



City of Boulder Planning & Development Services

CITY OF BOULDER

LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **July 16, 2019**
CASE MANAGER: **Sloane Walbert**
PROJECT NAME: **PONDEROSA COMMUNITY STABILIZATION PROGRAM**
LOCATION: **4475 BROADWAY**
REVIEW TYPE: **Site Review**
REVIEW NUMBER: **LUR2019-00015**
APPLICANT: **DANICA POWELL**
KURT FIRNHABER, CITY OF BOULDER
DESCRIPTION: **Site Review in association with the annexation and initial zoning for the Ponderosa Mobile Home.**

I. REVIEW FINDINGS

Minor plan set corrections are required for staff to prepare the necessary materials for the scheduled public hearings. Refer to review comments below. Please contact staff with any questions or concerns.

II. CITY REQUIREMENTS

The section below addresses issues that must be resolved prior to project approval.

Access/Circulation

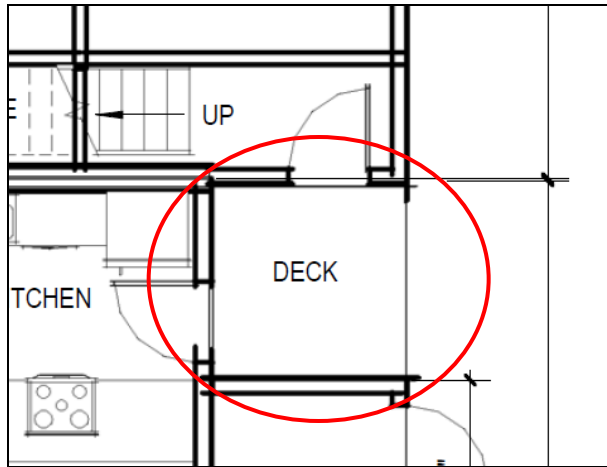
David Thompson, 303-441-4417

1. The applicant's response does not address staff's comment regarding the proposed Cherry Ave / 10th Ave / 10th Street intersection. Staff does not concur with eliminating the on-street parking, the landscape planting area and attaching the sidewalk at the intersection. Please contact staff in order to resolve this comment and identify the right-of-way dedication requirements on the north side of Cherry Avenue adjacent to the site.
2. Pursuant to section 9-9-8(g) B.R.C. 1981 and in accordance with Section 2.06 of the Design and Construction Standards for a local street please revise the site plans to show the construction of an eight-foot wide planting strip and a five-foot wide detached sidewalk along the north side of Cherry Avenue behind the street's existing curb.
3. This comment is a follow-up to staff's previous comment regarding the multiple connections being proposed from the site to the Fourmile Canyon Creek multi-use path. It is staff's preference to maximize the native seeding areas of the site and reduce hard surface impacts to the drainageway. As such staff supports a single multi-modal accessible connection from the site to the Fourmile Canyon Creek multi-use path. Please revise the site plan to remove the western and eastern connections from the site to the path.
4. Pursuant to Section 9-2-14(h)(2)(D) B.R.C. and in meeting the site review criteria for circulation please revise the site plans to provide a multi-modal connection from the Fourmile Canyon Creek multi-use path to the sidewalk on the north side of Cherry Street where Cherry Street intersects with 10th Street within a public access easement.
5. The Project's Phasing Plan doesn't discuss the timing for the closure of the Broadway curb-cut. Please revise the phasing plan to include the timing for the closure of the Broadway curb-cut.
6. Pursuant to Section 9-2-14(h)(2)(D) B.R.C. and in meeting the site review criteria for circulation please revise the site plans to provide a multi-modal connection from the west end of the site to the Broadway sidewalk within a public access easement.

Building Design

Sloane Walbert, 303-441-4231

- As previously commented on, private open space should be provided for each unit, ideally on the same level and easily accessible to tenants. Secondary entries to other units are proposed on the decks/patios of some units (Duplex BC and Fourplex BBCC). Consideration should be given to the functionality of these spaces/entries and allowing for private defensible spaces for these units. Possible solutions could be mirroring the floor plans or adding decks on the second level.



