



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: October 19, 2023

AGENDA TITLE: Call-Up Item: Concept Plan Review and Comment Request for a proposal to develop 3125 34th Street with 44 permanently affordable townhouse units, with a mixture of two-story, two-bedroom units and one-story, one-bedroom units. The proposal shows a series of fourplex layouts, with two one-story units flanking two two-story units. Reviewed under case no. LUR2023-00031.

PRESENTERS

Nuria Rivera-Vandermyde, City Manager
Brad Mueller, Director Planning & Development Services
Charles Ferro, Senior Planning Manager
Chandler Van Schaack, Principal Planner

EXECUTIVE SUMMARY

The purpose of this item is for the City Council to consider whether to call up the above-referenced application for review and comment at a public hearing. On **September 19, 2023**, the Planning Board held a virtual meeting and reviewed and commented on the proposal. The 30-day call up period concludes on **October 19, 2023**. City Council is scheduled to consider this application for call-up at its **October 19, 2023** meeting.

The staff memorandum to Planning Board, recorded video, and the applicant's submittal materials along with other related background materials are available in the [city archives for Planning Board](#). The recorded video from the hearing can be found [here](#). The applicant's submittal package is provided in **Attachment A**. The draft minutes for the meeting are provided in **Attachment B**.

REVIEW PROCESS

In a concept plan review, no formal action is required on behalf of City Council. Public, staff, Planning Board, and Council comments will be documented for the applicant's use in a future Site Review application.

The proposal requires Concept Plan review and comment prior to Site Review because the site is over 2 acres and the proposal includes more than 20 dwelling units (Table 2-2 of Section 9-2-14, B.R.C. 1981).

The purpose of the Concept Plan review is to determine the general development plan for a particular site and to help identify key issues in advance of a site review submittal. This step in the development process is intended to give the applicant an opportunity to solicit comments from the Planning Board, City Council (if called up) as well as the public early in the development process as to whether a development concept is consistent with the requirements of the city as set forth in its adopted plans, ordinances, and policies (Section 9-2-13, B.R.C. 1981).

In addition to a public hearing at City Council, City Council has authority to refer Concept Plan Review proposals to the Design Advisory Board (DAB) and/or Transportation Advisory Board (TAB) for their respective opinions. The purpose of such a review by DAB is to encourage thoughtful, well-designed development projects that are sensitive to the existing character of an area, or the character established by adopted design guidelines or plans for the area. TAB's opinion can be requested by council on transportation matters implicated in a Concept Plan Review proposal.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

- **Economic:** The proposed project would provide 44 units of permanently affordable housing. The social, economic and environmental well-being of the community is enhanced when individuals and families are retained, workforce housing is available and residents with changing or special housing needs are served.
- **Environmental:** By redeveloping a vacant infill site with permanently affordable housing, the proposal would reduce the need for low- and moderate- income residents to find housing outside of the city, thereby reducing the environmental impacts associated with in-commuting.
- **Social:** The provision of 44 new permanently affordable housing units will help to offset the continued escalation of housing costs that disproportionately impact low- and moderate-income households.

OTHER IMPACTS

- **Fiscal:** The review of this application and a potential Site Review application fall within staff's normal scope of work, and as such do not present any unusual fiscal impacts.
- **Staff time:** the application was completed under standard staff review time. If the proposal moves forward, staff anticipates that the review will also be completed under standard staff review time.

BOARD AND COMMISSION FEEDBACK

At the public hearing on September 19, 2023, the Planning Board heard presentations by staff and the applicant, and asked questions following each presentation. Two members of the public spoke during the public comments portion of the hearing and expressed concerns over the proposed alignment of the multi-use path on the northern boundary of the project site. Specifically, the residents expressed concerns over the potential loss of trees and privacy on the southern boundary of the neighboring Arborwood condominiums property to the north, and asked that the multi-use path alignment be reconsidered.

The Planning Board discussed two key issues at the public hearing:

1. Is the proposed concept plan generally compatible with the goals, objectives, and recommendations of the Boulder Valley Comprehensive Plan (BVCP)?
2. Does the Board have feedback on the conceptual site plan and building design?

Regarding Key Issue One, the Board generally found the proposal to add permanently affordable to the project site to be consistent with BVCP goals and policies pertaining to Housing and the Built Environment.

Regarding Key Issue Two, the Planning Board discussed a number of issues related to site and building design, with key themes including:

- A desire to see the on-site open space be rearranged to be more functional and accessible to residents and visitors;
- The need for more activation of the ground level frontages along 34th Street;
- A desire for the parking layout to be re-arranged to further deemphasize parking and create more useable open space between units; and
- The need to further examine site access and circulation within and around the site.

The Board generally expressed strong support for modular buildings. Additional considerations expressed by individual Board members included the provision of additional bike parking, reconsidering floor plans in certain units, and potentially allowing more than one access point off 34th Stret.

PUBLIC FEEDBACK

Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject property. A sign was posted on the property a minimum of 10 days prior to the hearing. Staff has received inquiries from several neighboring property owners as well as some preliminary comments. One neighbor expressed general support for the proposed project, and several neighbors have expressed concerns over potential noise and lighting impacts as well as concerns over loss of existing mature trees on the north side of the site. Written comments are included in the staff memorandum to Planning Board (link provided above).

BACKGROUND & ANALYSIS

The staff memorandum to Planning Board that includes staff analysis, neighbor comments along with the meeting audio, and the applicant's submittal materials are available on the [Records Archive for Planning Board](#).

MATRIX OF OPTIONS

The City Council may call up a Concept Plan application within thirty days of the Planning Board's review. Any application that it calls up, the City Council will review at a public meeting within sixty days of the call-up vote, or within such other time as the city and the applicant mutually agree. The City Council is scheduled to consider this application for call-up at its **October 19, 2023** meeting.

ATTACHMENTS

Attachment A: Applicant Concept Plans and Written Statement

Attachment B: Draft September 19, 2023 Planning Board Meeting Minutes

CONCEPT PLAN REVIEW

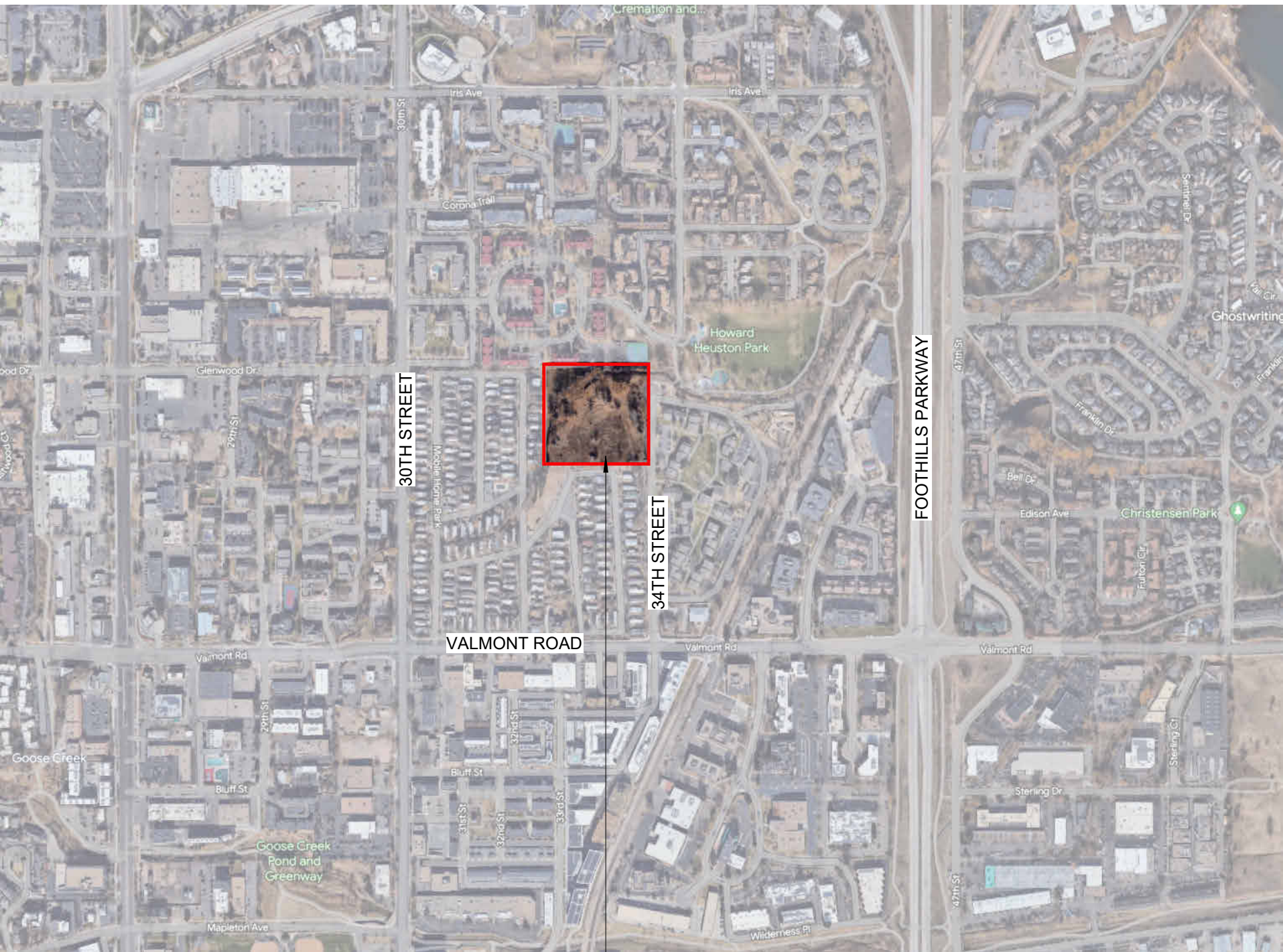


PROJECT DESCRIPTION

STATEMENT

THE ORCHARD GROVE NEIGHBORHOOD, LOCATED AT 3125 34TH STREET, IS PROPOSED TO CREATE A VIBRANT, PERMANENTLY AFFORDABLE, NEW MODEL NEIGHBORHOOD, COMPLEMENTARY TO ALL ADJACENT RESIDENTIAL USES. THE NEW NEIGHBORHOOD WILL CREATE A MODEST DENSITY OF SINGLE FAMILY ATTACHED NEW HOMES TO HELP BOULDERS AFFORDABLE HOUSING GOALS, MANAGED AND DELIVERED VIA BOULDER HOUSING PARTNERS.

