

CITY OF BOULDER
DESIGN ADVISORY BOARD MINUTES
August 9, 2017
1777 Broadway, 1777 West Conference Room

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

DAB MEMBERS PRESENT:

Jim Baily, Chair
Lauren Folkerts
David McInerney
Bryan Bowen, Planning Board Ex-Officio Member

DAB MEMBERS ABSENT:

Jamison Brown
Jeff Dawson (*recused*)

STAFF PRESENT:

Kalani Pahoa, Urban Designer
Cindy Spence, Administrative Assistant III
Elaine McLaughlin, Senior Planner
Jim Robertson, Planning Director for PH+S
Lauren Holm, Associate Planner

1. CALL TO ORDER

Chair, **J. Baily**, declared a quorum at 4:00 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

The board approved the May 10, 2017 and June 14, 2017 Design Advisory Board minutes.

3. PUBLIC PARTICIPATION

- a) **Betsy Jay** spoke in opposition to the project and the proposed site plan specifically the removal of the retention walls, the existing trees and the proposed 35 buildings. The scale of the project is out of context for the surrounding area of two-story residences and hiking trails. She asked for the board's review of the existing sensitivity of the area.
- b) **Allan Delamere** spoke in opposition to the project and the proposed site plan specifically that this is a commercial development in a residential neighborhood. The location is on a steep hillside, on a designated ground-swell area, it is an historic site, and it will have heavy construction phase impacts. He expressed additional concerns regarding Mapleton Avenue being treated as an arterial road. He asked the board to consider the project against the sensitive thoughtful characteristics of the neighborhood.
- c) **Roger Kennig** spoke in opposition to the project, specifically to the character of the proposed plan. The site is an historical site and the gateway to Mount Sanitas. In 1970, the area was designated as Open Space by Dakota Ridge to be protected. The developer

has not submitted a traffic plan and there will be a public safety problem with this project. The International Fire Code would prohibit a congregate care facility to be built since this is a mandatory evacuation site. This would cause the city a burden to protect.

- d) **Russell Henriksen** spoke in opposition to the project and the site plan. Since this is proposed to be a congregate care facility, the floor plans should be level and have the buildings spread out, yet they are not proposing these. He felt the developer would be violating code with the proposed cut and fill. They should conform to the existing community. The developer is not attempting to adapt the project to the site's conditions. Good design should solve problems, not create them.
- e) **Phil Delamere** spoke in opposition to the project and the site plan. He stated that the developers should make sure that this site is at net-zero. The site should build large south-facing flat roofs on the buildings to attain this. He suggested incorporating battery systems and they should address electric cars and autonomous vehicles in the future. The developers should set a new standard for not bringing a car on site.

4. DISCUSSION ITEMS

A. PROJECT REVIEW: The Academy on Mapleton Hill (LUR2016-00065), 311 Mapleton Avenue

Staff Presentation:

E. McLaughlin provided a summary of The Academy on Mapleton Hill project.

Board Questions:

E. McLaughlin answered questions from the board.

Applicant Presentation:

Gary Berg, with The Academy, **Seth Arnold**, with PCS Group, Inc., **Liz Peterson**, with The Mulhern Group, and **Charlie Hager**, with JVA Engineering, presented the item to the board.

Board Comments:

Key Issue #1: Site Planning

- **B. Bowen** stated that in reaction to staff's and Planning Board's comments, there is overall approval with the direction this project has gone. The street alignment and alley spacing is positive and having the larger buildings in the center and then scaling down to the cottages on the outside makes sense. The scaling of the H, J, and M cottage is respectful of the landscape and trailhead. He approved of the removal of the large parking lot next to the church. The landscape design is good and appreciates the large porch on the main building. The architectural language has improved and seems more contextual to Boulder. He advised that it will be important to bring cut and fill calculations to Planning Board and to consider keeping a lot of the stuff on site for recycling to help the community and have less impact. Regarding the view corridor along Maxwell, he suggested dropping the glass extension down to have view of the hillside. He stated that this is moving in a successful direction and it is much more village like. The scale is appropriate. He asked staff to double-check the net-zero requirements.