Duplex BC

- Please clarify whether garages will be assigned for units along the western edge. If not, clarify where long-term bike parking and storage will be provided for "A" units.
- Overall, staff finds the Design Guidelines to be well executed and clear in direction. The following are some edits to help with clarity:
 - Generally, do not include anything in the design guidelines unless they are regulatory. Or put a note to explain that something is not intended to be regulatory. If appropriate, items could be moved to the written statement.
 - Include an explanation of the role of the HOA and any Architectural Review Committee in implementing and interpreting the design guidelines and the process expected by an applicant in the interface with the City review process.

Drainage

Scott Kuhna, 303-441-4071

- Per previous comments from city staff, the drainage report and plans only include calculations for, and show, the Final Phase of the site. Calculations and drawings for the initial phase (Phase 1A) needs to be included in the report. There should be two sets of calculations and drawings in the report; one set for the initial construction phase (Phase 1A) and a second set for the final build-out.
Corrective Action: Revise accordingly.
- The plans show a road or drive at the southern end of Ponderosa Ct going into the proposed water quality/detention pond. Clarification is necessary.
Corrective Action: Revise accordingly.

Engineering

David Thompson, 303-441-4417

- Corner sight distance (sight triangles) must be provided where the driveway for the carriage houses intersect with the alley (public right-of-way) per section 9-9-7 of the Boulder Revised Code, 1981. Please revise the site plans to demonstrate the 15' x 15' sight triangle is being provided where the driveway intersects with the public right-of-way.
- As a condition of approval, the applicant will be required to submit a geotechnical report for the flexible composite pavement section to be constructed for the streets. The geotechnical report must include a pavement strategy and recommendation that supports construction traffic expected to use the roads in the construction of the dwelling units.

3. As discussed in a meeting between the applicant and staff please revise the site plans to provide a sidewalk on the west side of 10th Street between Ponderosa Ave and Cherry Ave. Staff would support removing the proposed sidewalk on the west side of dwelling units 36B through 41B in order to provide the area for a sidewalk on the west side of 10th Street.

Fire

Fire Hydrants do not meet City of Boulder Design and Construction Standard for placement. Section 5.10 (3) (a) requires a fire hydrant to be placed at the entrance to each street. You are missing a hydrant at: Ponderosa Ave and 10th St. Ponderosa Ave and Rosewood Ponderosa Ave and Cherry Ponderosa Ave and Ponderosa Ct.

The new hydrant shown in the parking locate north of Ponderosa and 10th should be relocated to intersection and the existing hydrant splitting Cherry and Ponderosa Ct must be relocated to either intersection with the other intersection covered by a new hydrant. Due to the closeness of the streets you will have hydrants spaced closer than the maximum allowed spacing.

Floodplain

Christin Shepherd, 303-441-3425

The outer wetland buffer is the extents of the flood control easement to be dedicated. Building 68D and possibly the mailboxes are encroaching into this area. Please revise the plans to remove all structure encroachments into the proposed easement.

Landscape

Elizabeth Judd, 303-441-3138

1. Staff concurs with the overall layout and approach to tree planting in the project. Additional refinement is needed in species selection to improve diversity and respond to small planting areas throughout the site. Planting along streets needs to be mixed species to avoid complete loss in the event of future epidemics. Ideally diversity occurs within each size category and limits any genus to 10%, but staff recognizes that may be challenging to achieve given the project constraints.

Ideally these comments are addressed prior to Site Review approval, but if necessary to meet project timelines, they may be addressed at Technical Document review. Remove "proposed typical" from the plant list title and instead use "preliminary plant list" on sheet L-2 given the changes that need to occur.