VICINITY MAP



PROJECT SITE

PROJECT TEAM



ARCHITECT



LANDSCAPE ARCHITECT



CIVIL ENGINEER

SHEET INDEX

- ARCHITECTURE
- CPR 01 COVER SHEET
- CPR 02 ZONING & FLOOD MAPS
- CPR 03 SITE ACCESS & CONTEXT
- CPR 04 SITE PLAN
- CPR 05 CONCEPTUAL FLOOR PLANS
- CPR 06 3D PERSPECTIVES AND CHARACTER IMAGES
- CPR 07 3D PERSPECTIVES AND CHARACTER IMAGES

- LANDSCAPE
- L 1.0 LANDSCAPE PLAN
- L 1.1 OPEN SPACE CALCULATION



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CONSULTANT

No.	Date

ORCHARD GROVE NEIGHBORHOOD

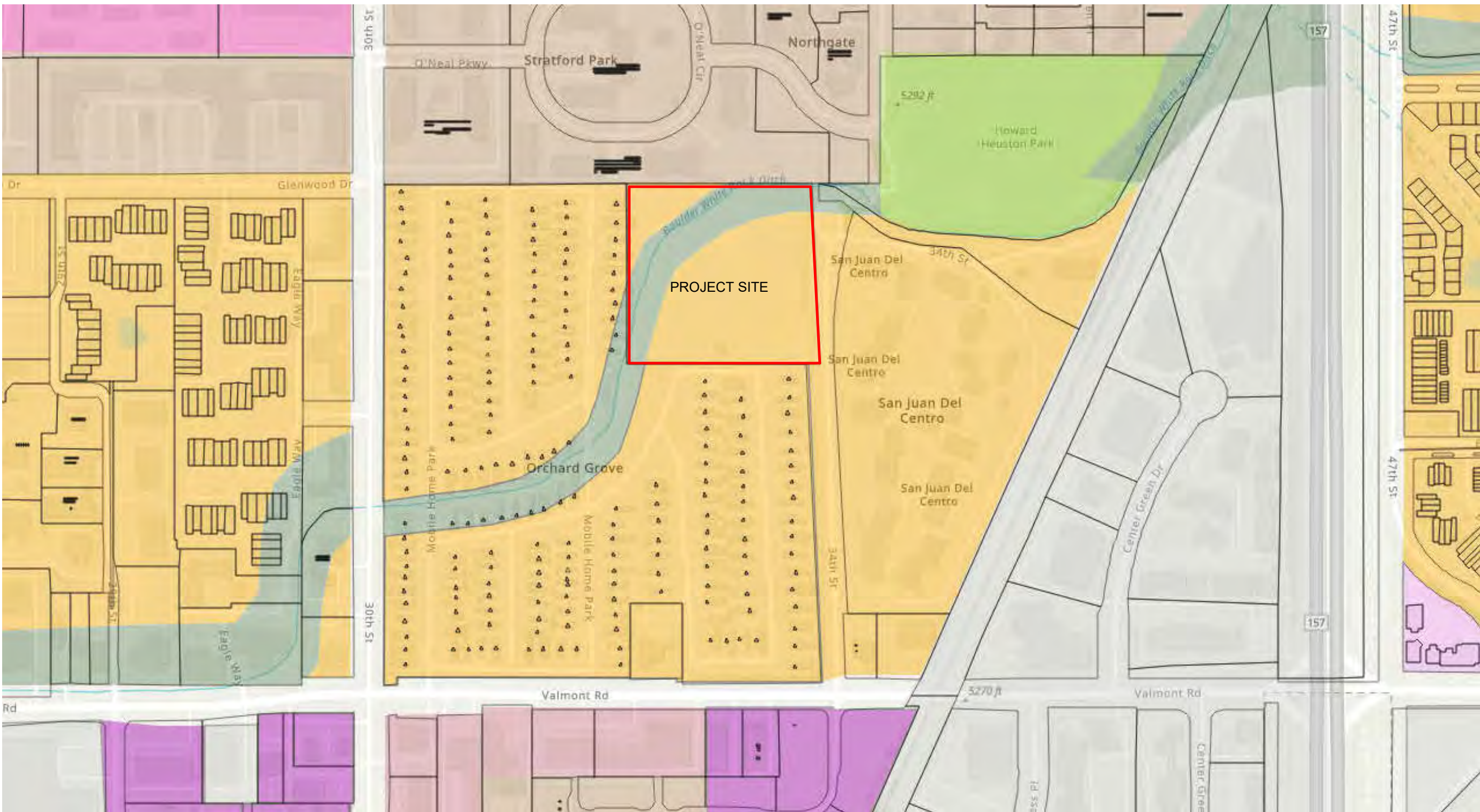
3125 34TH STREET □ BOULDER, CO, 80302

CONCEPT PLAN REVIEW

06.09.23

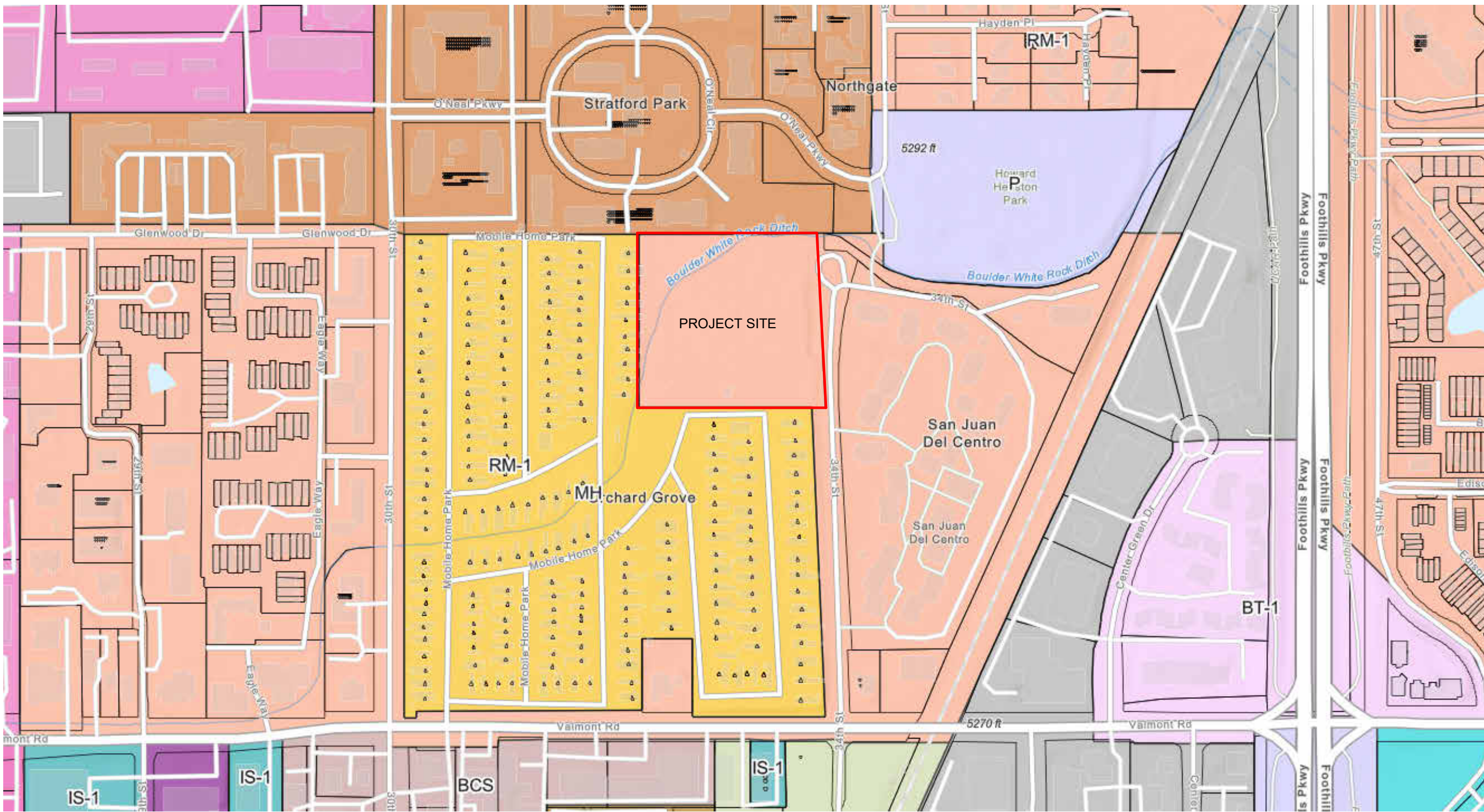
COVER SHEET

CPR 01



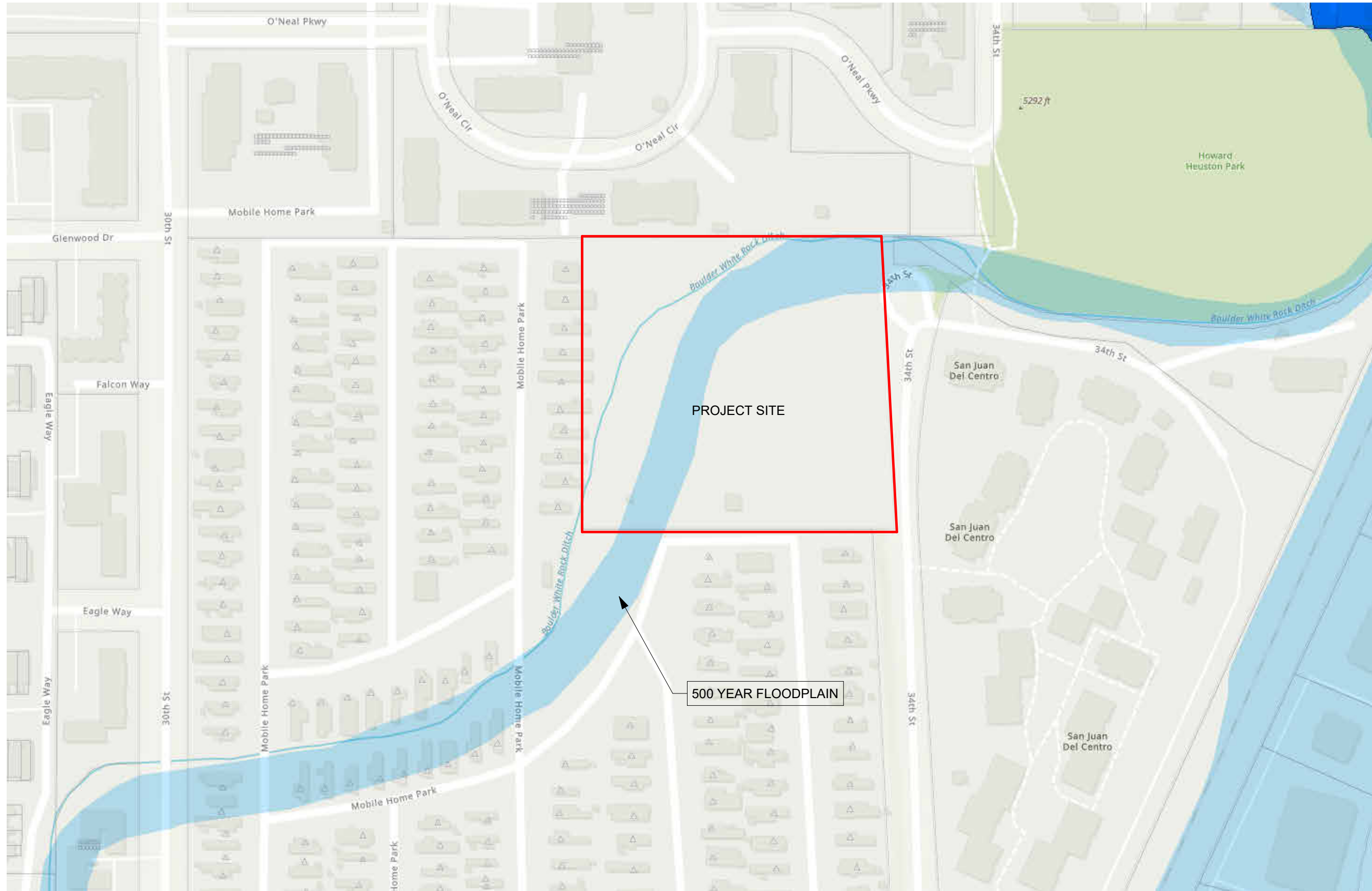
LAND USE MAP

MD : MEDIUM DENSITY RESIDENTIAL



ZONING MAP

RESIDENTIAL - MEDIUM 1: MEDIUM DENSITY RESIDENTIAL AREAS WHICH HAVE BEEN OR ARE TO BE PRIMARILY USED FOR ATTACHED RESIDENTIAL DEVELOPMENT, WHERE EACH UNIT GENERALLY HAS DIRECT ACCESS TO GROUND LEVEL, AND WHERE COMPLEMENTARY USES MAY BE PERMITTED UNDER CERTAIN CONDITIONS.



FLOOD MAP

FEMA 500 YEAR FLOODPLAIN