- **D. McInerney** appreciated the proposed small outdoor spaces. The overall organization of the site plan looks good. He approved of the massing along 4th Street where it adjoins the existing Trailhead neighborhood. Regarding tree preservation, there are significant trees in the same area and should remain. On the west side of the church, there are existing trees (seven blue spruces and one honey locust) that are valuable and should remain rather than the proposed parking spaces. He urged this be reconfigured.
- **J. Baily** stated the trees fall within the charge of the board. We need to respect the neighborhood, church and area. The proposed parking lot would not be an enhancement.
- **L. Folkerts** agreed that, in general, all existing trees along the edge of the property should attempt to be preserved.
- The board agreed the applicant should revise the area west of the church and save the trees, even at the expense of losing the parking.
- **D. McInerney** questioned the applicant regarding the influence of wildfire hazard to the site. While the applicant may have improved the firefighting access, he questioned if they would be creating a buffer against wildfire. He advised meeting vegetation on the western edge of the site with similar vegetation might be disadvantageous. He said the proposed artistic trellises are interesting but asked the applicant to consider whether Cor Ten surfaces would drip rusty water on people below.
- **L. Folkerts** agreed with the previous comments. She appreciated the continuation of the grid into the site and the small homes along 4th Street matching the patterns and the existing Trailhead neighborhood. The breaking down of the western side of the site into more natural patterns is successful. Regarding the grading, in general, there seems to be minimization of buildings being cut into the landscape. She liked how Buildings B3, J and M stepped into the landscape and will help mitigate the slopes. She would like to see the applicant respond to more solar access (e.g. glazing).
- **J. Baily** stated the overall the design has come a long way. The street grid helps tie into the existing neighborhood. The scale of the buildings to the west of the Trailhead subdivision have improved. The area regarding cut and fill to be minimized (*criteria xiii*) will be crucial to be met. Regarding the former nurses' quarters and cottages, he was skeptical how they will function because they seem isolated and asked the applicant to give them more thought. He expressed concern about the existing restroom building located at the northwest corner of the site. He said it should not be visually prominent from off-site and suggested it be pulled down. He would direct Open Space staff to review. Regarding the overall layout of the site, there needs to be more attention to the western side of the site. Currently, the city has inadequate parking for the trail heads along Mapleton Avenue. To maximize parking, he recommended adding more parking along Mapleton Avenue or near the proposed service area for better functionality. He suggested accessible visitor parking and more parking at the front door with strict time limits. He approved of the overall layout.
- **J. Baily** summarized the site design. The area west of the church should maintain some of the existing landscaping which would revise the parking somewhat. The wildfire safety is important on the western side of this site and the board advised to not over plant. The applicant should take cut and fill calculations to Planning Board (*criteria xiii*). It would be desirable to minimize the effect on the neighborhood of the trucking of fill, in and out. The board encouraged the re-use of any boulders excavated on this site for retaining walls. The interface where the retaining walls meet will be an important part of

the design but the height, spacing and terracing seem on track. Regarding the wall located along the hairpin turn, it would be ideal to return the site to a natural slope. The board would like the use of walls to be minimized.