Tree Species:

- a. Sugar Maple - reduce the overall number of sugar maple to no more than 10% of the overall large trees (7-8). Specify them in larger turf areas such as around detention ponds; do not specify them in locations with significant reflected heat such as the north side of Ponderosa Ave. Consider using Wasatch maple (*A. grandidentatum*) instead of the sugar maple in street tree locations.
- b. Catalpa - the overall number is supportable given how scattered they are across the site.
- c. Kentucky coffeetree - reduce the overall number and diversify per comments above. Some of the proposed locations (highlighted on plans) along Rosewood are not large enough for Kentucky coffeetree and need a more upright/narrow canopy. Center trees in planting areas rather than maintaining a consistent o.c. spacing.
- d. Skyline Honeylocust - spread these through the project focusing them in toughest planting sites.
- e. Burr & English oak - increase the proposed oaks; consider chinkapin and swamp white which may perform better than the English in this location.
- f. Additional large trees to include in the project are hackberry (consider 'prairie sentinel' for an additional columnar tree), limited elms (Accolade (or 'Morton'), New Harmony and/or Frontier), 'Sensation' boxelder, London planetree, American linden in locations that do not receive reflected heat and common horsechestnut.
- g. Some of the areas marked for the aristocrat pear are too small and may have clearance/site issues (see highlights). The Chanticleer variety would do better in these locations.
- h. In addition to the Wasatch maple listed earlier, another medium tree to include is Turkish filbert which is relatively narrow and very adaptable.
- i. Goldenrain tree is a great small tree but may have almost immediate clearance issues in some of the proposed locations (see highlights). A narrower/upright tree is needed.

- j. The small maturing trees overall would benefit from additional diversity. Consider serviceberry, Japanese tree lilac and hawthorne (with mindfulness of possible thorns).
 - k. Pc is used for two kinds of pear. Correct and clarify what is proposed.
 - l. Correct the botanical name for Bakeri spruce. Consider adding other native conifers such as southwest white pine (*Pinus strobiformis*) where space allows
2. Please update the reference on page 8 of the Design Guidelines from "City of Boulder guidelines" to "City of Boulder landscape standards"; there are no applicable city guidelines.
 3. Please note additional comments are highly likely at the time of Technical Document Review based on the level of detail provided in the Site Review application. Plant selection, coordination/site layout and open space related comments are anticipated.

Miscellaneous

David Thompson, 303-441-4417

1. Given the multiple right-of-way and easements requirements of the city for the finger section of the site at the east end of the site please revise the right-of-way exhibit to show the entire finger section being dedicated to the city as public right-of-way (in-fee).
2. Consistent with the transportation policies contained in the Boulder Valley Comprehensive Plan staff will support maintaining the asphalt pavement sections of the site's internal streets (exclusive of the concrete cross-pans and curb-and-gutter and the east / west alley). If this is acceptable, please revise the site plans to show public access easements being dedicated for the streets and their attached sidewalks. Staff will also require a flexible composite pavement section be constructed for the streets. The public access easements would be dedicated after the construction of the streets and sidewalks.

Parking

David Thompson, 303-441-4417

1. This is a follow-up comment to the response provided by the applicant regarding long-term bicycle parking to be provided for the dwelling units. The single family A dwelling units do not include storage units which per the applicant's response, was intended to be used for long-term bicycle parking. Please revise the site plans to discuss and show how long-term bicycle parking will be provided for the single family A dwelling units.
2. The width of the accessible aisle for the van accessible parking spaces is not consistent with the ADA Design Guidelines. Please revise the site plans to provide an eight-foot wide accessible aisle for the van accessible parking spaces.
3. The Phasing Plan doesn't include the construction of the surface parking for the phase one dwelling units that don't have access to garages. Please revise the phasing and site plans to describe and show the construction of the surface parking for the phase one dwelling units.
4. Please revise the site plans to eliminate the overlap between the sidewalk and the access aisle of the accessible space.