THE PROJECT SITE IS COMPLETELY WITHIN THE RM-1 ZONE, BORDERED ON THE WEST AND SOUTH BY THE ORCHARD GROVE MOBILE HOME PARK (MH-E), SAN JUAN DEL CENTRO TO THE EAST (RM-1) AND STRATFORD PARK TO THE NORTH (RH-4). THE RM-1 ZONE USES OPEN SPACE TO DETERMINE DENSITY AND REQUIRES 3,000 SF OF OPEN SPACE TO BE PROVIDED FOR EACH DWELLING UNIT. THE BASIC PROPOSED PROJECT COMPONENTS CONSIST OF THE FOLLOWING:

- CREATING A NEW SINGLE FAMILY ATTACHED COMMUNITY WITHIN THE EXISTING ~4.5-ACRE SITE, WHILE
- RESPECTING THE EXISTING WHITE ROCK DITCH AREA AND THE GREEN CORRIDOR IT HAS CREATED FOR THE NEIGHBORS TO THE WEST.
- APPLYING THE PROPOSED GOALS IN THE TRANSPORTATION MASTER PLAN, SPECIFICALLY THE LOW STRESS BIKE AND WALK PLAN, WHICH IDENTIFIES THIS AREA AS A PRIORITIZED PEDESTRIAN IMPROVEMENT AREA (MID-LEVEL PRIORITY), WHILE
- DELIVERING THE CONNECTIONS THAT EXECUTE THESE INTENTIONS MOST EFFECTIVELY FOR THE PROPOSED SITE PLAN AND IMPROVEMENTS
- PROVIDE A COMFORTABLE, AFFORDABLE, SINGLE FAMILY ATTACHED NEIGHBORHOOD, WHILE
- MAXIMIZING THE OPPORTUNITIES TO HOUSE AS MANY QUALIFYING HOUSEHOLDS AS PERMITTED PER ZONING CODE.

