

CITY OF BOULDER CITY COUNCIL AGENDA ITEM

MEETING DATE: August 15, 2024

<u>AGENDA TITLE</u>: Concept Plan Review and Comment Request on a partial redevelopment of the 1.877-acre developed property at 2717 Glenwood Drive. The existing 37-unit, two-story walkup L-shaped apartment building would remain, and a proposed 3-story 22-unit multi-family building would be constructed over a portion of the existing parking lot (2 stories of residential over parking). Proposed unit types include Efficiency Living Units (ELUs), 1-bedroom and 2-bedroom units. Reviewed under case no. LUR2024-00012.

PRESENTERS

Nuria Rivera-Vandermyde, City Manager Brad Mueller, Director Planning & Development Services Charles Ferro, Senior Planning Manager Shannon Moeller, Planning Manager

EXECUTIVE SUMMARY

The purpose of this item is for the City Council to consider whether to call up the abovereferenced application for review and comment at a public hearing. On **July 16, 2024**, the Planning Board held a virtual meeting and reviewed and commented on the proposal. The 30-day call up period concludes on **August 15, 2024**. City Council is scheduled to consider this application for call-up at its **August 15, 2024** 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 <u>city archives</u> <u>for Planning Board</u>. The recorded video from the hearing can be found <u>here</u>. The applicant's submittal package is provided in **Attachment A**. The draft meeting minutes from the Planning Board 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 proposal is greater than 30,000 square feet in floor area (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** None noted.
- **Environmental** None noted.
- Social None noted.

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 July 16, 2024, the Planning Board heard presentations by staff and the applicant, and asked questions following each presentation. Two community members spoke during the public comments portion of the hearing. One community member noted concerns

regarding the proposed trash enclosure location and parking reduction request and one community member noted concerns regarding overbuilding within the city in general.

The Planning Board discussed the following 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?
- 3. Other key issues identified by the Board?

Regarding Key Issue One, the Board generally agreed that the proposal was compatible with several BVCP goals and policies, in particular the concept of using an existing surface parking lot for residential uses and retaining the existing residential building; however, the Board noted the proposal was not compatible with other BVCP policies related to a human-centered design and sensitivity to environmental concerns and urban forests.

Regarding Key Issue Two, the Planning Board discussed issues related to site and building design, and provided helpful feedback, including:

- Address the relationship between the existing and proposed buildings. Improve the relationship between the proposed building and the proposed "paseo"/walkway such as with ground floor housing or balconies. Consider how the existing site such as the existing mature trees and the façade, scale and massing of the existing building brings value and should inform the proposed design.
- Explore additional options for creating more community gathering spaces on the site and activating existing open spaces. Make sure spaces are truly "usable" for residents and not leftover strips of space. Review the existing social paths on the site and consider ways to formalize existing well-used spaces without destroying their current appeal. Consider adjusting the proposed building placement to create/retain a centralized gathering space.
- Improve the proposed permeability of the site, in particular east-west and the perception of permeability from Glenwood Drive. Improve the pedestrian experience from Glenwood Drive, in particular better activation of the ground floor such as with ground floor units or another way to create human interest along the street façade.
- Improve the articulation of the proposed building to provide a human factor and avoid long blank commercial-scale walls.
- Simplify the proposed material palette and work on detailing of the building for a more human scale feeling.
- Consider how the proposed floor plans can be more functional, provide access to light, and provide diversity of unit types.
- Improve the distribution of short-term bike parking for better visibility and access.
- Look for ways to maintain additional trees/urban canopy existing on the site.
- Ensure that the existing building is up to code and serving residents in the best way possible.
- Look at ways to address the public comment regarding the proposed trash/recycling location.

- Be creative and make the best possible project; don't play it safe.
- The proposed parking reduction or a greater reduction was generally supported by the board in this location.

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 received some written comments which are included in the staff memorandum to Planning Board (link provided above).

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 <u>Records Archive for Planning Board</u>.

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 **August 15, 2024** meeting.

ATTACHMENTS

Attachment A – Applicant Written Statement and Proposed Plans Attachment B – Draft July 16, 2024 Planning Board Meeting Minutes



Description of Proposal

The Concept Plan for 2717 Glenwood, tentatively known as "Abode", proposes a partial redevelopment of the site that currently contains one 37-unit, two-story walkup L-shaped apartment building and a large surface parking lot. The 2-acre site, less than 1/4 of a mile west of 28th Street, proposes the addition of an efficient, 3-story 22-unit multi-family building that will occupy a portion of the existing parking lot with (2) stories of residential over parking. In accordance with the site's RH-4 Zoning designation and the Boulder Valley Comprehensive Plan's High Density Residential classification, the additional dwelling units proposed for the site will help to further address targeted density and diversity of dwelling unit types by including Efficiency Living Units (ELUS), 1-bedroom and 2-bedroom units.

Each dwelling unit has been thoughtfully organized to include generous individual outdoor decks, ample daylight and in-unit laundry facilities. An inviting, highly visible street and south-facing main level building entry will include a small waiting area with interior mail facilities with a package sorting area that will serve the property as a whole.

Rather than a more invasive full redevelopment of the site, this proposed project seeks to instead supplement the existing housing on site to help address Boulder's limited housing stock. In addition to creating comfortable and efficient living units, the project will focus heavily on the interstitial space between the new and existing buildings to create artfully landscaped, activated pedestrian zones. This pedestrian friendly approach to the site is also meant to take advantage of the sites surrounding context with an established Walk Score® and Bike Score® of 89 and 100 respectively.

Although the site will continue to utilize a surface parking approach, much of the parking lot will be screened by the new building. Access to the surface parking will be maintained via one curb cut relocated slightly west of the existing location, thus maintaining alliance with Boulder's Vision Zero initiative. Bike parking facilities will be provided as required by the current Zoning Code and easily accessed and via the primary site circulation pathways.

<u>KEY FACTS</u>

• EXISTING

1. Use of Existing Property and Land: The current use of the existing property and land is defined as RH-4 Residential – High 4 (HR-D), multi-family housing. There is an existing

1



apartment building on-site, consisting of 30,898sf. The existing apartment building unit mix is:

- a. 1bd/1ba 20 units at ~640sf
- b. 2bd/1ba 17 units at ~950sf

Existing total: 37 units | 54 bedrooms

ltem	Notes		
Current Property Information			
Current built SF on site:	30,898 sf		
Current building area:	14,408 sf		
Current open space (landscape):	40,044 sf		
Current open space (hardscape):	2,880 sf		
# of rooms	Total	128	
	Bedrooms	54	
	Full Bath	37	
	¾ Bath	0	
	Half Bath	0	
Unit Counts:	1b1b	20 units (~640 sf)	
	2b1b	17 units (~950 sf)	
	Total	37	
Areas of levels in SF	1 st floor (above ground) finished area:	14,417 sf	
	2 nd floor and higher fished area:	14,417 sf	
	Deck area	2,064 sf	

- **2.** Hours of Operation: The building currently operates 24 hours a day, 7 days a week.
- **3. Number of Employees:** The current use has zero employees.
- **4. Estimated Number of trips to and from site daily:** It is estimated that the site currently has 118 trips to and from the site.
- **5. Current Parking:** 53 automobile parking spaces, accounting for 19,531sf of the overall lot surface area. Current required parking spaces per City of Boulder Municipal Code is 46.
- **6.** Current Ownership Property is currently owned by 2717 Glenwood LLC, a Colorado limited liability company based in Boulder.



•PROPOSED

- **1. Proposed Use of Existing Property and Land:** The proposed use would be for a new apartment building consisting of 30,558sf under the RH-4 Residential High 4 (HR-D) zoning, multi-family housing. The proposed unit mix is as follows:
 - a. Efficiency (Studio) 8 units at ~470sf
 - b. 1bd/1ba = 10 units at ~627sf
 - c. 2bd/2ba 4 units at ~1,078sf
- **2. Proposed Hours of Operation:** The building would operate 24 hours a day, 7 days a week.
- 3. Proposed Number of Employees: The proposed use would have no employees.
- **4. Proposed Estimated Number of Trips To and From Site Daily:** It is estimated that the site will have 118 trips per day. These trips will be a combination of bike, walk, and automobile.

5. Proposed Parking:

- a. (9,270 covered sf; 10,416 sf open parking lot) conforming automobile parking spaces. Required automobile parking stalls per city code is 70, which translates to an 18% parking reduction proposal.
- b. Also provided will be an additional 30 short term bike parking spaces on the east side of the building located next to a main entrance, and 90 long term secured bike parking spaces located on the north side of the building, for a total of 120 bicycle stalls.



70
57
1
18%
3 INCL. 1 VAN
3 INCL. 1 VAN
14 STALLS
14 STALLS
2 STATIONS
2 STATIONS

* ALL SPACES TO BE PREWIRED AS EV READY PER 2020 CITY OF BOULDER ENERGY CONSERVATION CODE, TABLE C405.11.1

BICYCLE PARKING		
TOTAL BICYCLE PARKING STALLS REQUIRED	118	
TOTAL LONG TERM BICYCLE PARKING STALLS	90	
TOTAL SHORT TERM BICYCLE STALLS AT GRADE	30	
TOTAL BICYCLE STALLS PROVIDED	120	

* MECHANIC STATION TO BE PROVIDED (WEST OF LONG TERM AREA)

Uses on Adjacent/Surrounding Properties:

The surrounding and adjacent properties are primarily high density residential, and business uses.