Plan Documents

Sloane Walbert, 303-441-4231

1. Staff appreciates the detailed phasing plan submitted. Staff will include a waiver to the three year provision and a statement accepting the proposed definition of "substantially complete" in the annexation agreement. Please revise the phasing plan as follows to include the remaining necessary information:
 - Please revise the landscaping language in Phase 2 to be more specific, i.e. "final trees and landscaping adjacent to newly constructed homes."
 - Include an ultimate phase in the plan describing all improvements that will be installed when all homes are complete, e.g. "all street and alley trees", "eight-foot wide planting strip and five-foot wide detached sidewalk along the north side of Cherry Avenue", and/or "north-south multi-modal connection from multi-use path to the sidewalk on the north side of Cherry Street", etc.
 - Please include installation of new outdoor lighting fixtures on the phasing plan. When will non-compliant lighting fixtures be replaced?

2. Floor plans for Fourplex BBCC were not resubmitted. Please include in resubmittal package.
3. Please submit .jpg versions of the perspective renderings and provide the perspectives on separate sheets.

Review Process

Sloane Walbert, 303-441-4231

The applicant states that vested rights are not being pursued. However, staff has not received a signed vested rights form indicating as such. Please complete a vested rights form as soon as possible.

Site Design

Sloane Walbert, 303-441-4231

Please provide additional information on how the westernmost pedestrian spine will terminate at the alley and how pedestrians will be directed to Cherry Ave. or Rosewood Ln.

Utilities

Scott Kuhna, 303-441-4071

1. It is not clear in the Phase 1A plans if paving is proposed over the utilities for the northern portions of 10th Ave or Cherry Ave. Clarification is necessary.
Corrective Action: Revise accordingly.
2. The wastewater main in Cherry Ave is shown to flow south, then southwest to connect to the existing wastewater main which runs east. This creates a sharp angle in the connection manhole (approximately 45 degrees) where only angles 90 degrees or larger are permitted.
Corrective Action: Revise accordingly.
3. The water and wastewater mains at the southeast corner of the site need to be revised. The two 45 degree bends in the water main should be replaced with a 90 degree bend. The wastewater main should make a 90 degree bend at the proposed manhole south of Ponderosa Ct and connect with the existing manhole south of the proposed water quality/detention pond.
Corrective Action: Revise accordingly.
4. Per city standards, trees need to be located at least 10 feet away from existing or future utilities. The following utility lines (or trees) were identified as not meeting separation requirements.
 - Proposed tree on north side of Rosewood Ave – Existing fire hydrant
 - Proposed tree on south side of Ponderosa (east of Cherry Ave) – Existing fire hydrant
 - Proposed tree on south side of Ponderosa (west of Ponderosa Ct) – Proposed water meter
 - Proposed tree on south side of alley east of Rosewood Ln – Proposed water meters (2)**Corrective Action:** Revise accordingly.

III. INFORMATIONAL COMMENTS

1. Addressing

Each new building is required to be assigned a street address following the city's addressing policy. The city is required to notify utility companies, the County Assessor's office, emergency services and the U.S. Post Office of proposed addressing for development projects. Please submit an Address Plat and list of all proposed addresses as part of the Technical Document Review process. Please note as the proposed plans include private streets, each unit will need to be addressed off a public street (i.e., Cherry Ave and 10th St).

2. Architectural Inspections, Sloane Walbert, 303-441-4231

The "rough and final architecture" inspection for buildings with discretionary approvals such as site and use reviews will require that building architecture, materials and window details are consistent with approvals. The inspection would occur as a part of the regular building permit inspection process.

3. Area Characteristics and Zoning History, Sloane Walbert, 303-441-4231

Refer to staff's memo to Planning Board on the Concept Plan Review for detailed background information.

4. **Drainage**, Scott Kuhna, 303-441-4071
 - A. A Final Storm Water Report and Plan will be required as part of the Technical Document Review process. All plans and reports shall be prepared in accordance with the City of Boulder Design and Construction Standards.
 - B. All inlet grates in proposed streets, alleys, parking lot travel lanes, bike paths, or sidewalks shall utilize a safety grate approved for bicycle traffic.
 - C. A construction stormwater discharge permit is required from the State of Colorado for projects disturbing greater than 1-acre. The applicant is advised to contact the Colorado Department of Public Health and Environment.
5. **Legal Documents**, Julia Chase, City Attorney's Office, 303-441-3020
Upon staff approval, the City Attorney's Office will prepare an Interdepartmental MOU in Lieu of Development Agreement to be submitted on behalf of the Parks Department for signature of the City Manager.
6. **Miscellaneous**, Scott Kuhna, 303-441-4071
 - A. The applicant is notified that any groundwater discharge to the storm sewer system will require both a state permit and a city agreement. Please contact the City's Stormwater Quality Office at 303-413-7350. All applicable permits must be in place prior to building permit application.
 - B. No portion of any structure, including footings and eaves, may encroach into any public right-of-way or easement.
7. **Next Steps**, Sloane Walbert, 303-441-4231
Once the plan set has been corrected as noted herein, please re-submit digital copies of the corrected materials directly to the case manager at walberts@bouldercolorado.gov. Please forward the corrected plan set by July 29, 2019 to meet the deadlines for the August 20th City Council hearing. Please contact the case manager with any questions.
8. **Outdoor Lighting**, Sloane Walbert, 303-441-4231
The submitted lighting plan is sufficient to meet the site review criteria on lighting that "augments security, energy, conservation, safety, and aesthetics." Note, a detailed staff review will be completed at the Tec. Doc. review phase.
9. **Residential Growth Management System**, Sloane Walbert, 303-441-4231
The City of Boulder's Residential Growth Management System (RGMS) caps annual residential growth at 1% per year and is managed through an allocation process. The adopted code language can be found in Section 9-14, "Residential Growth Management System", B.R.C. 1981. All projects that include residential units, including those that meet the exemption criteria, must apply for and receive growth management allocations prior to building permit application.
10. **Review Process**, Sloane Walbert, 303-441-4231
The project is required to complete Concept Plan and Site Review concurrent with annexation because the site meets the minimum thresholds for the proposed RM-2 zoning, which is properties over 2 acres or that include at least 20 dwelling units. Given the proposed number of units (73), and the size of the site (6.29 acres), a Site Review is required pursuant to Table 2-2, "Site Review Threshold Table," B.R.C. 1981. A Concept Plan for the proposed project was submitted and reviewed by the Planning Board on June 7, 2018 and City Council on August 23, 2018.
11. **Review Process**, Sloane Walbert, 303-441-4231
The property is currently an unplatted tract of land. Note, staff will include a condition of approval that the applicant complete a subdivision (preliminary and final plat) as part of the technical document review process. Any necessary vacations of easements and dedications of easements can be done on the final plat. The existing parcel line that divides the property can also be removed.
12. **Review Process**, Sloane Walbert, 303-441-4231
The proposal involves various processes, which require specific reviews by governing bodies. A summary of the various processes is below.
 - a. Site Review. The Site Review application does not appear to include any modifications that would require Planning Board review and approval (unless Vested Rights are requested). However, because the current Site Review request is being made in conjunction with a request for Annexation and a BVCP land use designation change, staff finds it appropriate to refer the proposal to Planning Board for a final decision.

- b. Land Use Map Change. A land use designation change from Manufactured Housing (MH) to Medium Density Residential (MR) is necessary to permit the construction of fixed foundation homes on the property. Land Use Map changes require approval from both Planning Board and City Council and are subject to procedures and criteria within the BVCP. The city council may only approve the annexation and initial zoning of RM-2 if the land use map change is approved, in order to be consistent with the policies and goals of the BVCP.
- c. Subdivision. City of Boulder subdivision regulations require a preliminary and final plat be submitted for review and approval prior to construction on an existing unplatted parcel. The Preliminary Plat application is subject to the subdivision standards found in Sections 9-12-7, 9-12-8 and 9-12-10, B.R.C. 1981. The preliminary plat would be an administrative approval by city staff. The final plat would be considered with the final technical documents and is subject to a 14-day call up to Planning Board.
- d. Annexation. Annexations involve at least two public hearings. The first is conducted by the Planning Board, who will make a recommendation to the City Council whether or not the annexation should be approved, and the terms, conditions and zoning that should be applied.