Key Issue #2: Urban Design Characteristics

- **J. Baily** approved of the proposed village concept. The architectural character of Building A appears fine. He had concerns regarding the potential for solar and energy efficiency and suggested incorporating solar by adjusting the south facing roof lines. Buildings C and D are more traditional and solar would help. Building A would be natural for solar. Buildings F and G are not keeping with the architectural character with the rest of site. They should feel residential to be compatible with the existing neighborhood. He said these should be fixed, especially on the eastern side of the site, but solar and roof lines may help. While there may be a separation between Buildings F and G, it does not read well. The break should to be more obvious and the building should be scaled down to read as two buildings. The garage door is too prominent. Buildings B1, B2 and B3 have potential for more solar. Regarding the smokestack, he said he would prefer it was removed, but understands that others may want to keep the smokestack. It is unremarkable as a structure. He approved of the cottages on 4th Street. He suggested balancing the proposed tiers, stairs, lifts and ramps and perhaps minimizing the use of stairs due to the expected elderly residents. Regarding the large 12-foot outside staircase, he suggested a landing perhaps half-way up.
- **L. Folkerts** said, regarding the smokestack, it fits in with the landscaping and history of the site.
- **D. McInerney** stated the smokestack should be removed and encouraged the use of other historical references from the site (e.g. vintage photographs).
- The board agreed the smokestack would not be an essential element to the design, nor a significant impact and the site could work with or without it. **K. Pahoa** added that the Historical Landmarks staff will review and make an assessment regarding the smokestack.
- **L. Folkerts** stated the porch on the corner of Building A needs a connection to the courtyard. She recommended a raised landscaped bed in front of the wall. She approved of the overall height of Building A, however it reads as one building with a uniform height. She would like to see more diversity and separation between them and to read less as one large block. Perhaps it could be done by emphasizing a corner or a flat roof in an area so the ridge line is varied. She approved of the south side and how it breaks down on the corner and the patterning is more unique. The patterning on the north and east sides are too similar, however the window patterns have a nice rhythm. The corner with the grand porch does not read as anything special in the façade and should be more emphasized. The pattern could break from the rest of the building on the upper two stories to call out the uniqueness in the building where it should be.
- **J. Baily** agreed the grand porch corner on Building A could be improved as well as the corner closest to Mapleton and the private access drive. He suggested placing a railing along the grand porch to indicate it is a secured area and not a main entrance. In addition, some flat and pitched roofs may work well to break up the buildings and solar.

- **L. Folkerts** said Buildings C and D have good character. The dormers are successful and perhaps that could be carried that over to Building A. The patterning on Building C and D has modern elements which are successful.
- **J. Baily** agreed that the four Buildings within the A-complex should be distinguished from each other so Building A does not appear to be one monolithic structure. He summarized that solar should be incorporated on Building A. With Buildings F and G, they should be visually separated and more residential. The apparent building heights for Building A should be varied. Building A's north common space should be emphasized and to establish a common design vocabulary (i.e. flat roofs, sloped).
- **L. Folkerts** added since Building A is the most prominent building, it should speak more to Boulder's values architecturally regarding the appropriate shading and solar orientation.
- **D. McInerney** agreed that Buildings F and G should not have flat roofs as they do not fit with the existing neighborhood.
- **L. Folkerts** said, regarding Building J cottages, she would like the roof slope to change. As proposed, she approved of the modern stance, however they appear a little busy and could be simplified and mirror the character of the Trailhead subdivision.
- **D. McInerney** approved of the mass and scale of the Building J cottages stating that they are complementary. It will be important that they fit with the Trailhead subdivision.

Key Issue #3: Architectural Details, Composition and Patterning

- **L. Folkerts** said the materials across the site could be more similar (i.e. colors). If the material pallet were similar, it would be agreeable because there is enough variety in the buildings themselves. It may read well for the area.
- **J. Baily** stated the development needs to feel residential. While some of the materials could be industrial-like, however the building form needs to be traditional residential. The applicant should make sure the materials blend with the existing neighborhood.
- **D. McInerney** preferred the proposed village concept to the previous campus concept.
- **L. Folkerts** suggested bringing the Building J cottages' personality into the site, specifically to Buildings F and G. She would like to see the building forms cross different areas and tie loosely together more.
- **D. McInerney** agreed that work on Buildings F and G needs to be done, however as proposed they tie more closely together with Building A and B and form a grouping. He did not agree with **L. Folkerts'** comment to have Buildings F and G mirror the Building J cottages.
- The board agreed that the materiality discussion should take place at another time, but, in general, they approved of what has been presented now.

J. Baily informed the applicant that they should continue on to the Planning Board with the comments that DAB has made. In general, the board agreed that the applicant was going in the right direction. After going through a Site Review with Planning Board, DAB may have the opportunity to review this project again.