- RH-4 Residential High 4 (HR-D) Zone directly south including 343 properties / 456 dwelling units
- **RH-5 Residential High 5 (HR-E)** 2747 Glenwood Ct. (currently under site review) directly adjacent on the northeast property line. Includes 3 properties/48 dwelling units.
- BC-1 Business Community 1 (CB-D) One lot east of 2747 Glenwood Ct. Includes 47

4



properties/39 dwelling units.

- RM-1 Residential Medium 1 (MR-D) Directly adjacent on the north property line. Includes 33 properties/32 dwelling units.
- RM-2 Residential Medium 2 (MR-E) Zone to the southwest. Includes 33 properties/61 dwelling units.
- RM-3 Residential Medium 3 (MR-X) Zone to the northwest. Includes 92 properties/85 dwelling units.

Criteria for Review

SITE DESIGN

Open Space

a. The existing site supports the 30% open space requirement, regardless of the impact of a new building. With a maximum FAR of 1.0 and an overall site area of 82,432sf, the total floor area of all structures on the site is limited to that same 82,432sf. The existing building constitutes 33,898sf. The total allowable floor area for a new building is therefore limited to the difference of 82,432 and 33,898, or 48,534sf. A new building will not challenge that threshold based on the constraints of height, actual buildable area and parking. The final floor area of the new building is approximately 30,558sf.

b. Open space is arranged to provide both private patio and porch open space for each individual unit.

c. Common open space areas are also provided with both south and east solar orientation open space and shaded open space on the north portions of the site.

d. The arrangement of the building addition and site pedestrian circulation has been developed to preserve as many trees in good condition as possible. The arrangement of the open space at the perimeter of the building allows for ground water drainage around the building on the site.

e. The arrangement of the open space surrounding the building provides a relief to the building by providing separation from the building to the site perimeter.



f. A more active open space with the lawn area at the eastern portion of the site. The south property line along Glenwood provides for a safe and convenient proximity to the residential units.

Name	Level	Area	Comments
	1	1	
NB - PARKING	1		
(E) OPEN SPACE (O/S - SITE)	NB - PARKING	11088 SF	
(E) WETLAND (O/S)	NB - PARKING	18239 SF	BASED ON 50% MAX OF USABLE OPEN SPACE, ONLY 12,365 SF MAY BE USED IN CALCULATIONS
ENHANCED WALK (O/S)	NB - PARKING	2976 SF	
LANDSCAPE (O/S - PARKING)	NB - PARKING	1692 SF	MIN. 5% OF UNCOVERED OPEN PARKING LOT AREA (10,738 SF); 15% PROVIDED
LANDSCAPE (O/S)	NB - PARKING	3374 SF	
ST BIKE (O/S - SITE)	NB - PARKING	368 SF	
TREE LAWN (O/S)	NB - PARKING	15 SF	
		37751 SF	
NB - LEVEL 2			
UNIT BALCONY (O/S)	NB - LEVEL 2	527 SF	
		527 SF	
NB - LEVEL 3			
UNIT BALCONY (O/S)	NB - LEVEL 3	527 SF	
		527 SF	
Grand total		38805 SF	

Landscaping

a. The project will be designed with a variety of plant materials providing yearround interest and color, including proposed local native vegetation. There will be an emphasis on the circulation/gathering area between the new and existing buildings referred to on the site plan as the 'Paseo'. In addition to the plantings, the hard surface material to be identified for that area will be selected to blend with the exterior colors of the buildings.

b. Every attempt (including the City of Boulder recommendations for preservation) shall be made to preserve and protect any native species that exist on site. With the preservation of the above- mentioned trees, and some thoughtfully spaced larger shrubs, the size of plant materials at the time of construction will significantly exceed the landscaping regulations of sections 9---9---12 and 9---9---13.

c. The landscaping along Glenwood, with the preservation of the mature trees,



parking landscape buffering and thoughtfully placed decorative turf, shrubs and perennials will contribute to the development of an attractive site plan.

Circulation

a. The project is unique with its close proximity to a large city park (Elmer's Two Mile Park), bus service on the adjacent Folsom Street and 28th Street main vehicular access, vehicular parking on the west and east side of the property, existing pedestrian sidewalk along Glenwood, Folsom and 28th Street, existing bike routes, and retail services (Safeway and nearby retail and restaurants).

b. The close proximity to these facilities and multi modal transit opportunities provides safe and convenient mobility connections, reduces reliance on automobile transportation and encourages walking, biking and other alternatives to single occupant vehicles. There are 96 bus stops, and one park-n-ride within a mile of the property.

c. Through the use of travel demand management techniques, this project will provide easily accessible alternate modes of transportation to single-occupant vehicle use.

d. The on-site facilities for external linkage, including pedestrian and bicycle access to the convenient Glenwood, Folsom and 28th Street sidewalks, with very close proximity to bus transit and lighted cross walk on all sides of the Glenwood/28th Street intersection sidewalk and bus transit, plus pedestrian cross walk on the west side at Glenwood and Folsom and bus transit. Automobile access is limited to the existing property entrance to the south, safely separating the living areas from the noise and exhaust of vehicles. The unit entries are provided with pedestrian walkways with short---term bicycle parking and basement level long term bicycle parking safely located on the south side of the property.

e. The amount of property on-site devoted to the street system is minimized with the proposed parking leaving the remainder of the site for open space, pedestrian walkways, bicycle storage and landscaping.

7

Building design, livability and relationship to the existing or proposed surrounding area

This section will be updated and refined for formal site review based on concept review comments received from the city.



a. The new building will be strategically placed at a well-proportioned distance from the elbow of the existing L-shaped apartment building. This arrangement will facilitate a more structured and activated circulation zone for the site as a whole. Furthermore, by positioning the new building well within the west property boundary, an ample visual buffer will be created between the project and the existing residential single-family zoning. A neighborhood compatibility analysis will also be provided as part of formal site review.

b. Three stories above grade and a 35' building height are allowed with the RH-4 zoning and the height of the new building will remain at or below that height limit. This height is similar or below the heights of existing buildings in the immediate area.

- c. The orientation of the building, lower than maximum building height and meeting or exceeding the side and rear setbacks, minimizes shadows on the property and blocking of views from adjacent properties.
- d. The character of the area transitions fairly abruptly from commercial to residential by way of the Elmer Creek Path that frames the eastern edge of the site. The project compatibility with the surrounding built environment is made possible by respecting the exterior finish materials of the surrounding area while maintaining a contemporary aesthetic typical of other multi-family projects. The down lighting that will be provided will be subdued to provide safe illumination in keeping with the surrounding area.
- e. Due to the limited size of the property, no public amenities or public facilities will be provided on site.
- f. This project will include efficiency units (ELUs), 1-bedroom and 2-bedroom units, which will help bolster the supply of available dwelling units for the community.
- g. Noise is minimized between the units based on the location and the configuration of the units, which feature most portions of each unit stacking over the same unit. The building layout also maximizes the exterior unit walls and minimizes the interior common walls between units minimizing the noise between units.
- h. New units will be compliant with new HERS ratings and standards associated with new construction.



- i. Minimal impact to the site existing contours is anticipated as the design of the new/existing buildings conforms to the natural contours of the site.
- j. The location of the building addition is constrained by the lot configuration and the open space provided at the north and east portions of the site. The new building largely occupies what is currently a surface parking lot in disrepair.
- k. The building addition and the existing building mass including the roofs are within the Solar Access Area II and the primary building orientation is north/south.
- I. The proposed landscaping is not located to provide shading effects on adjacent properties.
- m. The location of this property allows for multi-modal transportation options and alternatives to cars, due to the extremely close access to the RTD bus stops on 28th Ave. and Glenwood Dr. Immediate adjacency to the Elmer Creek Bike Path further supports a reduction in anticipated car usage.

Due to these overwhelming alternative transportation options, a TDM plan, and location we feel the residents of these units will not require more than 2 parking spots per unit.

Covenants

• None

Parking Restrictions

Parking count assumes the utilization of some portion of the 25% parking reduction because this would be reviewed on a staff level rather than site review per the zoning reforms. With approximately 57 parking spaces available on the site, that number represents approximately 82% of 70 required spaces. - existing parking required for 37 unit bldg: 46

- studios: 1 per unit x 8 = 8
- 1br: 1 per unit x 10 = 10
- 2br: 1.5 per unit x 4 = 6

Total Parking Required: 70

Total Parking Provided (25% reduction allowed): 57 (18% reduction to be requested)



Information or education materials or programs that may reduce single-occupant vehicle trip generation to and from the site

• Implementation of a Transportation Demand Management Plan to be developed and proposed during site review. Plan will include unbundled automobile parking, eco passes for residents, and secured long term, bike parking.

PROPOSED LAND USE

Housing Type

• High density residential for rent apartments

Mix / Sizes

• The proposed unit mix for the new building will consist of studios, 1br, and 2br units weighted more heavily toward studios and 1br units. When factoring parking requirements (including a 25% reduction), the total unit count is approximately 22 as outlined below.

Preserving existing housing stock. Preserved unit rental costs currently don't vary much from deed restricted 60% AMI units.

- Studios/efficiency: 8 units | ~470sf (no more than 40% of total in building) (36% of total unit count)

- 1br: 10 units | ~627sf
- 2br: 4 units | ~1078sf

Total new units: 22*

*The unit mix is driven primarily by a desire for smaller units as well as the 40% max allowable for efficiency units.

Anticipated Rental Prices or New proposed Units

- Studios/efficiency: 8 units | ~470sf | \$1,600/month
- 1br: 10 units | ~627sf | 2,100/month
- 2br: 4 units | ~1078sf | \$2,700/month

Percentage of affordable units to be included

• Zero. Inclusionary housing will be met with cash in lieu fee.