The annexation will require an ordinance. All ordinances require at least two readings before the City Council because the city charter requires ten days' advance publication in final form and to assure informed public participation. The Adoption of the annexation resolution and first reading of the ordinance usually occur at the same meeting. This reading is typically on the consent agenda and does not require a public hearing. Once the resolution is adopted, a public hearing and second reading of the ordinance is set for at least 30 days, but not more than 60 days, from that adoption date.

13. **Solar Access,** Sloane Walbert, Case Manager, 303-441-4231

The property is located in Solar Access Area II, which is designed to protect solar access principally for rooftops. No person shall erect an object or structure that would shade a protected lot in SA Area II to a greater degree than the lot would be shaded by a solar fence twenty-five feet in height.

14. **Flood**

The applicant is advised that if the proposed improvements to any existing structure exceed the thresholds of a substantial improvement and a substantial modification as defined by section 9-16 of the BRC the entire structure will be required to be brought into compliance with floodplain development regulations.

- *Substantial improvement means any repair, reconstruction, rehabilitation, addition, or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.*
- *Substantial modification means any expansion or enlargement of a structure which equals or exceeds fifty percent of the floor area of the structure intended for human occupancy, considered cumulatively, commencing July 12, 1978.*

Please note the additional flood protection requirements for manufactured homes, that will apply to all new manufactured homes or any existing manufactured home that triggers a substantial improvement and/or modification, in section 9-3-3(a)(11):

- *Manufactured Housing: All manufactured homes placed in the city after July 1, 1989, and all manufactured homes which are substantially improved or substantially modified shall be elevated on a permanent foundation so that the lowest floor of the manufactured home is at or above the flood protection elevation and is securely anchored to an adequately anchored foundation system, and shall meet the anchorage and tie-down requirements of Paragraph (a)(2) of this section.*

- and section 9-3-3(a)(2)(B):
 - All manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement and capable of resisting the hydrostatic and hydrodynamic loads. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties connecting to permanent ground anchors, in addition to any anchoring requirements for resisting wind forces and any tie-down requirements of Chapter 10-12, "Mobile Homes," B.R.C. 1981. Requirements shall include, without limitation, the following:*
 - i. Over-the-top ties shall be provided at each of the four corners of the manufactured homes. For manufactured homes fifty feet or longer, two additional ties per side are required at intermediate locations. For manufactured homes less than fifty feet long, one additional tie per side is required;*
 - ii. Frame ties shall be provided at each of the four corners of the manufactured homes. For manufactured homes fifty feet or longer, five additional ties per side are required at intermediate points. For manufactured homes less than fifty feet long, four additional ties per side are required;*
 - iii. All components of the anchoring system shall be capable of carrying a force of four thousand eight hundred pounds; and*
 - iv. Any additions to manufactured homes shall be similarly anchored.*

It is recommended that the applicant develop a Flood Emergency Operation Plan that addresses activities and procedures designed to plan effective response from disaster events.

A floodplain development permit(s) will be required for all development within the 100-year floodplain. The floodplain development permit(s) shall contain certified drawings demonstrating the following:

- Any proposed residential buildings, including basements and below grade parking structures, will be elevated to the flood protection elevation.
 - The proposed buildings will have structural components capable of resisting projected hydrostatic and hydrodynamic loads and the effects of buoyancy, and be constructed with materials resistant to flood damage.
 - Any proposed structures or obstructions in the floodplain, including trash enclosures and raised planters, mail kiosks, bike racks, etc. will be properly anchored to prevent flotation, collapse, or lateral movement and be capable of resisting hydrostatic and hydrodynamic loads.
 - The buildings will be constructed with electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities that are designed and located (by elevating or floodproofing) so as to prevent water from entering or accumulating within the components during conditions of flooding.
 - All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.
 - The applicant will be required to demonstrate that any obstruction placed within the conveyance zone will not result in a rise in the 100-year floodwater elevation or increase the flood risk to adjacent properties and must include a hydraulic analysis that demonstrates that the structures will not cause a rise in the 100-year flood water elevation.
 - New parking areas will need to be in compliance with section 9-3-3(a)(8) and 9-3-5(c)(2), B.R.C, which states that no person shall establish an area for automobile parking in any portion of the floodplain where flood depths exceed eighteen inches and no new parking can be established in the high hazard zone.
15. The city maps lists the date of construction for the site as 1958. If demolition is proposed for a building over 50 years old, review by the historic preservation program is required. The application is available online at www.boulderhistoricpreservation.net. Contact Marcy Cameron at (303) 441-3209 with questions.

16. **Wetlands**

This property is impacted by high functioning wetland/stream and buffer areas of Fourmile Canyon Creek. Based on the proposed project a Standard Wetland Permit will be required and must be submitted with the TECDOC submittal. Please see Section 9-3-9, "Streams, Wetlands, and Water Body Protection," B.R.C. 1981, Table 3-1, for activities that require wetland permitting.

Where improvements are proposed within a delineated wetland or wetland buffer area, as defined under the City's streams, wetlands and water body protection ordinance, the applicant shall satisfy and comply with all applicable regulations and requirements as set forth in Section 9-3-9, "Streams, Wetlands, and Water Body Protection," B.R.C. 1981, including any necessary identification, analyses, avoidance and mitigation measures, and improvements needed to address wetlands protection requirements.

Best management practices shall be applied to all phases of the project and shall conform to the requirements of the "City of Boulder Wetlands Protection Program: Best Management Practices" adopted July 1995; and "City of Boulder Wetlands Protection Program: Best Management Practices - Revegetation Rules" adopted July 1998.

Before final permit is approved, written clearance must be received from the US Fish and Wildlife Service that no Threatened or Endangered Species will be affected.

Before final permit is approved, written authorization from Section 404 Nationwide Permit must be received for file.

17. Utilities, Scott Kuhna, 303-441-4071

- A. A Final Utility Plan will be required as part of the Technical Document Review process. All plans shall be prepared in accordance with the City of Boulder Design and Construction Standards.
- B. The applicant is advised that any proposed street trees along the property frontage may conflict with existing utilities, including without limitation: gas, electric, and telecommunications, within and adjacent to the development site. It is the applicant's responsibility to resolve such conflicts with appropriate methods conforming to the Boulder Revised Code 1981, the City of Boulder Design and Construction Standards, and any private/franchise utility specifications.
- C. Maintenance of sand/oil interceptors and all private wastewater and storm sewer lines and structures shall remain the responsibility of the owner.
- D. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.
- E. The proposed project includes work within the public right-of-way or public easements. A Right-of-Way Permit is required prior to initiating this construction.
- F. The applicant is advised that at the time of building permit application the following requirements will apply:
 - i. The applicant will be required to provide accurate proposed plumbing fixture count forms to determine if the proposed meters and services are adequate for the proposed use.
 - ii. Water and wastewater Plant Investment Fees and service line sizing will be evaluated.
 - iii. If the existing water and/or wastewater services are required to be abandoned and upsized, all new service taps to existing mains shall be made by city crews at the developer's expense. The water service must be excavated and turned off at the corporation stop, per city standards. The sewer service must be excavated and capped at the property line, per city standards.
 - iv. If the buildings will be sprinklered, the approved fire line plans must accompany the fire sprinkler service line connection permit application.
- G. All water meters are to be placed in city right-of-way or a public utility easement, but meters are not to be placed in driveways, sidewalks or behind fences.
- H. All proposed and existing trees shall be located at least 10 feet away from existing or future utilities.

18. Zoning, Sloane Walbert, Case Manager, 303-441-4231

The proposed zoning is Residential - Medium 2 (RM-2) and is defined in in section 9-5-2(c), B.R.C. 1981 as *"[m]edium density residential areas primarily used for small-lot residential development, including without limitation, duplexes, triplexes, or townhouses, where each unit generally has direct access at ground level."*

IV. FEES

Please note that current development review fees include a \$131 hourly rate for reviewer services following the initial city response (these written comments). Please see the P&DS Questions and Answers brochure for more information about the hourly billing system.