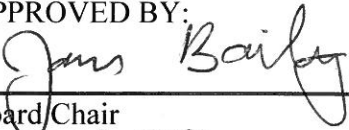
5. BOARD MATTERS

K. Pahoa informed the board that at the September 13, 2017 DAB meeting, she will make a presentation regarding the integration of a public participation process and how the board would like to proceed with public comment going forward. She asked the board to consider how the board interacts with the community. **Hella Pannewig** from the City Attorneys' office will attend.

6. ADJOURNMENT

The Design Advisory Board adjourned the meeting at 8:20 p.m.

APPROVED BY:



Board Chair

11/8/2017

DATE

DESIGN ADVISORY BOARD INPUT

The Design Advisory Board (DAB) reviewed and discussed the project plans on Aug. 9, 2017 in an approximately four-hour meeting. The overall DAB feedback was positive regarding the site planning and village concept, general approach to the building form and scale, the types and quality of outdoor spaces, the street network on the site, the building placement and orientation, and the 4th street elevation. The board had mixed review regarding the aesthetics of retaining the smokestack, but in general found the treatment of it to be satisfactory. In addition, the board held mixed reviews regarding whether the architectural materiality and style needed to be cohesive or differentiated across the site. DAB recommended the project move forward to Planning Board and expressed a willingness to review any architectural details at a later date, if the Planning Board finds it necessary.

DAB made the following primary design recommendations:

DISCUSSION TOPIC	RESPONSE TO DAB INPUT
Save valuable trees near the church	The design has evolved and indicates saving the valuable trees located along Mapleton Avenue south of Building K, Building A East and adjacent to the church. In addition, the surface parking lot at the corner of Mapleton Ave. & Drive B has been replaced with a landscaped rain garden/detention area.
Be prepared to bring cut and fill calculations to Planning Board	Sheet C1.6 provides cut and fill calculations
Do not overplant the western slope with plants that increase the fire danger	Currently, the landscape design indicates the western slope, beyond buildings along the Nurse's Quarters, are limiting reseeding and planting to small areas of construction disturbance and rehabilitating/removing the social trails. Planting beds within the slope between the roadway leading up to the Nurse's Quarters are irrigated and small plant species are yet to be determined. Landscape architecture staff will be reviewing the species selection at the TEC DOC stage for compliance to fire hazards and other issues that may arise.
Minimize the use of retaining walls	Retaining walls are minimized using shorter walls (<4') and "naturalized" through boulder landscaping features in lieu of walls in most areas of the site. Notable exceptions include the switchback area of the roadway leading to the historic Nurse's Dormitory to accommodate revising the road curvature and the western courtyard of Building B.
Revise the potential for solar and general green building design features of the development	The design includes pre-wiring for rooftop solar photovoltaics (pv) and has demonstrated areas of solar potential. PV pre-wiring is indicated on every building. In addition, the design includes electric vehicle charging stations. The applicant intends to pursue LEED Homes Silver certification. Due to application submittal prior to adoption of the 2017 City of Boulder Energy Conservation Code (COBECC), the larger congregate care buildings will be required to exceed ASHRAE 90.1 2010 requirements by 30% and the smaller scale residential buildings will be required to meet the Green Building and Green Points Program by earning "points" when selecting green building measures, in order to receive a building permit. To meet either of these measures, without the application of PV, typically involves improving the building envelope, mechanical and electrical systems for better performance.
Reuse some of the excavation on the site for the retaining wall	The site design includes retaining walls with boulders and other natural landscape/hardscape features. The applicant has indicated their intent to repurpose boulders found during construction into the landscape features.

Attachment G - Design Advisory Board Minutes and Analysis of Responses

Refine Building A to appear less as a single building, e.g. refining corner anchors, accentuating the breezeways connections, playing with the roof form, etc.	Building A was revised from one large building, to separate and more individual buildings that are interconnected. In addition, subtle differentiation was added to each of the wings of the building by refining the building material application, changing roof elements and emphasizing the corner anchor feature of the north dining hall porch.
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