Special design characteristics that may be needed to assure affordability

• The concept of this project aims to preserve existing housing as opposed to razing the entire site, while adding new units to aid in satisfying the growing population and housing stock demands.

CONCEPT REVIEW SUBMITTAL SET FOR

LEGAL DESCRIPTION: OUTLOT A HIGH MEADOWS 3 & TR 2343 20-1N-70 AS PER 816838 01/05/87 BCR ID 3178 COMB HERE PER OWNER REQUEST 1988

ALSO KNOWN AS

ABODE

2717 GLENWOOD DR. BOULDER, CO 80304 CONCEPT REVIEW 02.09.2024

GENERAL PROJECT DATA

PROJECT DESCRIPTION:

PARTIAL REDEVELOPMENT OF THE 1.89 ACRE SITE THAT CURRENTLY CONTAINS A 2-STORY, 37-UNIT (1 & 2 BEDROOM) SINGLE-LOADED APARTMENT BUILDING. THE PROPOSED NEW 3-STORY APARTMENT BUILDING IN THE SOUTHWEST PORTION OF THE PROPERTY WILL PROVIDE 22 ADDITIONAL DWELLING UNITS (EFFICIENCY LIVING UNITS, 1 BEDROOM & 2 BEDROOM).

ZONING DISTRICT:

RH-4

APPLICABLE CODES:

2018 IBC W/ LOCAL AMENDMENTS 2017 IECC 2018 IMC 2018 IPC 2018 IFGC NEC 2020

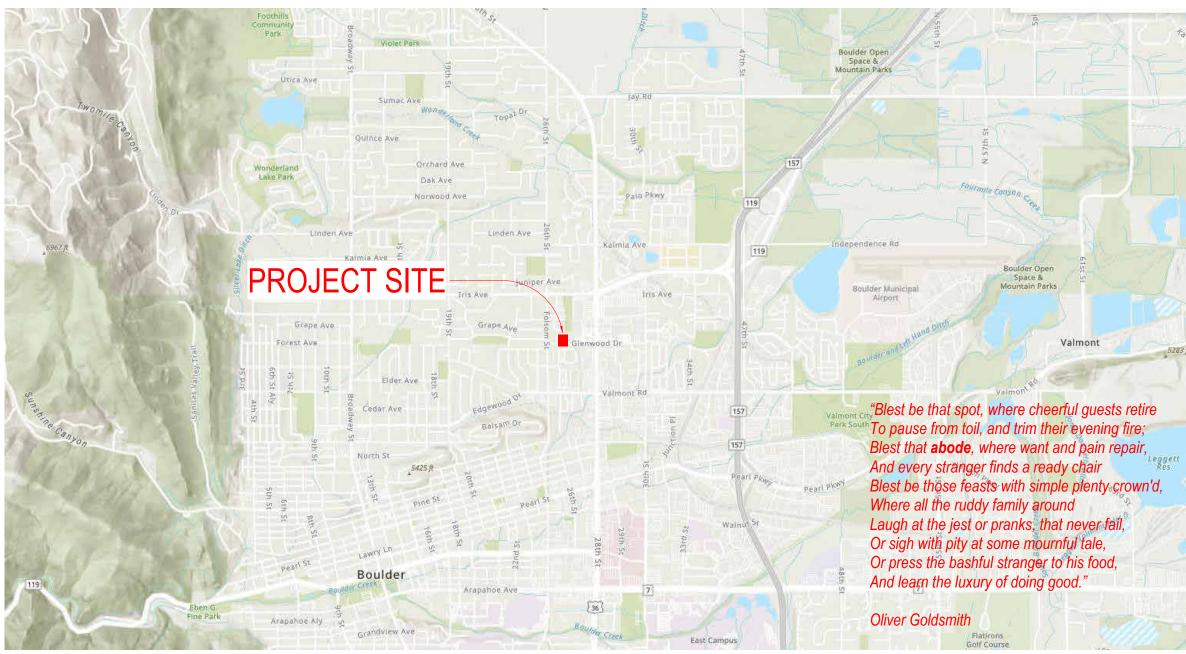
BOULDER REVISED CODE (BRC), 1981 BOULDER DESIGN AND CONSTRUCTION STANDARDS 2020 CITY OF BOULDER ENERGY CONSERVATION CODE ICC/ANSI A117.1 (2003) ADAAG 2010



Attachment A - Applicant's Written Statement and Proposed Plans

	TABLE OF CONTENTS
Sheet Number	Sheet Name
CR-0	COVER SHEET
CR-1	VICINITY MAP / INTRODUCTION
CR-2	CONTEXT MAP
CR-3	SURVEY
CR-4	LAND USE / ZONING
CR-5	FLOODPLAIN / WETLANDS
CR-6	ARCHITECTURAL SITE PLAN
CR-7	BUILDING PLANS - LEVELS 2, 3 & ROOF
CR-8	DWELLING UNIT TYPES
CR-9.1	BUILDING ELEVATIONS
CR-9.2	BUILDING ELEVATIONS
CR-10	SITE AXONOMETRICS
CR-11	RENDERINGS
CR-12	OPEN SPACE ANALYSIS
CR-13	FLOOR AREA CALCULATIONS
CR-14	TREE INVENTORY

CITY APPROVALS & USE ONLY	1



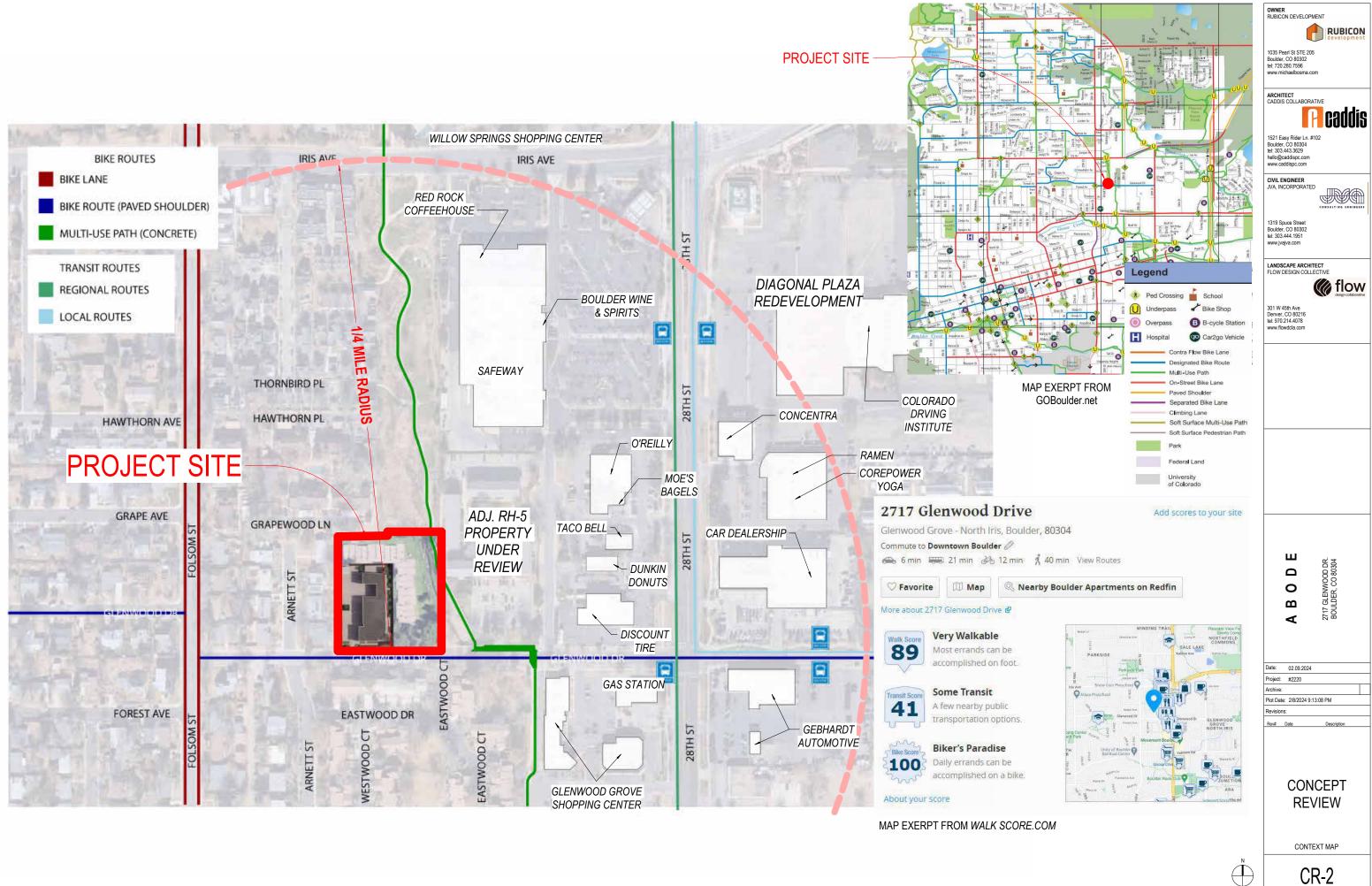
Introduction

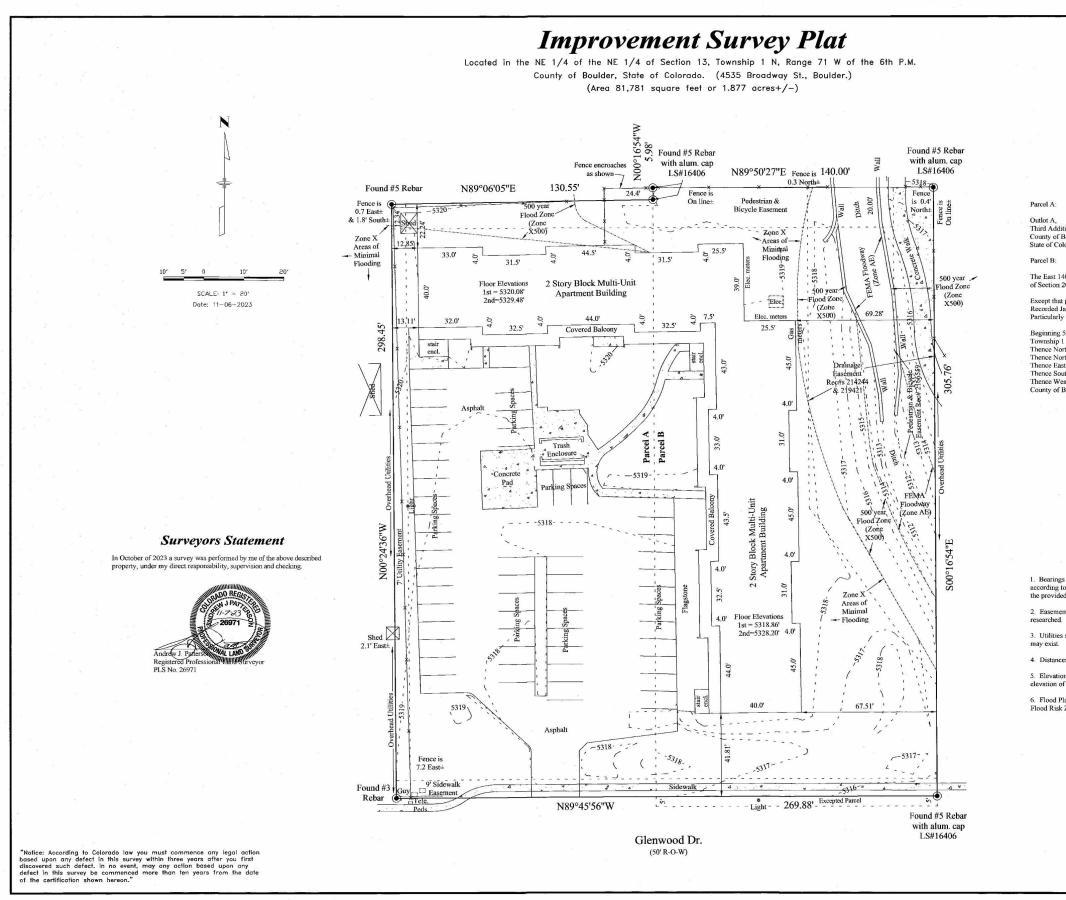
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	1035 Pearl St STE 205
	Boulder, CO 80302 tel: 720.280.7596 www.michaelbosma.com
	1521 Easy Rider Ln. #102
	Boulder, CO 80304 tel: 303.443.3629 hello@caddispc.com www.caddispc.com
	CIVIL ENGINEER JVA, INCORPORATED
	CONSULTING ENGINEERS
	Boulder, CO 80302 tel: 303.444.1951 www.jvajva.com
	LANDSCAPE ARCHITECT FLOW DESIGN COLLECTIVE
	301 W 45th Ave Derver, CO 80216 tel: 970.214.4078 www.flowdcla.com
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	Date: 02.09.2024 Project: #2220
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	CONCEPT
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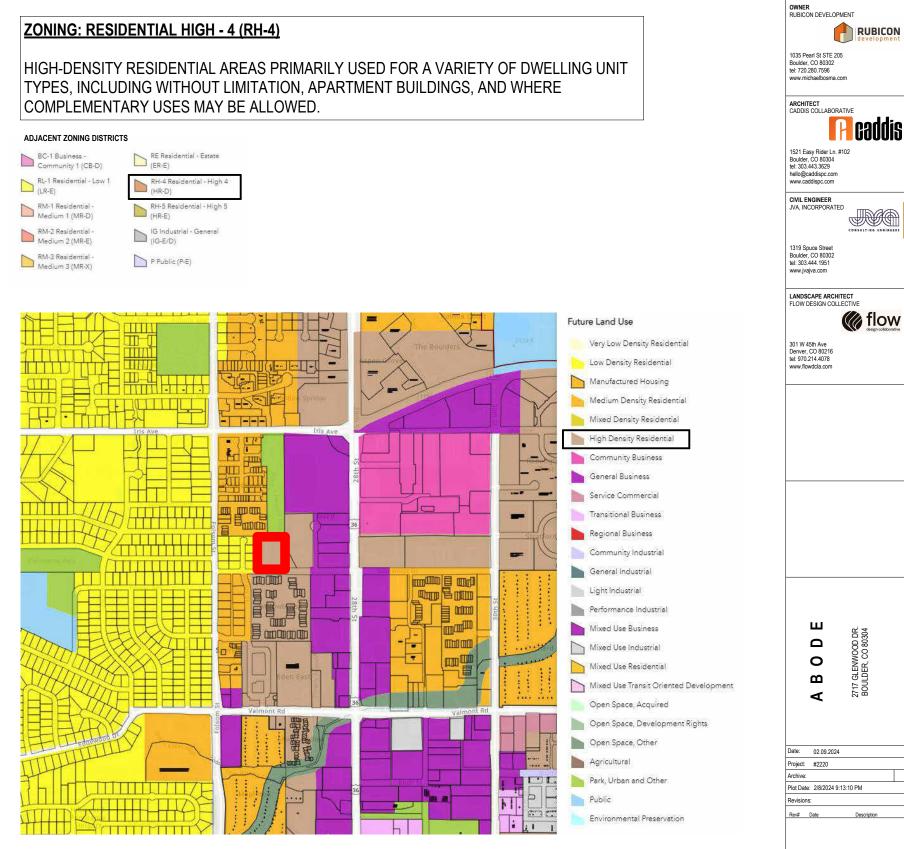


Attachment A - Applicant's Written Statement and Proposed Plans

	2		OWNER RUBICON DEVELOPMENT
			RUBICON
			1035 Pearl St STE 205 Boulder, CO 80302
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		1 S 4	LANDSCAPE ARCHITECT FLOW DESIGN COLLECTIVE
40.00 Feet of the S1/2 of the SW1/4 of th 20, Township 1 North, Range 70 West of			flow design collective
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January 17, 1966 as Reception NO. 80479 y described as follows:	94 on Film 557, More		301 W 45th Ave Denver, CO 80216 tel: 970.214.4078
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s shown were located in the field at the ti	me of the survey. Others		GLENW GLENW
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BVCP LAND USE: HIGH-DENSITY RESIDENTIAL

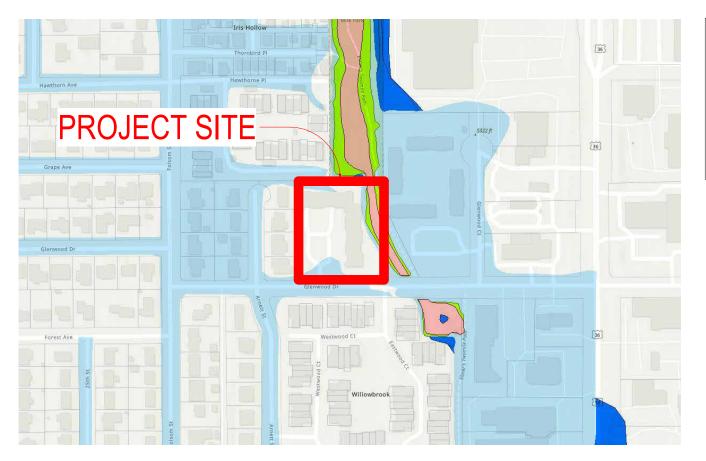
THE PROPERTY HAS A HIGH-DENSITY LAND USE DESIGNATION IN THE BOULDER VALLEY COMP PLAN (BVCP) AND IS ZONED RH-4. THE PROPOSED PROJECT IS IN ALIGNMENT WITH THE LONG-TERM DENSITY AND INTENSITY STANDARDS FOR THE SITE AND CONTRIBUTES TO THE CURRENT LAND USE ENVISIONED FOR THE AREA.

Attachment A - Applicant's Written Statement and Proposed Plans

LAND USE / ZONING	

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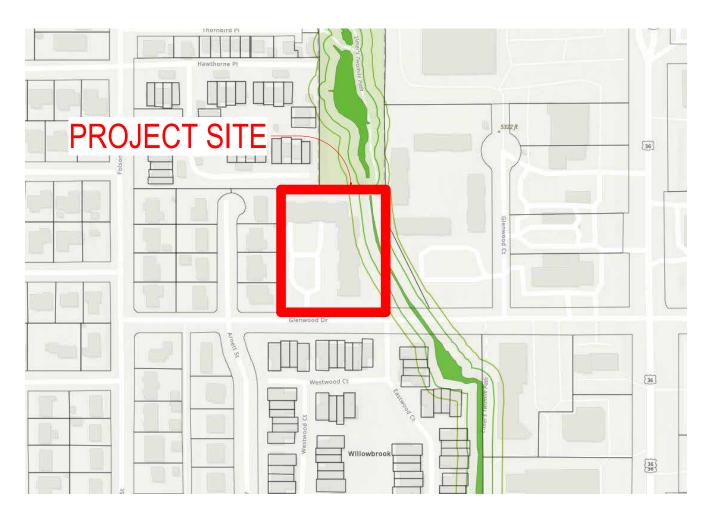
CONCEPT REVIEW



FLOODPLAIN

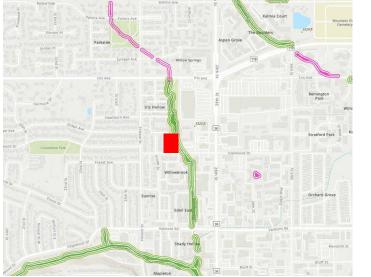
THE SMALL PORTION OF THE PROPOSED DEVELOPMENT SITE LIES WITHIN THE 500-YEAR FLOODPLAIN ALTHOUGH THE PROJECT IS NOT DEFINED AS EITHER A CRITICAL CARE FACILITY OR LODGING AND IS THEREFORE NOT REQUIRED TO BE ELEVATED OR FLOODPROOFED. ELMERS TWOMILE CREEK BISECTS A SMALL PORTION OF THE NORTHEAST CORNER OF THE SITE WHICH IS CONSTRAINED BY EASEMENTS TO ACCOMMODATE THE ASSOCIATED DRAINAGEWAY. THE PROPOSED DEVELOPMENT LIES OUTSIDE OF THE DRAINAGE EASMENT.





WETLANDS

THE WETLAND BOUNDARIES EXTEND INTO THE NE PORTION OF THE SITE BUT DO NOT IMPACT THE PROPOSED SITE IMPROVEMENTS. PER THE ADOPTED ZONING ORDINANCE, ONLY A PORTION OF THE WETLAND AREA CAN BE COUNTED TOWARD OPEN SPACE (NO MORE THAN 50% OF REQUIRED OPEN SPACE). RE: OPEN SPACE CALCULATIONS ON CR-12



Attachment A - Applicant's Written Statement and Proposed Plans

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High Hazard Zone (HF	łZ)
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OWNER RUBICON DEVELOPMENT



MUNICIPLE CODE ZONING REFORM SUMMARY FOR 2717 GLENWOOD DRIVE, BOULDER CO

General takaways from potential zoning reforms per City Council Agenda Item 6A.

1. The existing site supports the 30% open space requirement, regardless of the impact of a new building.

2 With a maximum FAR of 1.0 and an overall site area of 82 432sf the total floor area of all structures on the site is limited to that same 82,432sf. The existing building constitutes 33,898sf. The total allowable floor area for a new building is therefore limited to the difference of 82,432 and 33,898, or **48,534sf**. A new building will likely not challenge that threshold based on the constraints of height, actual buildable area and parking. The final floor area of the new building will likely be closer to 30,000sf.

3. Based on client input, the proposed unit mix for the new building will consist of studios, 1br, and 2br units weighted more heavily toward studios and 1br units. When factoring parking requirements (including a 25% reduction), the total unit count is approximately 22 as outlined below

- studios/efficiency (no more than 40% of total in building):	8 (36%
- 1br	10
<u>- 2br</u>	4
Total new units:	22*

*The unit mix is driven primarily by a desire for smaller units as well as the 40% max allowable for efficiency units.

4. Parking count assumes the utilization of some portion of the 25% parking reduction because this would be reviewed on a staff level rather than site review per the zoning reforms. With approximately 58 parking spaces available on the site, that number represents approximately 83% of 70 required spaces. A full utilization of the 25% parking reduction would equate to 77 spaces (58/77 = 75%) which translates up to an additional 7 units depending on available space and final unit size and mix.

- existing parking required for 37 unit bldg:	46
- studios: 1 per unit x 8 =	8
- 1br: 1 per unit x 10 =	10
- 2br: 1.5 per unit x 4 =	<u>6</u>
Total Parking Required:	70
Total Parking Provided (25% reduction allowed):	57 (18
requested)	

5. Summary: This proposed site plan approach, with the Zoning reforms considered, utilizes the originally proposed parking and unit sizes for studios, 1br and 2br units. The resulting layout includes approximately 11 units at level 2 and 11 units at level 3 in a double-loaded building configuration.

Efficiency Unit Type:

9-16-1. - General Definitions.

Efficiency living unit means a dwelling unit that contains a bathroom and kitchen and does not exceed a maximum floor area of four hundred seventy-five square feet.

9-6-3. - Specific Use Standards - Residential Uses

(f)Efficiency Living Unit: (I)Clinicarity Living Ont. (2)In the RH-1, RH-2, RH-4, RH-5, MU-4, BT-1, BT-2, DT-4, DT-5, DT-1, DT-2, and DT-3 Zoning Districts:(A)Review Process: In the RH-1, RH-2, RH-4, RH-5, MU-4, BT-1, BT-2, DT-4, DT-5, DT-1, DT-2, and DT-3 zoning districts, efficiency living units are allowed by right if less than 40 percent of total units in the building are efficiency living units. Efficiency living units that are not allowed by right may be approved only pursuant to a use review.

9-8-7. - Density and Occupancy of Efficiency Living Units. (a)Dwelling Unit Equivalents for Efficiency Living Units: For purposes of the density limits of Section 9-8-1, "Schedule of Intensity Standards," B.R.C. 1981, two efficiency living units constitute one dwelling unit. (b) Dwelling Unit Equivalents for Growth Management Allocations: For purposes of counting dwelling units with the section of the se under the provisions of Chapter 9-14, "Residential Growth Management System," B.R.C. 1981, two efficiency living units equal one dwelling unit.(c)Dwelling Unit Equivalents for Moderate Income Housing: For purposes of counting dwelling units under the provisions of Ordinance No. 4638, as amended, "Moderate Income Housing," one efficiency living unit equals one dwelling unit.(d)Maximum Occupancy: No more than two persons shall occupy an efficiency living unit. Ordinance No. 7597 (2008)

TABLE 9-2: USE SPECIFIC MOTOR VEHICLE PARKING REQUIREMENTS FOR RESIDENTIAL USES

IN ALL ZONES Efficiency units, transitional housing 1 space per DU

Applicable Zoning changes from the Boulder City Council Agenda Item 6-A dated June 15, 2023. Adoption of changes anticipated by Aug 17 or Sept 21, 2023.

9-8-2. - Floor Area Ratio Requirements. Calculating Floor Area Ratios and Floor Area Ratio Additions: The floor area ratio shall be calculated based on all buildings on a lot according to the definitions in Chapter 9-16, B.R.C., 1981, "Floor Area," "Floor Area Ratio," "Uninhabitable Space," and "Basement". In addition to the floor area ratio limitations set forth in Table 8-1, Intensity Standards, B.R.C. 1981, floor area ratio additions may be added above the base floor area ratio and certain floor areas may be excluded from the floor area calculations as set forth in Table 8-2 of this section.

Floor area means the total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion thereof, which includes stainways, elevators, the portions of all exterior elevated above grade corridors, balconies, and walkways that are required for primary or secondary egress by Chapter 10-5, "Building Code," B.R.C. 1981, storage and mechanical rooms, whether internal or external to the structure, but excluding an atrium on the interior of a building where no floor exists, a courtyard, the stairway opening at the uppermost floor of a building, and floor area that meets the definition of uninhabitable space.

Floor area ratio (FAR) means the ratio of the floor area of a building to the area of the lot on which the building is situated

Uninhabitable space means a room or portion thereof that is six feet or less in floor to ceiling height, or a room solely used to house mechanical or electrical equipment that serves the building, including, without limitation, heating, cooling, electrical, ventilation and filtration systems, or any parking facility located completely below grade on all sides of the structure regardless of the topography of the site (see definition of "floor area").

Item 4A - 2717 Glenwood Concept Plan

Attachment A - Applicant's Written Statement and Proposed Plans

% of total unit count)

8% reduction to be

ZONING CODE COMPLIANCE		
ZONING CLASSIFICATION	RH-4	
LOT SIZE	82,443 SF	
FAR	1.0	
ALLOWABLE FLOOR AREA 82,443 SF		
TOTAL FLOOR AREA PROVIDED 61,456 SF		
EXISITNG	30,898 SF	
NEW (PROPOSED)	30,558 SF	
ALLOWABLE HEIGHT	35'	
PROPOSED HEIGHT 35'		
OPEN SPACE REQUIRED 30% (24,733 S		
OPEN SPACE PROVIDED 39% (32,932 SF)		

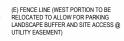
VEHICLE PARKING	
PARKING STALLS REQUIRED PER CITY CODE	70
TOTAL PARKING STALLS PROVIDED	57
LOADING	1
TOTAL PARKING REDUCTION	18%
TOTAL ADA STALLS REQUIRED	3 INCL. 1 VAN
TOTAL ADA STALLS PROVIDED	3 INCL. 1 VAN
TOTAL EV CAPABLE STALLS REQUIRED	14 STALLS
TOTAL EV CAPABLE STALLS PROVIDED	14 STALLS
TOTAL EV CHARGING STATIONS REQUIRED	2 STATIONS
TOTAL EV CHARGING STATIONS PROVIDED*	2 STATIONS

* ALL SPACES TO BE PREWIRED AS EV READY PER 2020 CITY OF BOULDER ENERGY CONSERVATION CODE, TABLE C405.11.1

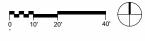
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TOTAL BICYCLE PARKING STALLS REQUIRED 118	TOTAL S	HORT TERM BICYCLE STALLS AT GRADE	30
	TOTAL L	ONG TERM BICYCLE PARKING STALLS	90
BICYCLE PARKING	TOTAL B	ICYCLE PARKING STALLS REQUIRED	118
	BICY	CLE PARKING	

* MECHANIC STATION TO BE PROVIDED (WEST OF LONG TERM AREA)

INDICATED EXTENTS OF R-2 PORTION OF BUILDING ABOVE AT LEVELS 2 &3

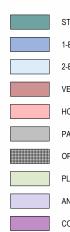


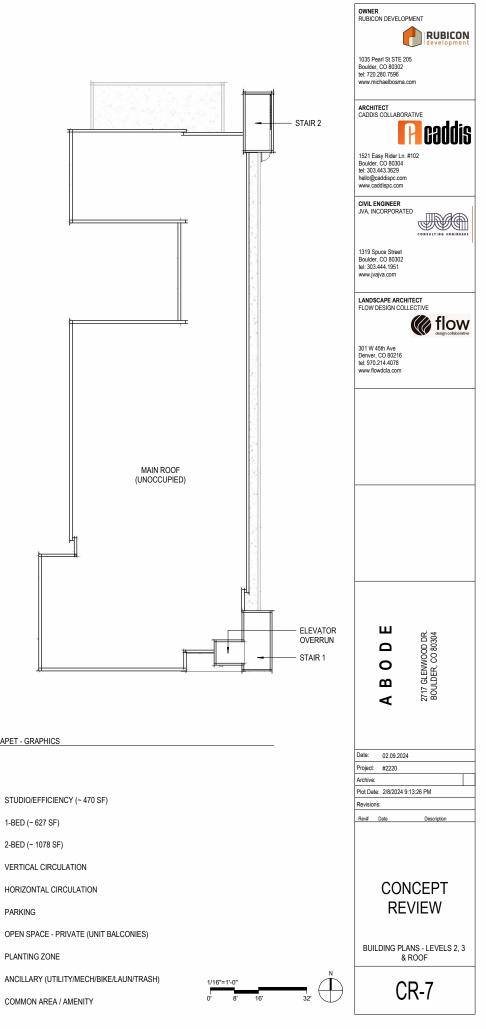
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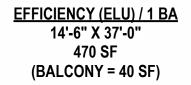


UNIT COUNTS		
EFFICIENCY LIVING UNITS (ELU)*	8	
1-BR DWELLING UNIT	10	
2-BR DWELLING UNIT	4	
TOTAL UNIT COUNT (NEW BUILDING)	22	
TOTAL UNIT COUNT (EXISTING)	37	
TOTAL UNIT COUNT (OVERALL SITE)	59	
TOTAL DWELLING UNIT COUNT (OVERALL SITE)	55	
* (2) ELU'S = 1 DWELLING UNIT		



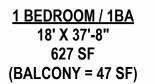




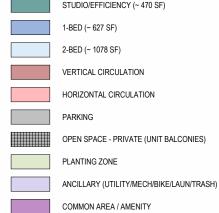




6' - 8"







Attachment A - Applicant's Written Statement and Proposed Plans

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

OWNER RUBICON DEVELOPMENT			
1035 Pearl St STE 205 Boulder, CO 80302 tel: 720.280.7596			
www.michaelbosma.com			
ACCHITECT CADDIS COLLABORATIVE			
1521 Easy Rider Ln. #102 Boulder, CO 80304 tei: 303.443.3629 Heilo@caddispc.com www.caddispc.com			
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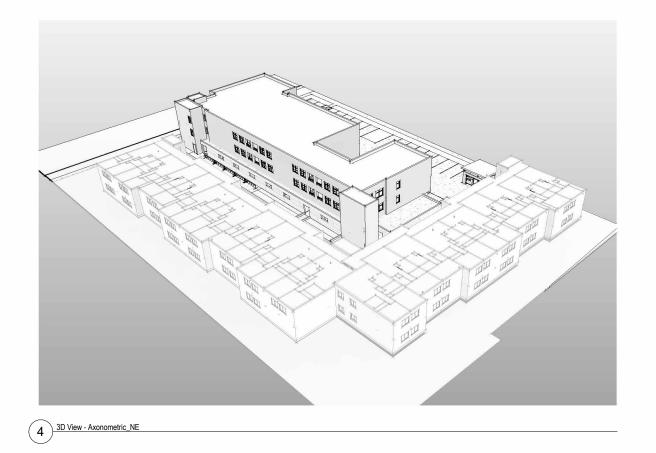


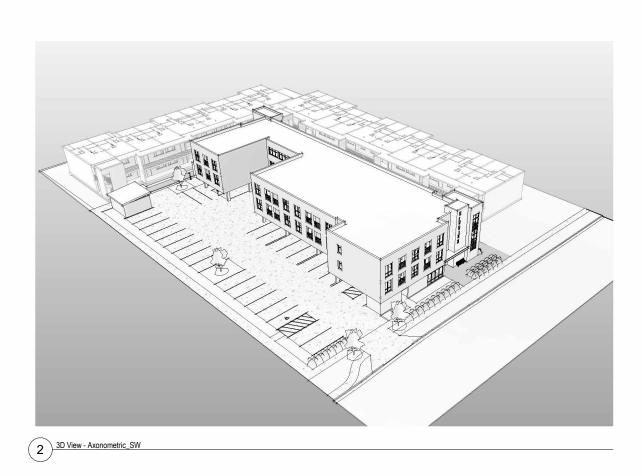
2 EAST ELEVATION 1/8" = 1'-0"

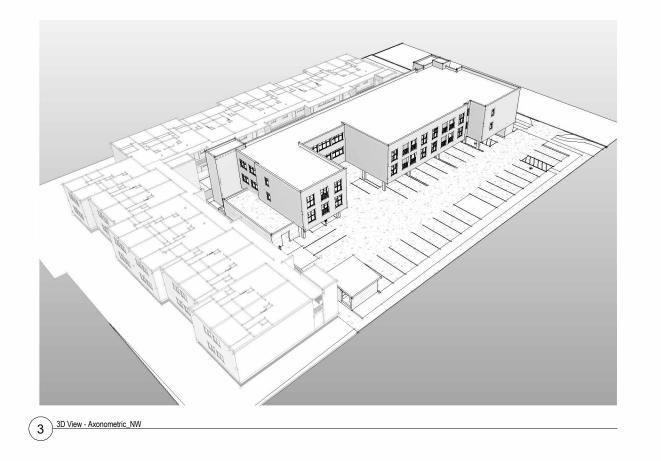


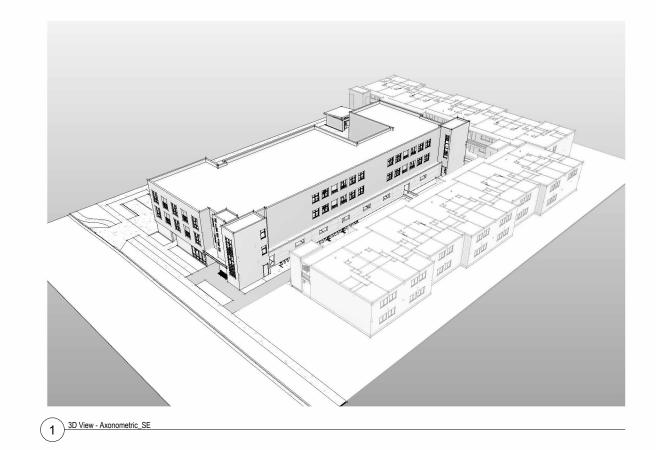
1 NORTH ELEVATION 1/8" = 1'-0"











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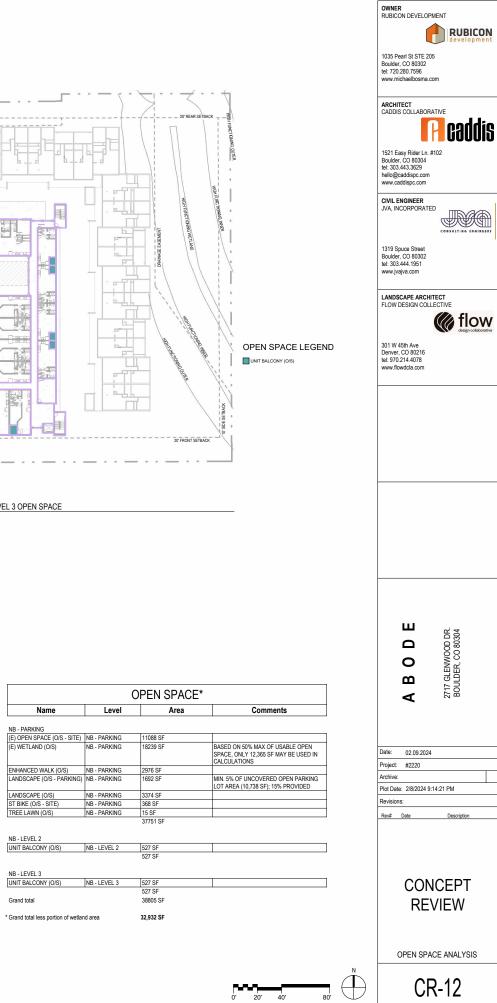
2 <u>3D View - SW @ Grade_20240109</u> 12" = 1'-0"



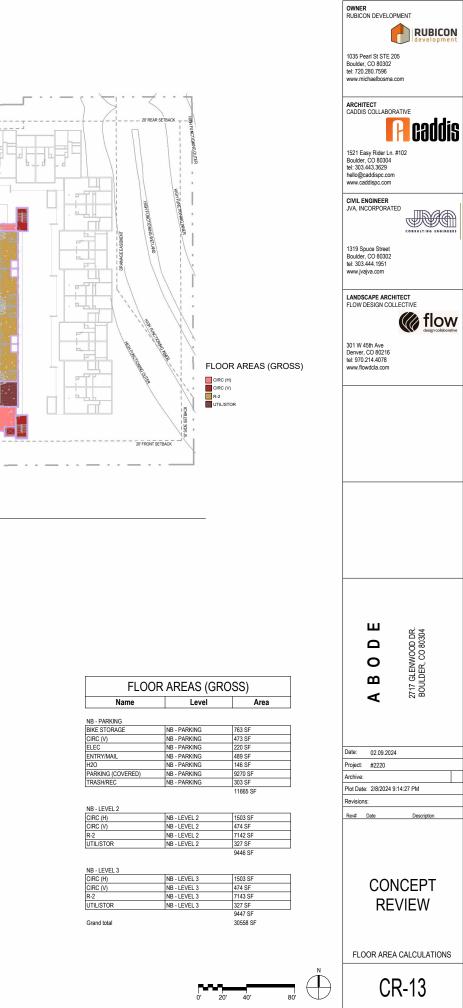
1 3D View - SE @ Grade_20240109 12" = 1'-0"

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January 3, 2024

Care of: Molly Beytien 2717 Glenwood LLC 1035 Pearl Street, Suite 205 Boulder, CO 80302 Phone: (720) 626-0786 Email: mollybeytien@me.con

RE: 2717 Glenwood Tree Inventory, Boulder, Boulder County, Colorado

Ecological Resource Consultants, LLC (ERC) conducted an inventory of existing trees located at 2717 Glenwood Drive (Site), located in Boulder, Boulder County, Colorado. The purpose of the inventory was to locate and identify the species of trees present, measure the trunk diameter at breast height (dbh) and evaluate the general health of the trees identified on the subject Site. The tree inventory was completed in general accordance with Boulder Municipal Code 9-2-14(d)(18).

General Site Description

The Site is approximately 1.88 acres +/- in size and made up of an L-shaped 2-story brick multi-unit apartment building with a paved parking lot and associated landscaping. The north side of the Site is bound by residential townhomes and an unnamed drainage ditch. The east is bound by the unnamed drainage ditch, a paved pedestrian and bicycle easement and additional apartment complexes. The south is bound by Glenwood Drive and additional townhomes. The west is bound by Arnett Street and single-family residential homes.

Method

ERC performed the tree inventory on December 21, 2023 in accordance with Boulder Revised Code (BRC)/Title 9 -Land Use Code/Chapter 2 - Review Processes/Section 9-2-14. The weather was warm and sunny and the deciduous trees were in a dormant state. ERC inventoried, per the Code, each tree with a diameter of 6" inches and over by identifying the species, measuring the trunk diameter at breast height (dbh) (at approximately 54 inches above the ground) using a 20-foot diameter tape, and evaluating the general condition (health) of each tree. Trees with a dbh of less than 6 inches were not included in the inventory. The tree inventory was verified by a Licensed Certified Arborist (Contractor License #RM-0753A). Tree Condition Ratings are described in Table 1. A summary of results is provided in Table 2. Specific tree information is provided in Table 3. A Tree Inventory Map prepared by ERC is enclosed as Figure 1. The mapping depicts the general location of each tree and provides an identification number (location and identification numbers have been provided as a range in areas with the high density of trees) that corresponds to Table 3. Each tree point was mapped on an aerial image in the field and composited into an existing AutoCAD file.

Emerald Ash Borer

The emerald ash borer (Agrilus planipennis Fairmaire) (EAB) is an exotic beetle that specifically attacks green ash trees and has been documented infesting and killing ash trees in Boulder County. All species of ash tree will be susceptible to EAB and tree mortality. The Colorado Forest Service

D#	Common Name	Scientific Name	DBH (in)	Condition	Comments
40	Newport plum	Prunus cerasifera	8.5	Good	
41	Newport plum	Prunus cerasifera	11.5	Good	
42	Eastern cottonwood	Populus deltoides	28.5	Fair	
43	Linden little leaf	Tilia cordata	14.5	Good	
44	Linden little leaf	Tilia cordata	8.5	Good	
45	Green ash	Fraxinus pennsylvanica	27	Poor	EAB
46	Linden little leaf	Tilia cordata	8.5	Good	
47	Siberian elm	Ulmus pumila	23	Good	
48	Linden little leaf	Tilia cordata	10	Good	
49	Siberian elm	Ulmus pumila	8	Poor	
50	Eastern cottonwood	Populus deltoides	36	Good	
51	Eastern cottonwood	Populus deltoides	30	Good	
52	Rocky Mountain juniper	Juniperus scopulorum	14	Good	
53	Siberian elm	Ulmus pumila	6	Good	
54 otes O# re	efers to Figure 1. Tree Inventor	Ulmus pumila ry eight measured 54 inches abov	8 ve ground	Good	
54 otes D# re BH r AB r AB r azar epor colo	fers to Figure 1. Tree Invento	ry rg ht measured 54 inches abov or pedestrians , Inc. Certified Ecologist	_	Good	
54 otes D# re BH r AB r AB r AB r AB r AB r AB r (azar colo)	ż fers to Figure 1. Tree Invento efers to diameter at breast ho efer to section above d poses risk to property and/a t completed by: gical Resource Consultants Worley, Project Ecologist,	ry rg ht measured 54 inches abov or pedestrians , Inc. Certified Ecologist	_	Good	

4

Chris Becker, Certified Arborist (Contractor License # RM-0753A) St Vrain Arbor Care, LLC (City of Boulder LIC-006734-Arbor) (720) 299-1537



2717 Glenwood Drive- Tree Inventory

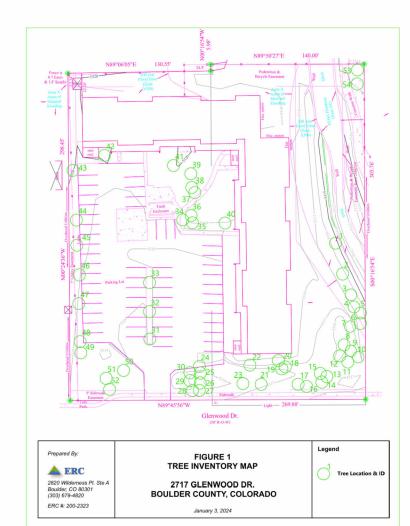
ecommends EAB treatments for Boulder County and should be done in accordance with the Boulder County Emerald Ash Borer Management Plan

Tree Condition Ratings	Description	Recommendations
Excellent	 Healthy, vigorous tree No apparent signs of insect, disease or mechanical injury No corrective work required Form representative of the species 	- No action currently necessary
Good	 Better than average vigor Little corrective work needed Not quite perfect form 	- No action currently necessary
Fair	 Average condition and vigor for the area May be in need of some corrective pruning or repair May lack desirable form characteristics of the species May show minor insect injury, disease, or physiological problem 	 Regular maintenance to remove dead branches Treat disease to improve the overall health
Poor	 General state of decline May show severe mechanical, insect or disease damage Death not imminent May require major repair or renovation 	Remove dead or decaying limbs Treat disease aggressively Remove tree if necessary
Very Poor	 Includes "poor" above but is more extreme in that no amount of repair or renovation will lead to a desirable and sustainable tree Costs would exceed any benefit 	- Remove tree

Table 2. Summary of Site Results Tree Condition Rating Individual Trees Species Identified within the Site

Excellent	0	Green ash (Fraxinus pennsyliv Honey locust (Gleditsia triaca	
Good	37	Rocky Mountain juniper (Juniperus scopulorum) Eastern cottonwood (Populus deltoides) Newport plum (Prunus cerasifera) Crack willow (Salix fragilis)	
Fair	12		
Poor	5	Linden little leaf (Tilia cordato Siberian elm (Ulmus pumila)	2)
Very Poor	0		
Total Trees within the Site	54	Species in total	8

During any future land use changes, landscape plans should utilize native, City of Boulder approved tree species and remove or manage undesirable tree species.



ERC

able 3.	- Existing	Tree	nventory	

ID#	Common Name	Scientific Name	DBH (in)	Condition	Comment
1	Siberian elm	Ulmus pumila	34	Good	
2	Siberian elm	Ulmus pumila	29.5	Good	
3	Eastern cottonwood	Populus deltoides	92	Good	
4	Crack willow	Salix fragilis	67	Good	
5	Crack willow	Salix fragilis	65	Good	
6	Crack willow	Salix fragilis	75	Fair	Hazard
7	Crack willow	Salix fragilis	42	Good	
8	Crack willow	Salix fragilis	41	Poor	
9	Crack willow	Salix fragilis	69	Poor	
10	Crack willow	Salix fragilis	43	Fair	
11	Crack willow	Salix fragilis	64.5	Fair	
12	Crack willow	Salix fragilis	41	Fair	
13	Crack willow	Salix fragilis	71.5	Poor	
14	Eastern cottonwood	Populus deltoides	59	Fair	
15	Eastern cottonwood	Populus deltoides	147	Good	
16	Eastern cottonwood	Populus deltoides	56	Fair	
17	Eastern cottonwood	Populus deltoides	107	Good	
18	Eastern cottonwood	Populus deltoides	47	Fair	
19	Eastern cottonwood	Populus deltoides	59	Good	
20	Eastern cottonwood	Populus deltoides	58	Good	
21	Eastern cottonwood	Populus deltoides	83	Good	
22	Eastern cottonwood	Populus deltoides	84	Good	
23	Eastern cottonwood	Populus deltoides	106	Fair	
24	Eastern cottonwood	Populus deltoides	71	Good	
25	Eastern cottonwood	Populus deltoides	39	Fair	
26	Eastern cottonwood	Populus deltoides	48	Good	
27	Eastern cottonwood	Populus deltoides	69.5	Good	
28	Eastern cottonwood	Populus deltoides	63	Good	
29	Eastern cottonwood	Populus deltoides	67	Good	
30	Eastern cottonwood	Populus deltoides	48	Fair	
31	Honey locust	Gleditsia triacanthos	48	Fair	
32	Honey locust	Gleditsia triacanthos	20	Good	
33	Eastern cottonwood	Populus deltoides	29	Good	
34	Eastern cottonwood	Populus deltoides	42	Good	
35	Eastern cottonwood	Populus deltoides	28	Good	
36	Eastern cottonwood	Populus deltoides	27	Good	
37	Eastern cottonwood	Populus deltoides	27	Good	
38	Eastern cottonwood	Populus deltoides	32	Good	
39	Eastern cottonwood	Populus deltoides	25.5	Good	



Attachment A - Applicant's Written Statement and Proposed Plans

2717 Glenwood Drive- Tree Inventory

OWNER RUBICON DEVELO	
1035 Pearl St STE 2 Boulder, CO 80302 tel: 720.280.7596	development
www.michaelbosma.	com
ARCHITECT CADDIS COLLABOR	Randdis
1521 Easy Rider Ln. Boulder, CO 80304 tel: 303.443.3629	
tel: 303.443.3629 hello@caddispc.com www.caddispc.com	I
CIVIL ENGINEER JVA, INCORPORAT	
1319 Spuce Street Boulder, CO 80302 tel: 303.444.1951 www.jvajva.com	
LANDSCAPE ARCH FLOW DESIGN COL	LECTIVE
301 W 45th Ave	design collaborative
Denver, CO 80216 tel: 970.214.4078 www.flowdcla.com	
ш	DR. 04
0 0	2717 GLENWOOD DR. BOULDER, CO 80304
ш	717 GLEN OULDER
A	B 51
Date: 02.09.202	4
Project: #2220 Archive:	
Plot Date: 2/8/2024 9 Revisions:	
Rev# Date	Description
CON	
	NCEPT
RE	NCEPT VIEW
TREE I	VIEW

CITY OF BOULDER PLANNING BOARD ACTION MINUTES July 16th, 2024 Virtual Meeting

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

PLANNING BOARD MEMBERS PRESENT:

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

PLANNING BOARD MEMBERS ABSENT:

Jorge Boone, Chair

STAFF PRESENT:

Shannon Moeller, Planning Manager Sarah Horn, City Planner Senior Chandler Van Schaack, City Planner Principal Alex Pichacz, City Planner Senior Charles Ferro, Development Review Planning Senior Manager Rebecca Hieb, Planning and Zoning Specialist Kristofer Johnson, Comprehensive Planning Manager Senior Brad Mueller, Director Planning & Development Services Thomas Remke, Board Specialist Laurel Witt, Assistant City Attorney II Vivian Castro-Wooldridge, Planning Engagement Strategist

1. CALL TO ORDER

2. PUBLIC PARTICIPATION

In Person: No one spoke.

Virtual:

1) Lynn Segal

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

A. CALL UP ITEM: FINAL PLAT to subdivide 805 Yale to create two lots. Lot 1A is

20,159 square feet, and Lot 1-B is 7,999 square feet (Mesa Church Subdivision Replat A, case no. TEC2022-00025). The final plat includes a 4-foot public access easement dedication for a sidewalk and a 10-foot utility easement and a request for modification to the lot standards due to an existing electric transmission easement containing overhead powerlines. The Preliminary Plat was approved through case no. LUR2023-00039. This application is subject to potential call-up on or before July 16, 2024.

This item was not called up by the board.

B. CALL UP ITEM: FINAL PLAT to replat Lot 2 of the Boulder Jewish Commons Subdivision into two lots: Lot 2A (9.80 acres) and Lot 2B (2.54 acres), Boulder Jewish Commons Subdivision Replat A. This application may be called-up on or before July 23, 2024.

This item was not called up by the board.

C. CALL UP ITEM: FINAL PLAT to subdivide Outlot A, Shining Mountain Subdivision Filing No. 1, into 17 lots and Outlots A-C (together "townhome lots") and create an outlot for stormwater facilities south of Locust Avenue along Broadway (to serve the townhome lots, future single family lots, and portions of Locust) and a temporary lot for the existing high school south of Locust Avenue. The plat includes dedications of additional right-of-way for Violet Avenue, Locust Avenue, and Broadway, and also dedicates utility easements and public access easements. This application is subject to potential call-up on or before July 16, 2024. Reviewed under case number TEC2023-00032.

This item was not called up by the board.

D. CALL UP ITEM: Final Plat to create one lot, dedicate Olson Drive right-of-way, and dedicate and vacate easements on the 15.83-acre property at 1345 28th St. This approval is subject to call-up on or before July 23, 2024.

This item was not called up by the board.

4. PUBLIC HEARING ITEMS

A. AGENDA TITLE: Concept Plan Review and Comment Request on a partial redevelopment of the 1.877-acre developed property at 2717 Glenwood Drive. The existing 37-unit, two-story walkup L-shaped apartment building would remain, and a proposed 3-story 22-unit multi-family building would be constructed over a portion of the existing parking lot (2 stories of residential over parking). Proposed unit types include Efficiency Living Units (ELUs), 1-bedroom and 2-bedroom units. Reviewed under case no. LUR2024-00012.

Staff Presentation:

S. Moeller introduced the item and presented it to the board.

Board Questions:

S. Moeller and C. Ferro answered questions from the board.

Applicant Presentation:

Michael Bosma introduced and presented the item to the board.

Applicant Questions :

Michael Bosma and Bob Wilson answered questions from the board.

Public Comment:

In Person:

1) Dave Sloan.

Virtual:

2) Lynn Segal

Board Discussion:

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

Key Question #2: Does the Board have feedback on the conceptual site plan and building design?

Key Question #3: Other key issues identified by the Board?

M. Roberts agreed with staff comments that the proposed concept plan is generally compatible with the BVCP, but he believes it could do a better job in some cases. He would like to see the applicant explore ways to create more activated community space. He suggested relocating the trash enclosure closer to the street. He encouraged preserving more of the existing large trees on the site.

C. Hanson Thiem appreciated that this proposal results in the conversion of surface parking lots to housing, which meets many of the goals of the BVCP. Her concerns with this project have to do with the amount and design of usable open space, interaction between buildings and the public realm, and resident experience. She suggested finding ways to create more interaction with the paseo. She would be happy to see additional parking reduction in support of other open space and design goals.

ml Robles thanked Planning Manager **S. Moeller** for her work preparing the memo and articulating where this project both meets and falls short of BVCP goals and objectives. She also believes that the following BVCP criteria are not met: 2.23 Boulder Creek Tributaries and Ditches, 2.24 Commitment to a Walkable and Accessible City, 2.33 Sensitive Infill and Redevelopment, 2.37 Environmentally Sensitive Urban Design, 3.12 Urban Forests. Some of her main concerns were with the loss of mature trees on the site, the permeability of the site, the amount of usable on-site open space, and building cohesion. Regarding the conceptual site plan and building design, ml had concerns with the proposed building's scale relative to the existing building, the articulation of the paseo, and the open-view facing façade.

K. Nordback noted that he is excited about the general concept of the proposal. He agreed with many of the comments made by his colleagues, including concerns about general massing, open space, ground floor activation, and building materials. He also commented that distributing the short-term bike parking across the site would be beneficial for residents and their visitors.

L. Kaplan noted that she agrees with the comments made by her colleagues. She appreciated the applicant's efforts and encouraged them to be creative with optimizing the design.

M. McIntyre agreed that this project achieves many of the goals and objectives of the BVCP. He reinforced the current shortfalls in open space design, reminding the applicants about the intention of the requirement, which is to create a place where people will spend time outside of their dwelling. He suggested that the applicants think about how vehicles will move in and out of the space as they finalize their design.

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

A. Matters: Area III – Planning Reserve Urban Services Study Update: Draft Scenario Evaluations

Staff Presentation

K. Johnson introduced the item and **S. Horn, Deanna Weber** (representing AECOM), **Chris Brewer** (representing AECOM), presented to the board.

Board Questions:

S. Horn, K. Johnson, B. Mueller, Chris Brewer, and Deanna Weber answered questions from the board.

Board Discussion:

L. Kaplan encouraged that the value of the residential city-owned parcels to obtain affordable housing outcomes be considered in every scenario. She also encouraged that a desire to protect light industrial uses be considered in the assumptions.

M. Roberts noted that it would be useful to have background on past annexations and related assumptions and outcomes.

C. Hanson Thiem expressed concerns with using current policies and practices as the baseline for this kind of scenario development. She noted that she would like to see extensive documentation of assumptions.

K. Nordback echoed concerns about using business-as-usual assumptions.

ml Robles, M. McIntyre, and **M. Roberts** discussed using the existing planning documents and comprehensive plans as a guide to create a scenario that includes assumptions that reflect the city's aspirations.

L. Kaplan noted that she understands her colleagues' concerns regarding the assumptions, but noted the difficulty of determining these aspirational assumptions.

6. DEBRIEF MEETING/CALENDAR CHECK

7. ADOURNMENT

The Planning Board adjourned the meeting at 10:05 p.m.

APPROVED BY

Board Chair

DATE