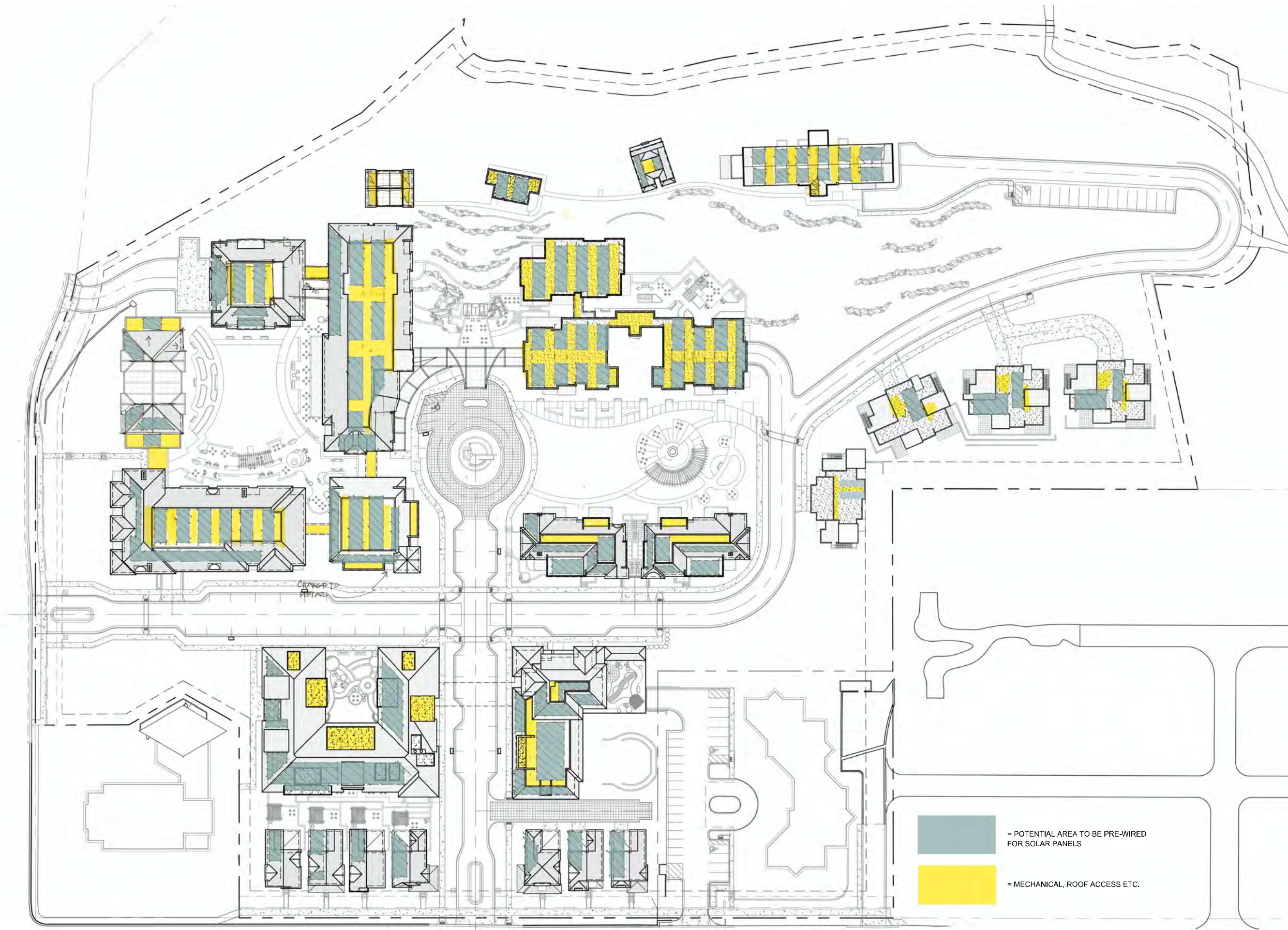
SITE REVIEW SUBMITTAL #4 LUR 2016-00065
**THE ACADEMY ON
MAPLETON HILL**
BOULDER, COLORADO


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04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS


SHEET NAME:
OVERALL ROOF & SOLAR PLAN

SHEET NUMBER:

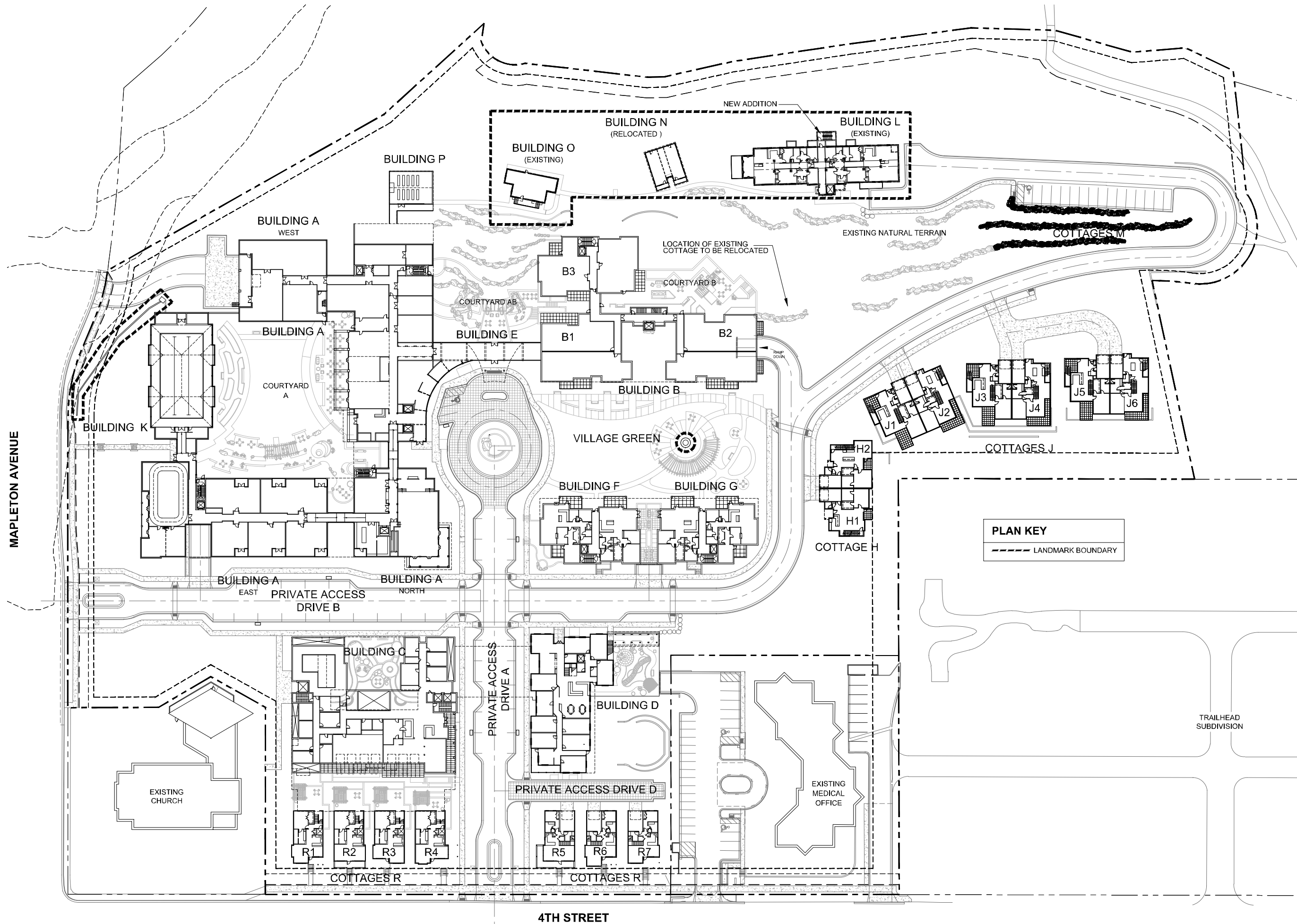
A-4.15



 = POTENTIAL AREA TO BE PRE-WIRED FOR SOLAR PANELS

 = MECHANICAL, ROOF ACCESS ETC.





DEVELOPER:
MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:
MULHERN GROUP
ARCHITECTURE PLANNING INTERIOR

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065
**THE ACADEMY ON
MAPLETON HILL**
BOULDER, COLORADO

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SHEET NAME:
OVERALL LANDMARK
SITE PLAN

SHEET NUMBER:

