


Attachment A: RESPONSE TO CONCEPT PLAN COMMENTS FROM PLANNING BOARD

The following is the Board Chair’s summary from the minutes provided below followed by a summary of each topic and staff’s assessment on how the applicant addressed each topic.

“B. Bowen gave a summary of the Board’s recommendations. Since this is a Concept Review, no action is required on behalf of the Planning Board. Overall, the Board expressed support for the proposed use given the site’s history and context, but expressed a desire to see more diversity of housing and incomes by perhaps obtaining a partner institutionally, more permeability to make it desirable to the public, more of a “village” as opposed to a “campus” feel, better connectivity and improving access to Open Space, and less emphasis on surface parking. The Board also expressed an interest in keeping with the historical context in terms of massing and materials. Having a strong design focus on the public realm was encouraged. In addition, there was an interest on behalf of the Board to continue the street grid and to having buildings that front along 4th Street in the historic pattern. A strong interest was encouraged in a TDM plan. There was a willingness to consider height modifications. The Board also expressed strong support adding community service uses such as a new therapy pool and potentially other amenities such as a coffee shop and/or restaurant. Environmental sustainability with the buildings should be considered and analyzed.”

DISCUSSION TOPIC	RESPONSE TO PLANNING BOARD CONCEPT PLAN COMMENT
<p>Desire to see more diversity of housing and incomes</p>	<p>In response to this comment, the applicant created different types of units, including detached independent living homes (referred to as cottages) similar to those at the Academy on University Hill. In particular, there are seven such homes proposed along 4th Street that creates a compatible interface between the single family on the east side of 4th Street, as shown in Figure 30, addressing other Concept Plan review comments. In addition, there is a range of attached apartment unit sizes planned from 1,120 square feet to well over that size of up to 2,800 square feet.</p> <p>While not a part of the review of these applications, staff notes that the applicant is required to meet the Inclusionary Housing standard that 25 percent of any units with kitchens be provided as permanently affordable at the time of Building Permit. Inclusionary Housing may be satisfied by providing the affordable units on-site, off-site, by contributing cash in lieu of units or providing land for affordable housing development. Under state law, the city cannot require developments with rental units to meet the Inclusionary requirements on the site.</p> <p>The applicant has indicated they intend to satisfy the inclusionary requirement with affordable units off-site at 1665 33rd Street. A Concept Plan for the proposed off-site location was reviewed by Planning Board on March 15th and by City Council on May 15th. It includes a proposal for 100 permanently affordable congregate care units, some of which would be provided to meet the inclusionary requirement on 311 Mapleton. 311 Mapleton may not be approved or may choose to provide cash-in-lieu instead of off-site units, which they can do up until the time of residential building permit submittal. In either case, the development at 1665 33rd would need to adjust; they could keep the project 100 percent affordable and replace the funds that would have been provided by 311 Mapleton or they may choose to make some units market rate. It is also possible that the 1665 33rd project would not move forward if this application does not move forward.</p>  <p>Figure A: Detached Independent Living “R” Units along 4th Street</p>

Connectivity from site to Trailhead Subdivision and greater permeability.

The applicant designed internal roadways on the site in a grid pattern to create more of a “village” context rather than a “campus” context. Staff evaluated the potential for roadway connectivity to the Trailhead Neighborhood to the north. At the time of Concept Plan review, the grade difference and the challenges associated with an access to Trailhead were not fully understood or explored. As shown in Fig.____, there is an approximately 16-to 18-foot drop from the edge of the 311 Mapleton property to the base of the slope on the Trailhead Neighborhood property. The placement of a roadway onto the site in this location would not only not connect to an alley, but it would also create the necessity of retaining walls in excess of 15 feet.



Figure A:
Topographic Constraints on North Side of Site

Pedestrian access was also explored to connect to the Trailhead Neighborhood and while a staircase could be placed in this location, it would also require an accessible route with an eight percent slope that would necessitate significant grading and several traverses on the existing, vegetated slope. Staff finds that the access along 4th Street in this location that connects the two sites is appropriate rather than necessitating substantial grading to connect the two sites when such a connection would likely not be used significantly. If in the future, the surgery center site redevelops, connectivity to the existing alley on the Trailhead Subdivision would be a less impactful connection.

In terms of connections to Sanitas Valley trails, the applicant is proposing to retain the existing access point to the Dakota Ridge Trail located at the northeast corner of the site and allow members of the public to access the trail through the neighborhood. The trail that traverses through the northwest corner will be retained through a public trail easement. As shown in Figure 32, the access to the Dakota Ridge Trail from the site is one of several nearby including at Valley View Drive and Dakota Place as well as at the staging area for the Sanitas Valley Trails, west of the site off Sunshine Canyon Road, all essentially equidistant from Maxwell Avenue.

In discussions with several neighbors, there was a request for Open Space and Mountain Parks to provide an official OSMP parking lot adjacent to the Dakota Ridge Trail access point. In this location, trail users have informally used the existing parking lot for a number of years to access the trail. At the Open Space Board of Trustees meeting of Feb. 14, 2018 the OSBT indicated no interest in purchasing that area of the property for Open Space purposes. In addition, no public access easement through the site, or provision of open space parking, is required for the following findings:

- The proposed congregate care use is planned on a single property and inherent in that use is a desire for a relative sense of security in a campus-like manner not unlike Boulder Community Hospital at Foothills or the CU Campus.
- For the intended senior residents, the operators of the congregate care use would have the ability oversee who comes and goes through the planned, relatively quiet private property.
- There are a large number of existing public access points for the Sanitas Valley Trail system and from a needs analysis, the area is well served by access points.
- There is on-street parking available and in close proximity to the various trails. The perceived need for continued access to this portion of the Dakota Ridge Trail and the use of the on-site parking was created by trail users and not the future residents that this use is intended to serve. What is being proposed is similar to today's access with generally an open campus but without public access rights.



Figure B:
Trail Access Distances from Center Point on 4th Street

Through this review process, staff became aware of several key issues that must be addressed as a part of the Open Space Master Plan update process related to increased demand for trail use, both locally and regionally.

The use of the site for cars should be de-emphasized and emphasis should be placed on the public realm.

Planning Board indicated that too much area was being devoted to surface parking and that underground parking should be considered. In response to the Planning Board comments related to use of the site for cars, the applicant proposed that the vast majority of the parking on the site be below grade. Similarly, the area facing the community that formerly had been surface parking lots along both 4th Street and Mapleton, (see Figure 33 below) has been redesigned to have a streetface of *“well designed buildings and landscaping not parking”* as is consistent with BVCP policy 2.41(c), refer to Key Issue 3 for further discussion.



Figure C: Existing Surface Parking Lot Adjacent to 4th Street and Proposed Residential in Place of Parking Lot

The board expressed an interest in keeping with the historical context in terms of massing and materials.

The historical context of the 15.77 acre site includes the large institutional hospital building with a number of smaller buildings surrounded by broad areas of surface parking lots. The addition of the large parking lots on the site was the development typology of the time particularly during the 1960s in which, like large shopping malls of the era, generous surface parking lots were created for auto-oriented development that would surround the large campus complex.

The applicant is proposing the largest of the buildings (Building A) in the historic location of the large hospital building. However, instead of creating one large building mass, the applicant has divided the building into smaller, interconnected buildings to reduce the overall mass and scale. As can be seen in a comparison, Figure 34, of the existing building elevation to the proposed Building A, when viewed in the south (or Mapleton Avenue) elevation the overall mass and scale of Building A is smaller than the existing.



Figure D:
Comparison of the South Elevations: Existing Hospital Building and Proposed Building A

Given the surrounding residential context, the applicant is illustrating most of the residential buildings with roofline variation especially pitched roofs so that the buildings would authentically read as residential buildings. As can be seen below in Figure 35 a comparison of the architectural south



Figure E:
Examples of Planned Durable Materials Consistent with Context

elevation of the existing hospital compared to the south elevation of the new Building A (the largest of the buildings) along with foreground pool building the existing hospital building has an institutional appearance, whereas, Building A is designed with a residential style, massing and materials. This is further discussed under Key Issue 2.

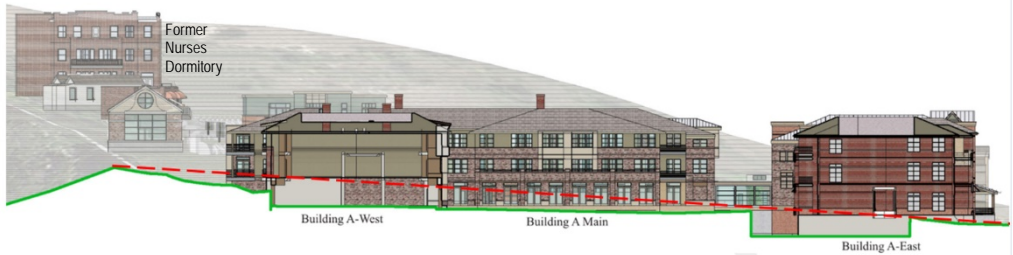
Regarding materials, the applicant plan documents and material sample boards demonstrate the use of durable and authentic materials such as brick and stone, along with lap siding, shingles, and residential building detailing such as windowsills, metal accents, trim, and decorative stepped fascia. The applicant indicated that the palette was derived from the existing hospital building as well as the surrounding residential neighborhoods.

Buildings that address 4th Street

Along 4th Street, between the existing church and the existing surgery center and at interface with the existing single family residential area, the applicant is proposing seven detached independent living homes. The intent is to not only provide other types of independent living configurations but to address the street in a manner that is in keeping with the character of the existing residential buildings. This patterning can best be seen in the Figure Ground Map in Figure 37. As can be seen, the footprint of the buildings on the land is in keeping with the existing context. The two-story units planned are also in keeping with the one and two-story units in the context across 4th Street. This is further described above under the Site Review criteria in Attachment ____.



Figure F:
Figure Ground Map of Proposed Independent Living "R" Units in Context (proposed in location of existing parking lot)

<p>There was a willingness to consider height modifications</p>	<p>The applicant is proposing a height modification to Building 'A' per Ordinance 8028. Under that code section, a height modification may be considered only through a Site Review process in specific areas of the city or "because of topography of the site." While there are no specifics in that code section on the topographic consideration, the applicant has indicated that given the topographic change from the west side to the east side of Building A, there is a challenge to attaining the three story height. The applicant has stepped the building down and has illustrated Building 'A' with pitched rooflines to add interest and a residential character to the building and help meet other site review criteria related to building design. While the roof pitch adds additional height in punctuated locations on the building, staff (and as recommended by DAB) finds that the resulting design is attractive and more in keeping with the residential</p>  <p>character of the surrounding context. The building design could have been a flat roof, but the resulting appearance would have been more institutional and less residential as shown in Figure 38, a cross-section through the site in the 'A' building bays.</p>
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CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
November 5, 2015
1777 Broadway, Council Chambers

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:

Bryan Bowen, Acting Chair
John Putnam
John Gerstle
Leonard May
Liz Payton
Crystal Gray

PLANNING BOARD MEMBERS ABSENT:

STAFF PRESENT:

Susan Richstone, Deputy Director of Planning, Housing and Sustainability
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Specialist III
Sloane Walbert, Planner I
Jessica Stevens, Civil Engineer II
Chandler Van Schaack, Planner I
David Thompson, Civil Engineer - Transportation

1. CALL TO ORDER

Chair, **B. Bowen**, declared a quorum at 6:09 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **C. Gray** and seconded by **L. Payton** the Planning Board voted 5-0 (**J. Gerstle** abstained) to approve the October 22, 2015 minutes as amended.