No.	Date

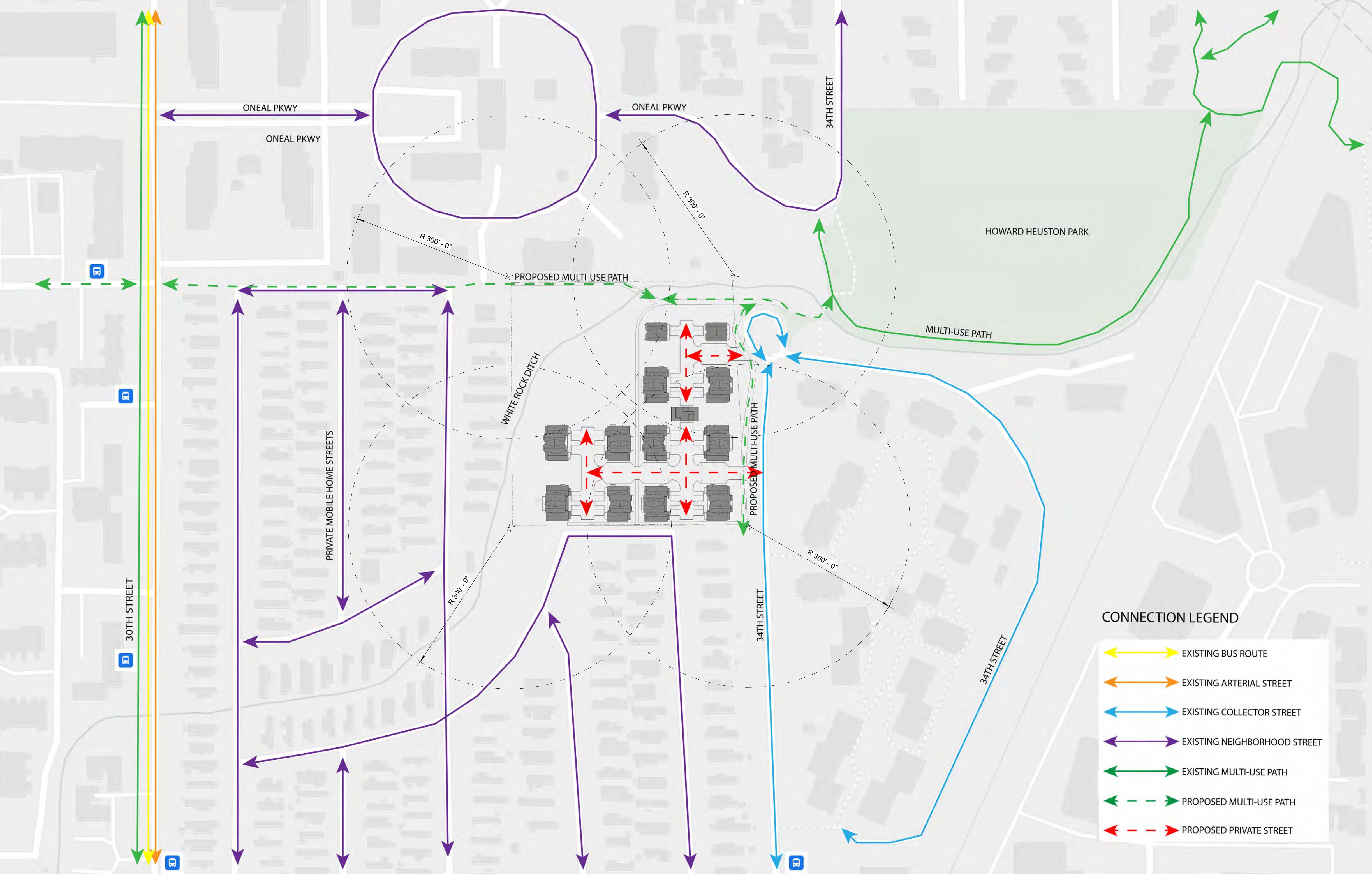
ORCHARD GROVE NEIGHBORHOOD

3125 34TH STREET □ BOULDER, CO, 80302

CONCEPT PLAN REVIEW
ZONING & FLOOD MAPS

06.09.23

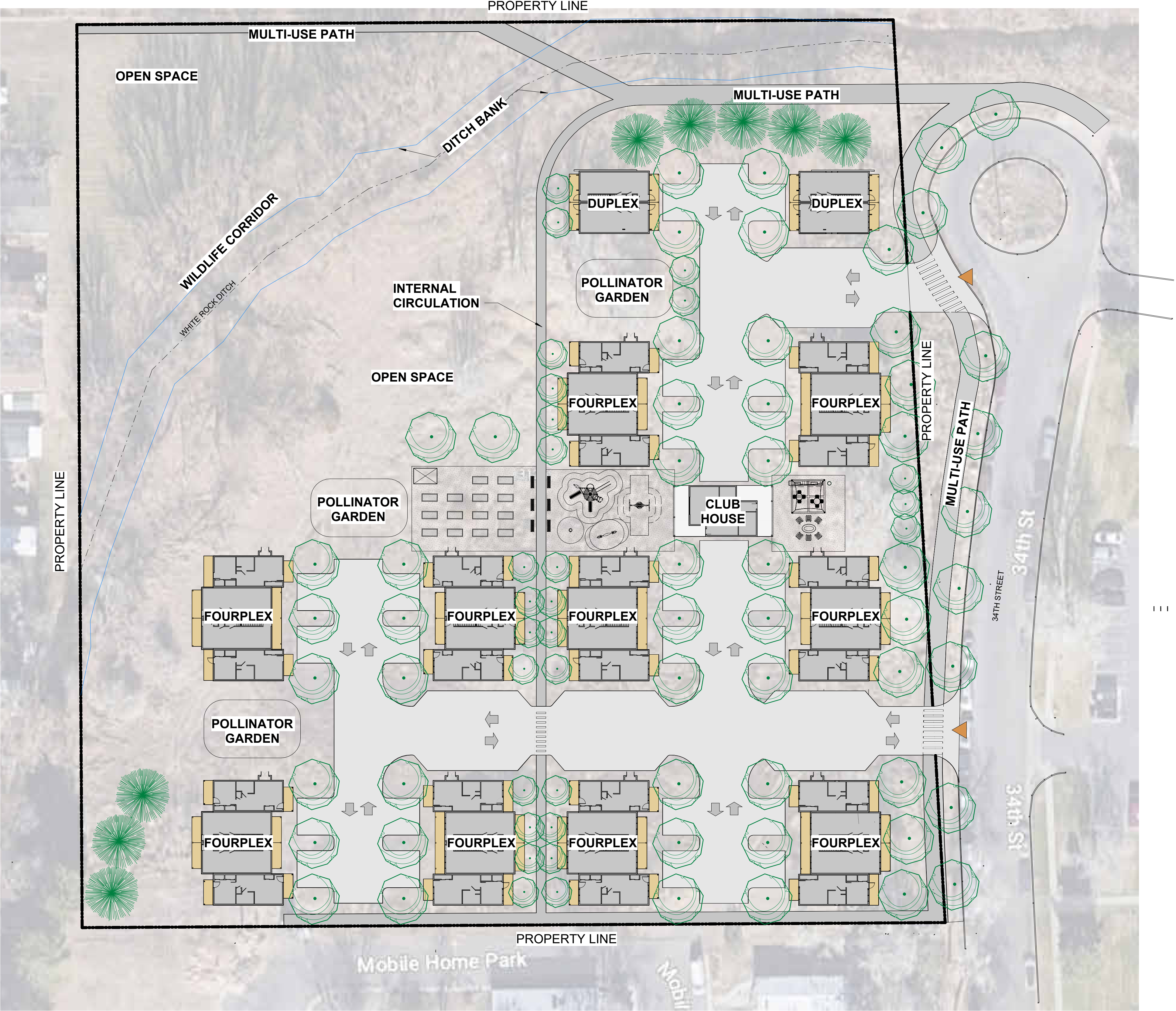
CPR 02



EXISTING AND PROPOSED CONNECTIONS

- THE ROUGHLY 4.5 ACRE SITE IS WELL SERVED BY TRANSIT ALONG 30TH STREET TO THE WEST AND VALMONT ROAD TO THE SOUTH.
- EXISTING AND PROPOSED MULTI-USE PATHS BORDER THE SITE TO THE NORTH AND THROUGH THE CENTER OF THE SITE. THEY CONNECT THE NEIGHBORHOOD TO THE EXISTING BOULDER PATH SYSTEM AND CREATES NEW CONNECTIONS TO 30TH STREET.
- THE PROXIMITY AND PATH CONNECTIONS TO HOWARD HEUSTON PARK CREATE A SAFE, CONVENIENT, LOCAL AMENITY.
- 34TH STREET ACTS AS THE MAIN COLLECTOR STREET FROM THE SITE AND ADJACENT NEIGHBORHOODS.

No.	Date



THE NEW NEIGHBORHOOD IS PROPOSED AS:

- 44 TOWNHOME TYPE DWELLING UNITS, WITH A MIXTURE OF 2 STORY 2- BEDROOMS AND 1 STORY 1 BEDROOMS
- THE PROPOSAL SHOWS A SERIES OF FOURPLEX LAYOUTS, WITH (2) ONE-STORY UNITS FLANKING (2) 2-BEDROOMS UNITS.
- RESIDENTIAL PARKING WILL BE PROVIDED ALONG PRIVATE ALLEY TYPE ACCESS ROADS WITH GUEST PARKING ALONG THE EAST/WEST PRIVATE ACCESS DRIVES
- THE SITE PLAN SHOWS 60 OFF STREET PARKING SPACES, PLUS 5 ADDITIONAL (INCLUDING HANDICAP) ADJACENT THE COMMUNITY BUILDING. EACH 4 PLEX HAS 4 PARKING SPACES IMMEDIATELY ADJACENT THE BUILDING, WITH OVERFLOW/GUEST PARKING AVAILABLE ALONG THE PRIVATE DRIVES. OVERALL PARKING COUNTS WILL MEET PARKING REQUIREMENTS FOR RM-1 ZONING DISTRICT. (1-BEDROOM = 1 SPACE, 2 BEDROOM = 1.5 SPACES, NON-RESIDENTIAL USES 1:300)
- OFF-STREET BIKE PARKING WILL BE PROVIDED PER CITY REQUIREMENTS AND IS NOT OUTLINED IN THIS DIAGRAMMATIC SITE PLAN.
- VEHICULAR ACCESS TO THE SITE IS DESIGNED TO MIMIC THE ADJACENT ENTRY POINTS FOR SAN JUAN DEL CENTRO TO THE EAST AND ALLOWS FOR CONVENIENT AND EFFICIENT TRAFFIC FLOW TO THE NEIGHBORHOOD.

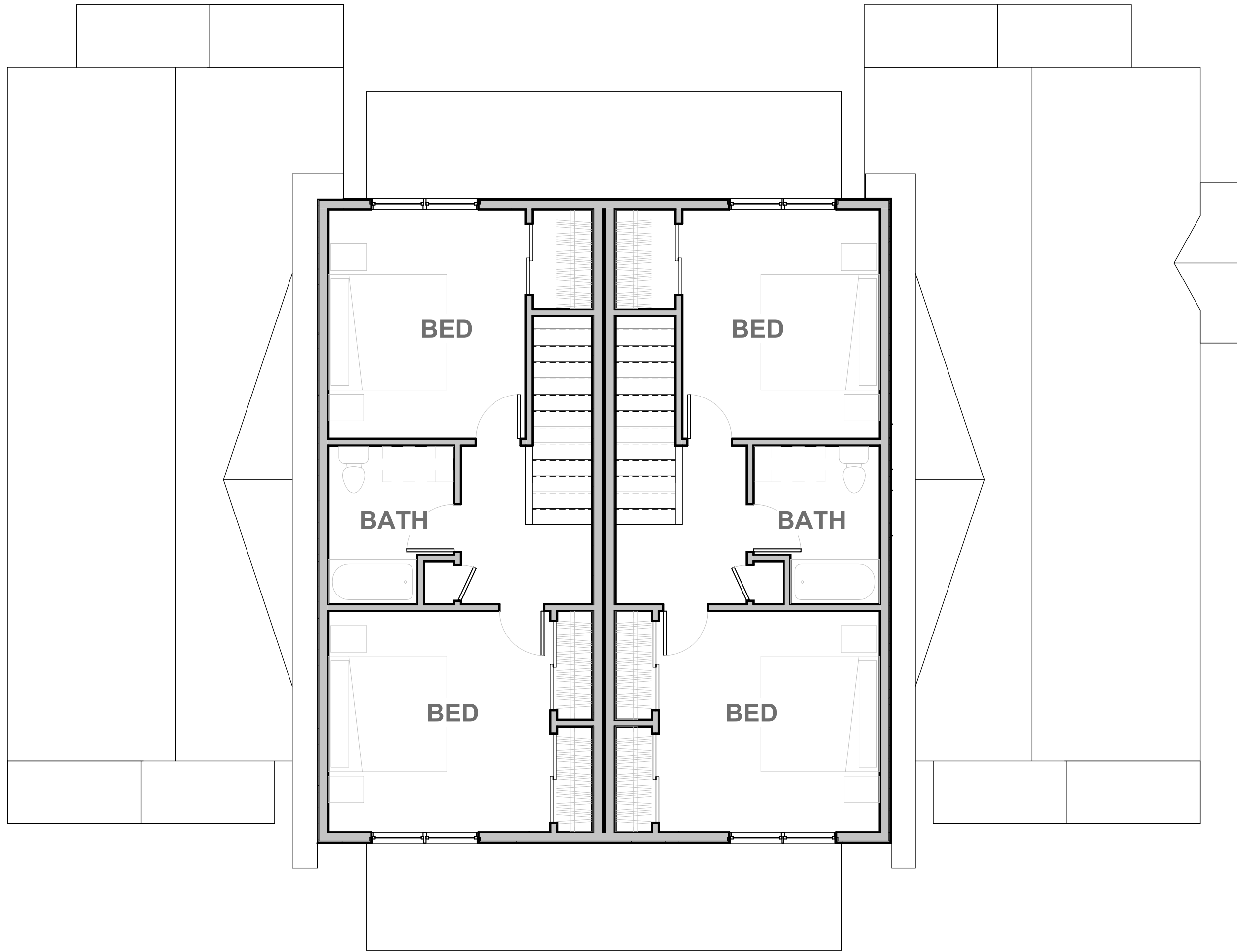
SITE PLAN LEGEND

DIRECTION OF TRAFFIC

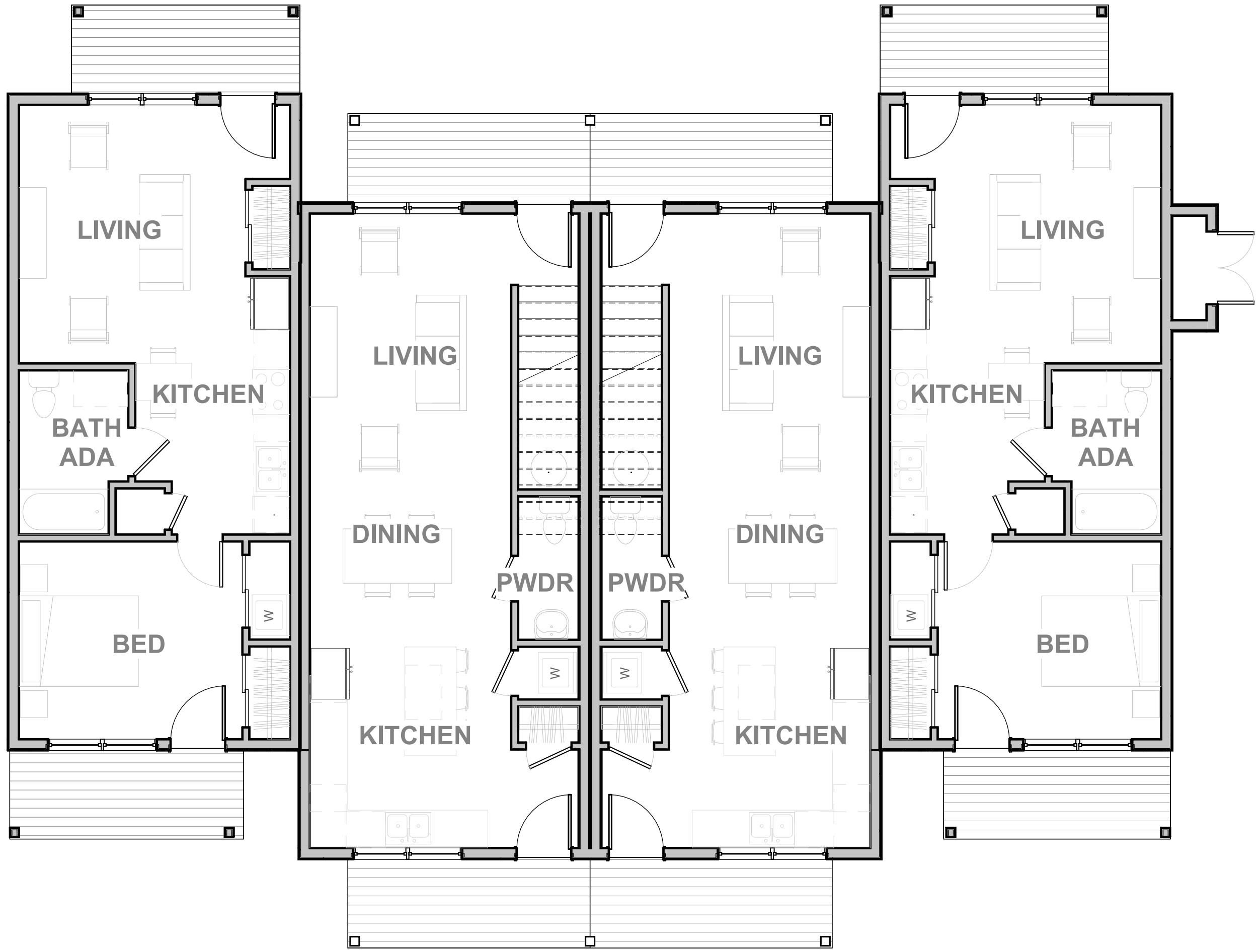
SITE ENTRY POINT

1 SITE PLAN - CPR
1" = 30'-0"

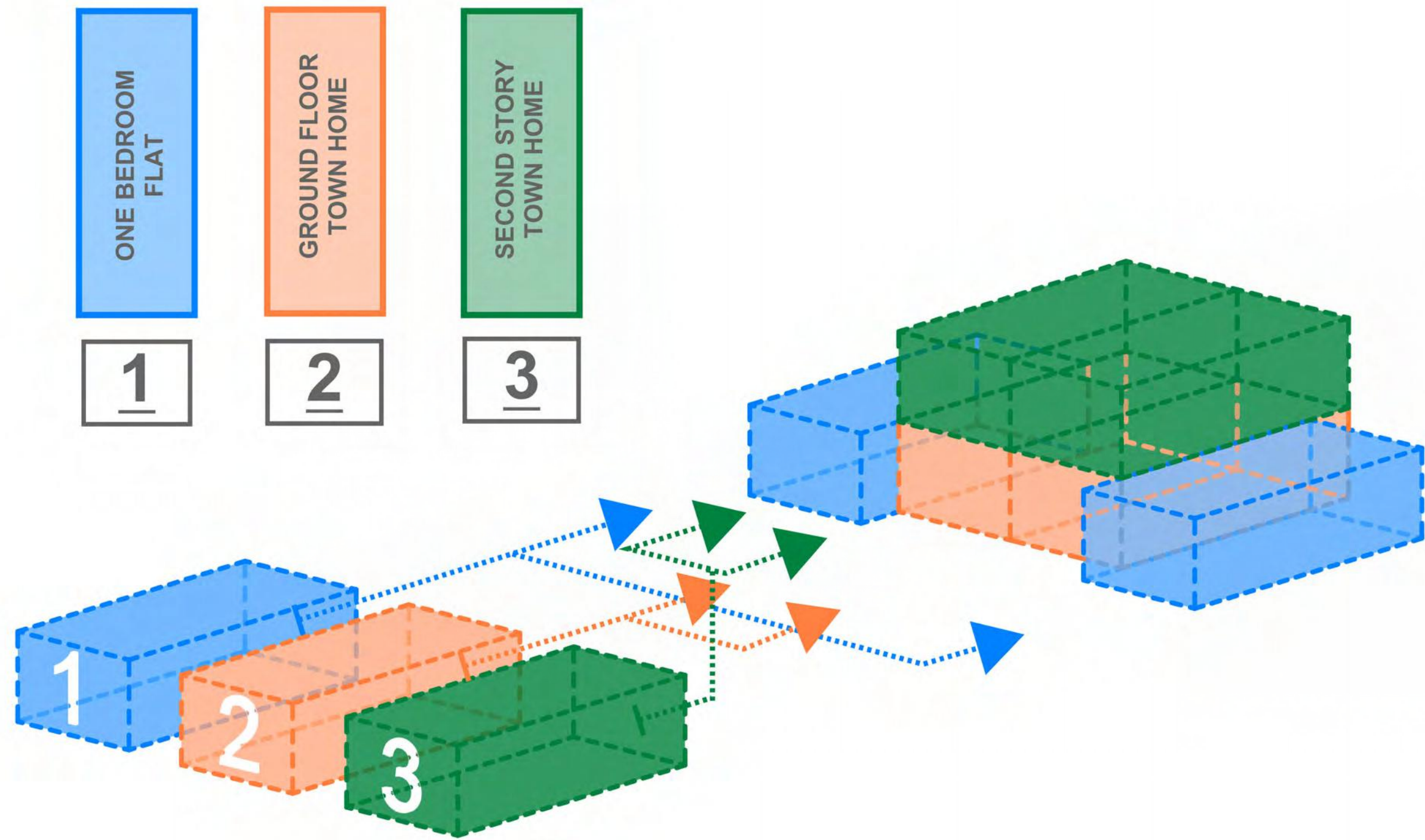
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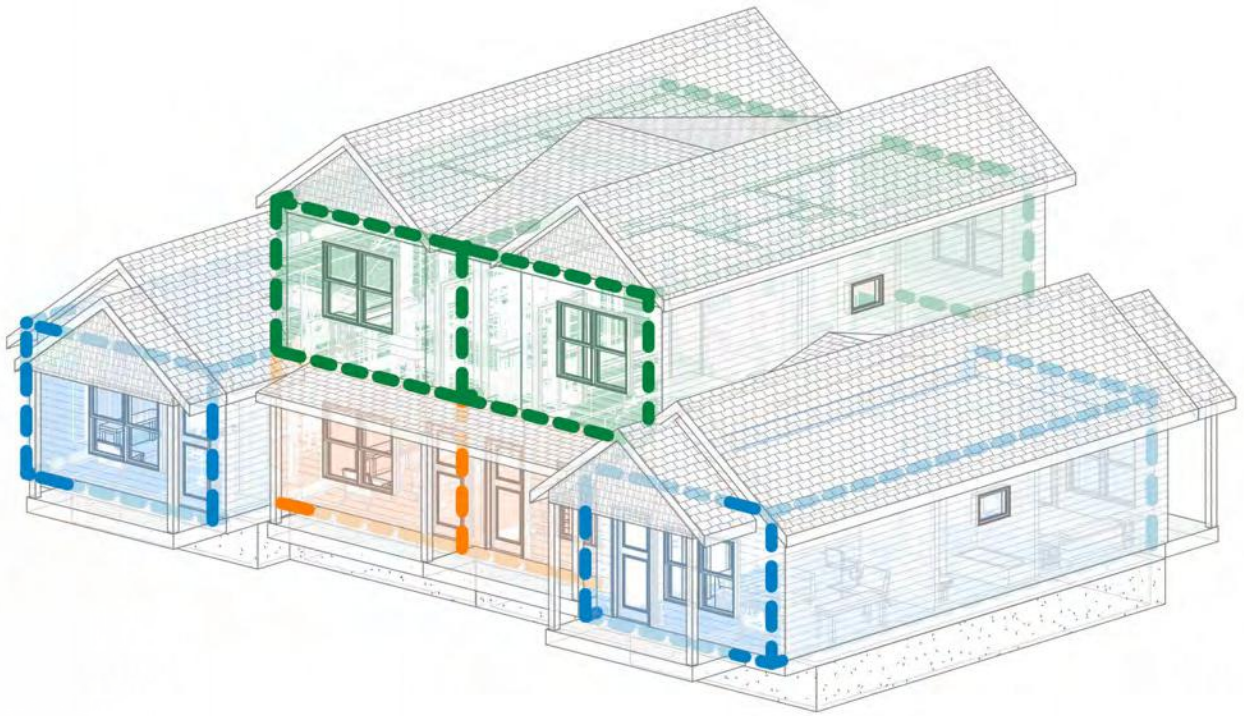
2 TYPICAL SECOND LEVEL FLOOR PLAN
3/16" = 1'-0"



1 TYPICAL GROUND LEVEL FLOOR PLAN
3/16" = 1'-0"



MODULAR CONSTRUCTION DIAGRAM
6" = 1'-0"



No.	Date



ARIAL VIEW WEST



ARIAL VIEW SOUTHEAST



CLUBHOUSE FROM THE EAST



GARDENS & CLUBHOUSE FROM THE WEST

No.	Date

ORCHARD GROVE NEIGHBORHOOD

3125 34TH STREET □ BOULDER, CO, 80302

CONCEPT PLAN REVIEW

06.09.23

3D PERSPECTIVES AND CHARACTER IMAGES

CPR 06



MODULE ARTICULATION_A



MODULE ARTICULATION_B



No.	Date

ORCHARD GROVE NEIGHBORHOOD

3125 34TH STREET BOULDER, CO, 80302

CONCEPT PLAN REVIEW
3D PERSPECTIVES AND CHARACTER IMAGES

06.09.23
CPR 07



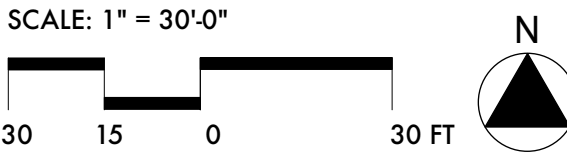
ENHANCED RIPARIAN ZONE



COMMUNITY GARDENS



POLLINATOR GARDENS/
WATER QUALITY
FEATURES



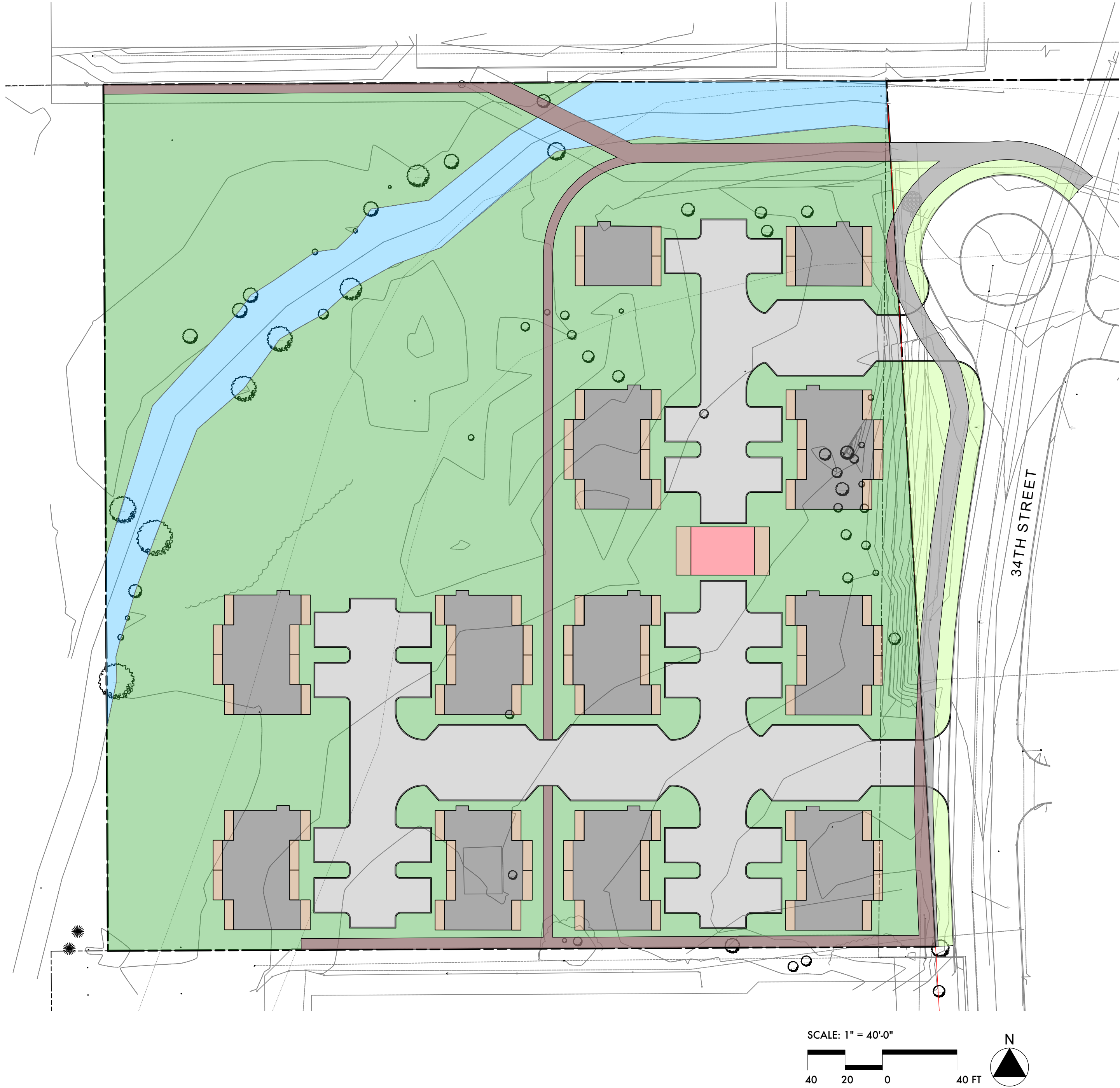
PLAYGROUND AND
NATURE PLAY



COMMUNITY PATIO



No.	Date



OPEN SPACE LEGEND

- LANDSCAPE
- ROW LANDSCAPE
- PATIOS AND COMMON AREAS
- HARDSCAPE/ CONNECTIONS
- INTERIOR OPEN SPACE

Orchard Grove
Open Space Calculation
5/10/23

CALCULATION	
RESIDENTIAL	
44 units	
3,000 sf /unit	
132,000 SF required	138,540 SF provided

Open Space	Actual	Can Count		
Landscape/Hardscape	125,830	125,830	SF	Does not include the ditch
ROW Landscape	5,450	5,450	SF	4%
Patios	6,383	6,383	SF	5%
Interior Open Space	877	877	SF	1%
	138,540	138,540	SF	

Can count up to 10% of required
Can count up to 25% of required
Can count up to 25% of required



MEMORANDUM

To: Charles Ferro, Development Review Manager - CITY OF BOULDER
From: Erin Bagnall - SOPHER SPARN ARCHITECTS LLC
Project: Orchard Grove Neighborhood – 3125 34th Street Boulder Colorado
Date: 09 June 2023

Re: **WRITTEN STATEMENT** – Concept Plan Review Submittal

This document is a written statement describing the proposed Orchard Grove Neighborhood development, located at 3125 34th Street. This document outlines how the application meets all applicable review criteria and is being submitted in preparation for the City of Boulder's Site Review application requirements.

PLANNING & ARCHITECTURAL CONSIDERATIONS

PROJECT CHARACTER – GENERAL

The Orchard Grove neighborhood is proposed to create a vibrant, permanently affordable, new model neighborhood, complementary to all adjacent residential uses. The new neighborhood will create a modest density of single family attached new homes to help Boulders affordable housing goals, managed and delivered via Boulder Housing Partners.

In the Fall of 2022 Boulder Housing Partners initiated a neighborhood survey to include neighborhood feedback into the concept plan design. The survey presented three options for development.

- **Attached Single Family Concept**
- **Multifamily Flat Concept**
- **Hybrid concept**

The proposed concept plan reflects preferences received in the survey results for

- Lower scale of buildings that connect with the surrounding neighborhood.
- Preservation of the wildlife corridor around the existing ditch
- Parking that serves the community
- Neighborhood gardens and pollinator friendly plantings

PROPOSED USES, ZONING AND NEIGHBORHOOD CONTEXT

The project site is completely within the RM-1 zone, bordered on the west and south by the Orchard Grove Mobile Home Park (MH-E), San Juan Del Centro to the east (RM-1) and Stratford Park to the north (RH-4). The RM-1 zone uses open space to determine density and requires 3,000 SF of open space to be provided for each dwelling unit.

The basic proposed project components consist of the following:

- Creating a new single family attached community within the existing ~4.5-acre site, while
- Respecting the existing White Rock Ditch area and the green corridor it has created for the neighbors to the west.
- Applying the proposed goals in the Transportation Master Plan, specifically the Low Stress Bike and Walk Plan, which identifies this area as a prioritized pedestrian improvement area (mid-level priority), while

- Delivering the connections that execute these intentions most effectively for the proposed site plan and improvements
- Provide a comfortable, affordable, single family attached neighborhood, while
- Maximizing the opportunities to house as many qualifying households as permitted per zoning code.

The new neighborhood is proposed as:

- 44 Townhome type dwelling units, with a mixture of 2 story 2- bedrooms and 1 story 1 bedrooms
- The proposal shows a series of fourplex layouts, with (2) one-story units flanking (2) 2-bedrooms units.

PARKING, ACCESS, SERVICE & SITE SAFETY

- Residential Parking will be provided along private alley type access roads with guest parking along the east/west private access drives
 - The site plan shows 60 off street parking spaces, plus 5 additional (including handicap) adjacent the community building. Each 4 plex has 4 parking spaces immediately adjacent the building, with overflow/guest parking available along the private drives. Overall parking counts will meet parking requirements for RM-1 zoning district. (1-bedroom = 1 space, 2 bedroom = 1.5 spaces, Non-residential Uses 1:300)
 - Off-street bike parking will be provided per city requirements and is not outlined in this diagrammatic site plan.
 - Vehicular access to the site is designed to mimic the adjacent entry points for San Juan Del Centro to the east and allows for convenient and efficient traffic flow to the neighborhood.
- Transportation demand for the project will not require significant management, and no parking reduction is being requested. BHP finds benefit in providing sufficient parking for residents and guests alike. Traffic volume to/from the signalized intersection at Valmont and 34th will increase marginally but can be accommodated. The trip generation analysis recommends a 20% alternative travel mode reduction supported by a future TDM Plan. Therefore, the project is designed to support active and easily accessible pedestrian and bicycle use as inherent in its design and organization.

SITE USAGE

- Site Plan and Organization:
 - Efficient site plan that maximizes dwelling unit count, while providing a generous amount of usable open space for the community
 - Appropriately addresses the neighborhood by mirroring the residential frontage to the ditch and allowing for the continuation of the existing green corridor created naturally by the ditch.
 - To the south, the neighborhood responds to the module of the existing mobile homes and allows for a shared connection path west to east to the proposed multi use north/south connector along 34th.
 - On the east, residential units directly address the street, providing frontage and visibility to the multiuse path connector.



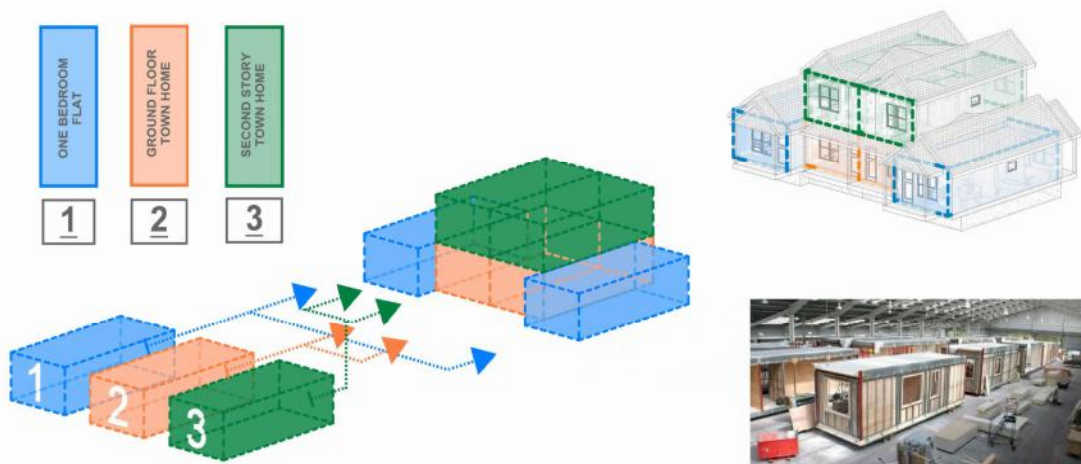
- Open Space:
 - Includes the existing green corridor area along the White Rock ditch and utilizes the northwest corner as designated open space for the community.
 - Community Building designed to meet the open space requirements.
 - Townhome units designed with generous porch areas that will meet open space requirements and encourage neighborhood interaction and defensible space.
 - Community Open Space areas (community greens) planned on a north south and east west axis throughout the site plan. Neighborhood connections will exist throughout, and the proposed transportation connections are proposed in logical locations for the site plan.

BUILDING ORGANIZATION AND MASSING

- Building Massing and Design:
 - The design of the buildings are specific to overarching project goals of community, affordability, neighborhood scale, and modularity. The buildings are designed with an eye towards resilience, using durable and long-lasting materials. The mix of one and two-story units will provide a complementary and integrative use to the adjacent neighborhood, Orchard Grove Mobile Home Park.
 - The building design will reflect a simple and pleasing design, with massing and construction that capitalizes on construction efficiency and material elegance.



- Sustainability/Modular Goals:
 - BHP is exploring a modular construction that will capitalize on repetition in the floor plans and allow for distinguishing features using exterior materials and color palette.
 - The Orchard Grove neighborhood could be the first of its kind in Boulder and has the potential to provide a model for how to effectively construct sustainable and affordable housing in the city.
 - The site itself (vacant 4.5-acre lot) presents a rare opportunity to capitalize on the economical efficiencies found in modular construction.
 - Modular Construction will decrease construction timeline and save costs, find economies of scale with unit repetition, improve accuracy in construction, and inherently provide a sustainable building solution.



LANDSCAPE CONSIDERATIONS

Overall Concept

- As a result of the zoning requirements, Orchard Grove's density is based on amount of open space provided. A wide variety of open space areas are provided that will benefit the residents and the

surrounding neighborhood. A mix of hardscapes and softscapes will provide a beautiful setting to live, work, gather and play.

Street Frontages and Connections

- The site will have a variety of new sidewalk connections through and around the property, including a new multi-use path connection along 34th Street and along the north side of the property to connect into a future connection MU path per the transportation master plan.

The Central Outdoor Gathering Space and Pollinator Gardens

- In the center of the proposed housing, and adjacent to the community building, there will be a large playground, community gardens, and a community gathering space.
- New landscape consisting of trees, gardens, and shrub beds creating a beautiful setting for individual and group activities. Rain gardens that clean the water on the property before being released, will be designed as pollinator gardens to add to the city's growing inventory of gardens designed specifically to attract pollinators.



The Wildlife Corridor Area

- The existing ditch area and adjacent meadow will largely remain as-is but will be enhanced by some cleanup and restoration activities to preserve and protect this natural area.

CIVIL ENGINEERING CONSIDERATIONS

This conceptual design narrative is based on limited site information at this early stage of the project. The findings in this report will need to be revised as additional site research is performed and subsequent City/utility meetings occur.

PROPERTY AND EASEMENTS

- **Existing Conditions**
 - A DRAFT ALTA Improvement Survey Plat was completed by Scott, Cox, and Associates on July 22, 2021. The overall property includes approximately 4.68 acres and is in the City of Boulder, County of Boulder, State of Colorado:
 - There is a Drainage Easement of varying width (between 10' and 20') that runs east-west along the north side of the property.
 - There is a utility easement of varying width running E-W located along the south edge of the property.
 - The Boulder and White Rock Ditch runs through the northwest portion of the property.
- **Proposed Improvements & Coordination**
 - New or revised easements will be required if public utilities are added or relocated out of the existing utility easements. Utility easements are required around new water meters and fire hydrants. Drainage easements are required around new stormwater facilities. City of Boulder will require any existing utility easements that are not currently 25' in width to be expanded to 25' width as a minimum requirement per the latest code.
 - New public access easements will be needed if any public access ways extend beyond the existing R.O.W./easements, including access easements for sidewalks.

SITE ACCESS AND LAYOUT

- **Existing Conditions**
 - The existing site is a Parcel of land bounded on the North by the Stratford Park East Condominiums, on the east by 34th Street, and on the south and west by the Orchard Grove Mobile Home Park
 - Existing site features include a one-story garage/barn.
 - 34th Street has a varying right of way width and is a two-lane road with detached sidewalks on the east side and on-street parking on both sides.
 - The northwest corner of existing site drains to the Boulder and White Rock Ditch, and the southeast portion of the site drains off the site to the east. Currently, no drainage infrastructure exists on site for conveying site runoff.
- **Proposed Improvements & Coordination**
 - Currently, proposed site improvements include 44 new affordable homes, surrounding asphalt parking areas, outdoor seating/gathering areas, associated concrete walks and landscaping areas, two curb cuts on 34th Street, rain gardens for stormwater detention, and storm and utility infrastructure.
 - Asphalt pavement thickness requirements for the proposed site are not currently known. Typically, a five (5)-inch section is required in parking stalls and a seven (7)-inch asphalt section is recommended in drives. Asphalt paving for the public roads shall meet the City of Boulder standards and specifications. These asphalt depths are to be confirmed by the geotechnical engineer.
 - Concrete pavement thickness requirements for the proposed site are not currently known. Typically, an eight (8)-inch section with #4 rebar at 18-inches on center is required for service areas and trash pads, a six (6)-inch section with welded wire mesh is required for drives that receive vehicular traffic, and a four (4)-inch section for walks. Curb and gutter will be constructed within the parking lot. All concrete paving will have a 28-day, 4500-psi mix with Type II cement and fibermesh reinforcement.
 - Emergency vehicle site access will need to be reviewed and approved by the fire department and city review engineer. A fire truck turning template analysis will need to be completed around the parking lots for the proposed building to determine emergency vehicle service drives. Construction vehicle site access will need to be coordinated with the City and contractor.