3. PUBLIC PARTICIPATION

No one spoke.

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

A. Informational Item: ACCESS EASEMENT VACATION for the vacation of two public access easements at 901 Pearl Street. The project site is zoned Downtown 2 (DT-2). Case number LUR2015-00054.

- B. Call Up Item: Wetland Permit (LUR2015-00052), IBM Connector Trail
- C. Call Up Item: Wetland Permit (LUR2015-00095), Dowdy Draw Bridge Replacement
- D. Call Up Item: Floodplain Development Permit (LUR2015-00096), Wonderland Creek Channel Improvements – Winding Trail to Foothills Parkway
- E. Call Up Item: Floodplain Development Permit (LUR2015-000100), 3689 Paseo Del Prado

C. Gray, in regards to Item 4B, suggested that staff provide a more detailed map to define the location of the trail for future Call-Ups.

None of the items were called up.

5. PUBLIC HEARING ITEMS

- A. AGENDA TITLE: Concept Plan (case no. LUR2015-00071) for redevelopment of the 15.77-acre Boulder Community Health site at 311 Mapleton Ave. with a Congregate Care Facility consisting of a total of 16 buildings connected by pedestrian walkways or bridges, including 67 dwelling unit equivalents, with 150 independent living units and 83 single assisted living areas, short-term rehab/skilled nursing rooms, and memory care rooms. Proposed parking to be a mix of 199 structured garage spaces and 208 surface parking spaces (407 spaces total).

Applicant: Michael Bosma

Property Owner: Mapleton Hill Investment Group

- **L. Payton** recused herself from this discussion.

Staff Presentation:

C. Van Schaack presented the item to the Board.

Board Questions:

C. Van Schaack answered questions from the Board.

Applicant Presentation:

Michael Bosma, with AGR Building, Inc., 1035 Pearl St., #205, and Gary Berg, Managing Director of the Academy, 311 Mapleton, the applicants, presented the item to the Board.

Board Questions:

M. Bosma and G. Berg, the applicants, answered questions from the Board.

Public Hearing:

1. **Ford Brown, 505 Pine St.**, spoke in support of the project.
2. **Mary Hey (pooling time with Maria Krenz), 1919 Grove St.**, representing the Sanitas Project, spoke in support of the project, specifically because of the therapy pool.
3. **Laura Mayo, 1507 Pine St.**, spoke in support of the project and she mentioned concerns about it being for only the wealthy and supported varied income housing.
4. **Jerry Shapins (pooling time with Ann Moss), 644 Dewey Ave.**, spoke in opposition of the project due to site design and use issues and suggested a village concept as opposed to a campus concept. He said it should be more walkable, Mapleton Ave. should be treated as a space, the walls and smoke stack should be preserved, the building heights varied and had comments on the architectural design.
5. **Christopher Foreman, 835 Juniper Ave.**, spoke in support of the project with suggestions of the applicant's development plan and said he sent a detailed letter.
6. **Mark Gosbin, 3980 N. Broadway St., Ste. 103-102**, spoke in support of the project and suggested additional uses.
7. **David Sachs, 2680 3rd Street, Lot 17 Trailhead**, spoke in opposition of the project and cited noise, traffic and massing of the buildings.
8. **Amy Howard (pooling time with Mary Kenney and Allen Kenney), 2980 Washington St.**, spoke in support of the project and specifically in support of the therapy project.
9. **Gary Kushner, 445 Maxwell**, spoke in support of the project but expressed concerns regarding traffic.
10. **Blair Murphy, 3186 Big Horn St.**, spoke in support of the project but expressed concerns regarding the project and cited a concern about lighting.
11. **Phil Delamere, 2740 4th St.**, spoke in opposition of the project and cited concern about demolition of the existing buildings, lack or multiple uses and concern about transition to Open Space. He mentioned lack of renewables on site.
12. **Alan Delamere, (pooling time with Norm Jacobs, Sheila Delamere, and Sue Dublec), 525 Mapleton Ave.**, spoke in opposition of the project and cited concern about construction truck traffic, specifically speed and noise. He was concerned about demolition of existing buildings and lack of sustainability for the site. He also showed a PowerPoint of his concerns.
13. **Kevin Lambert, 403 Mapleton Ave.**, spoke in support of the project but expressed concerns regarding the project. He supported the wall by the trail, variable heights, a village concept and suggested more sustainability.
14. **Betsey Jay, 429 Mapleton Ave., Unit B**, spoke in opposition of the project.
15. **Catherine Schweiger, 628 Maxwell Ave.**, spoke in support of the project. She said there was a need for additional memory care from what is planned. She suggested allowing local neighborhood residents to also participate in the support services that will offered so they can better "age in place" in the neighborhood.
16. **Lynn Segal, 538 Dewey**, spoke in opposition of the project and said it should have a better connection to nature and she would like to have a Chautauqua North located there..
17. **John Steward, 2693 4th St.**, spoke in support of the project but expressed concerns regarding the project specifically the construction noise and height.