- The site will be designed to be ADA compliant using walks, curb ramps, and will provide the required number of ADA parking stalls.

GRADING AND DRAINAGE

- **Existing Conditions**
 - The overall site slopes around 6 feet from a high point elevation of 5290' towards the middle to the low point elevation of 5284' at the southeast corner of the site. Slopes vary from approximately 1% to 8% across the site. There is one existing building onsite.
 - The City of Boulder has delineated a portion of the site that is covered by 500-year floodplain.
 - Site drainage generally flows east/southeast across the site towards 34th street. There is a 24" RCP Storm Sewer that drains a roadside swale along the east side of the site, conveying runoff to the east underneath 34th Street.
- **Proposed Improvements & Coordination**
 - More than 1 acre of disturbance will occur as part of the redevelopment; therefore, stormwater runoff quality enhancement will be required, and stormwater detention will be required. It is assumed that the new site features will generally follow existing drainage patterns by flowing to the east underneath 34th Street. Water quality measures will be provided through on-site rain gardens.
 - It is anticipated that improvements to 34th Street adjacent to the site will be required.
 - Construction stormwater management and erosion control plans will be required for the site. A State Stormwater Management Plan will be required.
 - A portion of the site is within the 500-yr floodplain.
 - Subgrade preparation will be required for proposed structures and for new flatwork/paving. The geotechnical recommendations for earthwork over-excavation and compaction are not currently available.

WATER UTILITIES

- **Existing Conditions**
 - The site is served by the City of Boulder.
 - There is an 8" main running north/south within 34th Street.
 - There is one fire hydrant across 34th Street from the site.
 - The existing pressure and capacity of the water system is not known at this time. It is recommended to obtain recent flow tests, and system models from the City of Boulder if available.
- **Proposed Improvements & Coordination**
 - Additional domestic water meter and service lines or upgrades will be needed for the proposed buildings. These will be sized by the plumbing engineer.
 - It is assumed that an 8" main extension will be required to serve the site and that the proposed buildings will be fully sprinkled with a 4" fire service line.
 - At this time, it is not known if any additional offsite water main improvements are needed based on the current capacity of the system.
 - The number and locations of fire hydrants will be evaluated based on the building sizes/types, site layout, and coordination with the City engineers and fire department.
 - Additional coordination with the city engineers, fire department, and plumbing engineer to determine meter size, fire suppression pipe size, emergency access requirements, and proposed hydrant locations will be required for fire protection for the proposed buildings.
 - Irrigation facilities will be needed for the landscaped areas around the site. Irrigation facilities will be designed by the landscape architect.

SANITARY SEWER UTILITIES

- **Existing Conditions**
 - The site is served by the City of Boulder.
 - There is a 10" service within 34th Street.
- **Proposed Improvements & Coordination**
 - It is anticipated that new 8" sanitary sewer service lines will be required to serve the site. The final location will be coordinated with the mechanical engineer.
 - If requested by the City, the capacity of the downstream sewer connection may need to be verified.

DRY UTILITIES

- **Existing Conditions**
 - No formal meetings with dry utility companies have occurred as of this date. The location and capacity of these utility services has not been verified. SiteWorks recommends that dry utility meetings and procurement of "will-serve" letters occur as soon as possible with the appropriate companies including Xcel (gas/electric), Comcast (cable), etc. Other required non-city utilities such as fiber optic telecom should be explored as well.
- **Proposed Improvements & Coordination**
 - Further coordination with the project mechanical engineer and the appropriate utility companies will be required to determine the size and location of all dry utility improvements and to identify lines to be relocated or abandoned as part of the redevelopment of the site.

**CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
September 19, 2023
Virtual Meeting**

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

PLANNING BOARD MEMBERS PRESENT:

Jorge Boone
Kurt Nordback
Laura Kaplan
ml Robles
Lisa Smith

PLANNING BOARD MEMBERS ABSENT:

Mark McIntyre
Sarah Silver

STAFF PRESENT:

Brad Mueller, Planning & Development Services Director
Charles Ferro, Planning Senior Manager
Hella Pannewig, Assistant City Attorney
Devin Saunders, Board Specialist
Vivian Castro-Wooldridge, Planning Engagement Specialist
Shannon Moeller, Planning Manager
Chandler Van Schaack, Principal Planner

1. CALL TO ORDER

Acting Chair, **L. Smith**, declared a quorum at 6:01 p.m. and the following business was conducted.

2. PUBLIC PARTICIPATION

No one spoke.

3. APPROVAL OF MINUTES

A. [The draft Planning Board minutes from July 25, 2023 are scheduled for approval.](#)

On a motion by **L. Smith** and seconded by **K. Nordback**, the Planning Board voted 5-0 (**S. Silver, M. McIntyre** absent) to approve the July 25, 2023 Planning Board minutes as submitted.

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

A. [CALL UP ITEM: Amendment to the Shining Mountain Waldorf School Phase II Site Plan and](#)

Locust Neighborhood Design Guidelines to allow for Subdivision of the approved “Townhome Lot” into 17 individual townhome lots and amend phasing requirements for the single-family lots.

- B. CALL UP ITEM:** Minor Subdivision of the existing 30,346 square-foot property at 2198 Upland into two lots. Following subdivision, Lot 1 will be 15,157 square-feet and Lot 2 will be 15,189 square-feet in size. This subdivision includes the dedication of a 10-foot-wide utility easement. No modifications to the Land Use Code are requested. This approval is subject to call-up on or before Sept. 19, 2023.

These items were not called up

5. PUBLIC HEARING ITEMS

- A. AGENDA TITLE:** Concept Plan Review and Comment Request for a proposal to develop 3125 34th Street with 44 permanently affordable townhouse units, with a mixture of two-story, two-bedroom units and one-story, one-bedroom units. The proposal shows a series of fourplex layouts, with two one-story units flanking two two-story units. Reviewed under case no. LUR2023-00031.

Prior to the discussion of this item, the board was notified of a minor defect in the public notification requirement for this item.

On a motion by **L. Smith** and seconded by **ml Robles**, the Planning Board voted 4-1 (**L. Smith, S. Silver** absent, **J. Boone** nay) to find that the minor defect in notice has not impaired the surrounding neighborhoods’ ability to participate in the public process.

Staff Presentation:

C. Van Schaack presented the item to the board.

Board Questions:

C. Van Schaack answered questions from the board.

Applicant Presentation:

E. Bagnall & L. Sheinbaum presented the item to the board.

Board Questions:

E. Bagnall & L. Sheinbaum answered questions from the board

Public Hearing:

- 1) **Greg Varhola**
- 2) **Alfred Schock**

Board Comments: 7:36 pm

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

L. Smith believed this is preliminarily compatible with the BVCP.

ml Robles believed this project is compatible with the BVCP and appreciated staff's use of BVCP policies.

L. Kaplan believed it is generally compatible with the BVCP and praised the policies that staff detailed in the presentation.

K. Nordback seconded his colleagues' comments and noted that he believes this is consistent with BVCP policies.

J. Boone agreed that this meets the BVCP and appreciated the work put into this.

Key Issue #2: Does the Planning Board have feedback to the applicant on the conceptual site plan and architecture?

L. Kaplan was supportive of the townhome design concept and the modularity of the project. She was also supportive of adding some 3-bedroom units as they are scarce within the city, and this would be a good opportunity for this. Regarding bike parking, she encouraged more bike parking around common areas and heavily used areas. Finally, she was supportive of the desire to work with the residents in Arborwood regarding the multiuse path and questioned the need for the additional path to the mobile home park as it does not seem to be a desirable connection.

ml Robles noted concern on the porch facing bedroom and encouraged analysis of how those porches would be used and how the residents would be able to interact with each other. She noted that it would be ideal to take this to DAB to provide input on porch use. Finally, she appreciated the work with the neighbors on the multiuse path and encouraged further collaboration on how to properly form the path.

K. Nordback seconded other's comments on the different housing unit types and appreciated how this is coming to fruition. He wished there could be more housing on the site and noted that his main concern on the project relates to the general amount and layout of all the pavement in the center of the complex. He noted that he would move the parking to the outside, possibly to the north and arrange the buildings around a central greenspace to provide the aspect of community. Finally, he seconded ml Robles' comments regarding the porches and believes these should be revised.

J. Boone echoed some comments on the bedroom units and encouraged 3-bedroom units for larger families. He believed the layout could be reimaged and some main spaces similar to what **K.**

Nordback described would be beneficial here. He also believed the porches are not defined enough to see how they would be used. He hoped that there would not be a missed opportunity to properly utilize this site and the center of the site could be reimaged.

L. Smith believed the open space could be redesigned and it feels like a lot of use of pavement.

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

B. Mueller noted a Council request to have a Planning Board member attend the meeting in order to provide the Planning Board perspective if needed. **K. Nordback** will participate in this meeting.

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 8:12 p.m.

APPROVED BY

Board Chair

DATE