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

- **J. Gerstle** stated that there is a need for the proposed facilities, but he is concerned that it may not completely satisfy some BVCP objectives, specifically to provide a variety of housing. The project is clearly oriented to upper-end, senior housing. The project should serve a variety of socio-economic levels and this should be considered. With respect to the layout of the project, he expressed concern regarding the lack of continuity of the roads to the Trailhead development. Finally, he stated that permeability in the project is lacking.
- **L. May** agreed that the secondary roads into Trailhead (north/south) should continue. There should be a focus on the need for a variety of housing due to the current shortage. He stated that the Concept Plan overall seems appropriate, especially for this site.
 - **D. Thompson** informed the Board that the parcel to the north is actually an alley that is shared. It is the only connectivity that exists. In regards to 3rd Street aligning between the two developments, he stated that the grade difference would need to be evaluated.
- **C. Gray** agreed with the staff analysis. Some areas of the plan meet the BVCP, in terms of facilities and housing for seniors, but other areas do not meet the BVCP goals because it does not address a range of incomes that would be served. It generally meets the concept of providing senior care.
- **J. Putnam** stated that the plan does generally meet the purpose and goals of the BVCP. It serves a needed role for senior housing and care. Although density exists, it has historically existed on the site. He stated that he too has concerns regarding the layout and design. In addition, he stated concern that the plan seems too over-parked. The use of the site for cars should be de-emphasized. Almost all the area facing the community is devoted to car transportation and this should be reviewed before the Site Plan. In regards to a possible connection to the Trailhead development, that should be reviewed, but not necessarily as a vehicle connection. He stated that if this project returns to the Planning Board, he would like to see thought put into TDM in regards to parking and access issues. He stated this would be a good opportunity to focus on shared/unshared parking and unbundled parking. He suggested careful integration with the Open Space be incorporated (i.e. access points). In regards to the historic issues, he stated that there should be some kinds of incorporation of the existing stone wall and he appreciates the retention of some of the existing cottages and buildings in the proposal.
- **C. Gray** suggested to the applicants to pay attention to the points where staff has stated the proposal is inconsistent with the BVCP. She stated that she is in favor of incorporating the existing rock wall and smokestack as well as some of the existing cottages. In regards to hillside protection, she stated that a study should be done and attached to the proposal soon to disclose if there are any geological hazards on site.

- **B. Bowen** agreed with the previous statements and thought the staff's memo adequately addressed the BVCP issues. In regards to the diversity of housing types, he stated that it is important to create a "for sale" product on site, or find a partner that could institutionally provide senior affordable housing. He stated that the permeability and connectivity of the site are very important. In addition, he suggested features to draw the eye up to the mountains and view corridor. He thought that the proposal moving away from a large campus model to a village concept made sense.
- **J. Putnam** added that the affordability issue should be addressed. He agreed that there could be an opportunity with public/private partnerships or private/private non-profit partnerships. He suggested that the parking next to the existing church be buried and/or include some mixed use (i.e. coffee shop).
- **C. Gray** seconded **J. Putnam's** comments. She suggested a more elegant and walkable public ground. A village concept might be more compatible with the Planning Board's concerns. She suggested that the Planning Board make recommendations to the housing staff regarding a variety of housing types on site to meet lower income seniors. She stated that the site design seems confusing. There are two entrances (off Maxwell and off Mapleton) and there does not seem to be a "front door" to the site.
- **J. Gerstle**, regarding the old 201 bus line, stated that perhaps a bus line could be reestablished to the site. In addition, he stated that there is no existing sidewalk along 4th Street where it connects with Pine or Spruce. He suggested a review to see if a secured pedestrian path along 4th Street could be established. He agreed with previous comments regarding too much area being devoted to surface parking and underground parking should be considered.
- **J. Putnam** stated that he supports looking at the re-establishment of the bus line. He suggested the Board review that when reviewing the TDM plan.
- **C. Gray** stated that 4th Street is currently a walking and bike corridor. She would encourage a HOP bus line as opposed to reestablishing the larger buses (201 bus line) that used to service the area.

Site Design (Streetscape, Parking):

- **L. May** stated that the continuing fabric of the Trailhead neighborhood should be considered. The neighborhoods should be integrated; therefore it is essential that the road network continue through. In addition, he stated that the proposed plan needs to have more of a "front door" to the neighborhood and streets.
- **B. Bowen** stated that in terms of street grid and organizing the proposal differently would give a less campus oriented approach. He suggested creating an emphasis on public realm and walk ability. The site design currently inserts a car environment. In addition, creating connections to the Trailhead development is a good idea. It is important for the

residents to have a good indoor/outdoor experience. Restorative value of nature should be implemented by creating natural corridors that draw up into the mountains.

- **J. Putnam** stated that in addition to no front door to the site, there is no engagement with 4th Street and Mapleton. The plan is proposing too much parking. That location would seem better served if it had a pedestrian friendly streetscape. The concept of a central green is a good one, but currently in the plan, that space is smaller than the proposed parking area. It is currently a car dominated space and not inviting. That balance should be changed. A Site design issue was raised regarding the Wildland Urban Interface which the city should be thinking about. Critical facility regulations should be looked at. In terms of the site layout, the applicant should look at the link of buffers, defensible space, shelter-in-place and good exit strategies. He stated that a good escape plan should be an explicit part of design.
- **L. May**, in terms of parking, stated that the site seems over-parked. He asked staff if there is a parking requirement for this site.
 - **C. Van Schaack** stated that for congregate care facilities, the code stated that the parking meets the anticipated needs of residents and visitors. It is up to the applicant to show the city the expected usage. There is no parking maximum or minimum. It is a case by case basis. A parking study at Site Review will be needed.

Mass & Scale:

- **C. Gray** stated that she agrees with the village concept and to break up the buildings. She expressed concern that as proposed, the buildings do appear as large masses compared to the neighborhood. The proposed cottages also seem large compared to the buildings on 4th Street. The scale is currently really large.
- **J. Gerstle** agrees with **C. Gray's** points. He added that if this project is to be similar to The Academy development, he suggested some greater variety in the individual houses. He stated that the impacts of buildings C, D, and E on the neighbors in the Trailhead development would intrude on their views and he asked the applicant to revise the design to intrude less.
- **J. Putnam** stated that he is torn on the mass and scale issues only because the historic buildings have had some real mass. To some degree, he agrees that mass and scale is appropriate for the type of use. The buildings need to be helpful and useful for the senior residents. He suggested more mixture between small vs. large facilities and perhaps more buffering between the larger buildings and the neighborhood. He would like to see more analysis regarding shadowing for buildings C, D and E. Some balance between the historical use and how things have evolved is needed.
- **L. May** stated that some of the public and Board comments regarding mass and scale are appropriate. He stated that when the building begins to read as a wall or monolith (i.e. buildings A, C, D, and E) and they have difficulty integrating with the neighborhood and

transitioning to Open Space. The buildings will be imposing and they need to be re-thought. He stated that if the model evolves to a village concept and less of a campus model, it will impact massing.

- **C. Gray** stated that buildings C, D and E read as a large mass.
- **L. May** stated that a 3D model of the project would have been helpful at Concept Review.
- **B. Bowen** stated that in regards to mass and scale, if the project had a village feel with an extension of the streets and alley grids, then it would be a benefit. Given the current nature of the site and where the current building is placed, there seems to be a logical place for a larger building. He stated that the street frontage and public realm needs to be correct.
- **C. Gray** questioned if buildings B and C were two or three stories.
 - **C. Van Schaack** stated that the front (east) is three stories, and the back (west) is 2 stories as it goes into the hill. The height limits for the public zone are 35 feet or three stories.
- **B. Bowen** suggested continuing the rhythm of houses along 4th Street rather than having a parking lot. The plan should mimic the other side of the street and have a street frontage.
- **L. May** stated that the massing is inappropriate. The plan needs to break up the buildings more in terms of breaking them into chunks.
- **J. Gerstle** agrees with the village concept, rather than the campus model. He stated that large buildings would be more acceptable away from 4th Street and Mapleton. The charm to the Mapleton neighborhood is the variety of houses and should be reflected.
- **J. Putnam** stated that not all the roofs are gabled as noted in the historic photos. He pointed out that some structures have flat roofs. He suggested finding places to skip a gabled roof for the view corridors.
- **C. Gray** mentioned that the elevations of the cottage to the farthest west seem out of scale with the neighborhood.
- **B. Bowen** mentioned he appreciated the hiding of the mechanical systems with the roof forms.

Building Materials, Fenestration, Roof Forms:

- **L. May** stated that the pallet of material and patterns appear simple in the historic photos. The current renderings include a lot of materials and patterns. He suggested a small pallet of materials to be consistent with the Mapleton neighborhood.

- **J. Putnam** stated, regarding fenestration, that while the intent was perhaps for strategic views for the residents, he encouraged the applicant to think about places to break from staff's recommendation to something smaller and with more historic fenestration and pattern. He suggested that the applicant review the Historic District Guidelines for design elements.
- **C. Gray** agrees with **J. Putnam** and staff comments.
- **B. Bowen** stated that a design challenge is working with existing grades.

Other:

- **C. Gray**, in regards to the demolition of the existing buildings, she asked the applicant if they had considered keeping any parts of them.
 - **G. Berg** stated that they did consider keeping them in the beginning. As they looked at history of the building, there had been many additions and safety codes that would need to be addressed. He stated that it is their goal to have each residence licensed for assisted living therefore they moved away from using the existing buildings.
- **C. Gray** clarified that two pools are proposed. One pool would be open to membership and that would be in Lodge building on the south side. The therapy pool would be located in the Wellness Center (buildings C, D, and E).
 - **G. Berg** stated that they may be open to Having the therapy pool being more public.
- **L. May** asked for clarification regarding the calculation of proposed parking spaces.
 - **G. Berg** stated that the proposal is for 150 spaces ideally, one for each resident. Parking is not needed for Wellness Center residents. Parking would be needed for independent units and family visiting. He stated that they would be open to keeping it underground and having more green space available.
- **C. Gray** stated that traffic and its impacts need more analysis at site review and need to be addressed. She stated that if there is a major project, construction trucks should conform to lower speed limits for a period of time. She asked the hours that construction is allowed to occur.
 - **C. Van Schaack** stated that the applicants would be required to do a parking and traffic study. However, regarding construction, the Transportation Department does not have much preview as to how or when the construction trucks are getting to the site. In addition, the project is currently in the P-Zone (public use) district, therefore in regards to the therapy pool and restaurant, if it is considered an "accessory use", then it would be allowed (open to residents, visitors). However, if the therapy pool would be open for public use, then it becomes a "second principle use". In the P-Zone district, it would not be a permitted use. If the

Board is in support of the therapy pool and the restaurant being open for public use, then staff would like to get Planning Board's feedback for a legislative action, because it would take an Ordinance as part of the Site Review.

- **B. Bowen** questioned if there might be more benefit if looked at on a case by case basis to modify Use Table and Land Use changes. The Board was in agreement to possibly modify the Use Table to allow privately operated pools and other commercial uses to a public use. It would be helpful to keep people feeling integrated into the community and more in line with the BVCP objective.
 - **H. Pannewig** stated that the Use Table distinguishes between public use facilities and private recreational facilities. Private recreational facilities are not allowed in the P-Zone.
- **J. Putnam** stated that the construction traffic cannot be controlled as part of the Site Review criteria, however, at Site Review, it would be helpful to know how cut and fill are being addressed, which affects construction impacts. In addition, sustainability and environmental issues are part of the Site Review criteria and should be addressed. We will be looking for ways that the applicant can minimize energy use and maximize renewable and sustainable resources.

Architect's Presentation:

Michael Mulhern, with The Mulhern Group, 1730 Blake St., #435, Denver, architect for the project gave a brief presentation and explanation of site layout.

Board Summary:

B. Bowen gave a summary of the Board's recommendations. Since this is a Concept Review, no action is required on behalf of the Planning Board. Overall, the Board expressed support for the proposed use given the site's history and context, but expressed a desire to see more diversity of housing and incomes by perhaps obtaining a partner institutionally, more permeability to make it desirable to the public, more of a "village" as opposed to a "campus" feel, better connectivity and improving access to Open Space, and less emphasis on surface parking. The Board also expressed an interest in keeping with the historical context in terms of massing and materials. Having a strong design focus on the public realm was encouraged. In addition, there was an interest on behalf of the Board to continue the street grid and to having build that front along 4th Street in the historic pattern. A strong interest was encouraged in a TDM plan. There was a willingness to consider height modifications. The Board also expressed strong support adding community service uses such as a new therapy pool and potentially other amenities such as a coffee shop and/or restaurant. Environmental sustainability with the buildings should be considered and analyzed.

- **L. Payton** returned to the meeting.

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

A. Letter to Council

- **C. Gray** proposed including a proposal to adopt a Construction Management Impact Plan to outline construction traffic and hours. The Board agreed that each member will begin to make a list of items to include in the upcoming letter. **C. Spence** will send previous Letters to Council to the Board to review what City Council had taken action on and/or what the Board would like to see more of. Each member will compose a list of three to four ideas to include in the 2016 Letter to Council. The Board will email their ideas prior to the November 19, 2015 Planning Board meeting. The Letter to Council will be discussed at that meeting under Matters. After the discussion, members will be assigned to work on specific tasks and the final Letter to Council will be completed by the December 17, 2015 Planning Board meeting.

B. Appointment of Interim Chair and Vice Chair to Planning Board due to the appointment of **A. Brockett** to City Council.


- **C. Gray** nominated **B. Bowen** to be appointed as the Chair to Planning Board. The nomination was seconded by **L. May**. **B. Bowen** accepted the nomination.
- **C. Gray** made a motion, seconded by **L. May**, to close the nominations. The Board voted 6-0 to close the nominations. The Board voted 6-0 to appoint **B. Bowen** as Chair of the Planning Board.
- **C. Gray** nominated **L. Payton** to be appointed as the Vice Chair to Planning Board. The nomination was seconded by **J. Putnam**. **L. Payton** accepted the nomination.
- **C. Gray** made a motion, seconded by **J. Putnam**, to close the nominations. The Board voted 6-0 to close the nominations. The Board voted 6-0 to appoint **L. Payton** as Vice Chair of the Planning Board.

7. D1EBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 10:06 p.m.

APPROVED BY



Board Chair

11.19.15

DATE