AGENDA TITLE:
CONCEPT PLAN REVIEW AND COMMENT: Request for citizen, staff, and Planning Board input on a proposal to construct a 12,800 square foot public library at 4540 Broadway, including an east-west street connection between 13th and 14th Streets, surface parking lot with 28 spaces, and associated site improvements. Case number LUR2019-00002.

Applicant:    SAM VEUCASOVIC, CITY OF BOULDER
Property Owner:  CITY OF BOULDER

REQUESTING DEPARTMENT:
Department of Planning
Chris Meschuk, Asst. City Manager/Interim Director of Planning
Charles Ferro, Development Review Manager (Planning)
Sloane Walbert, Senior Planner

OBJECTIVE:
1. Planning Board hears applicant and staff presentations.
2. Public Hearing.
3. Planning Board discussion and comment on Concept Plan. No action is required by Planning Board.

PROPOSAL AND SITE SUMMARY:
Proposal: Proposal to develop the vacant city-owned property at 4540 Broadway with a new 12,800 square foot City of Boulder Public Library (North Boulder Branch Library). A new two-way connector street is proposed between 13th and 14th Streets to continue the street grid. A surface parking lot with 28 spaces is proposed to the east of the library. The concept includes a 12.5 percent parking reduction. The proposed programming of the library use includes extensive community spaces, children’s space with connection to an outdoor playground, a large maker space with access to outdoor working space, and a community garden. The new library would implement the vision for a library in North Boulder set by the 2018 Boulder Public Library Master Plan and the North Boulder Subcommunity Plan.

Project Name: NORTH BOULDER BRANCH LIBRARY
Location: 4540 Broadway
Size of Property: 2.76-acres (12,370 square feet) (approximate)
Zoning: Business - Main Street (BMS), Residential - Medium 2 (RM-2), Mixed Use 2 (MU-2)
Comprehensive Plan: Medium Density Residential (MR); Mixed Use Business (MUB); Open Space, Other (OS-O);

KEY ISSUES: Staff has identified the following key issues regarding the concept plan review:

1. Is the proposed concept plan compatible with the goals, objectives, and recommendations of the Boulder Valley Comprehensive Plan (BVCP)?
2. Is the proposed concept plan consistent with the North Boulder Subcommunity Plan?
I. INTRODUCTION AND BACKGROUND

PROCESS
The project is required to complete this review because the development meets the thresholds for required Concept Plan and Site Review. The site is over two acres, which is the threshold for the Residential - Medium 2 (RM-2) district. The site consists of several parcels that are owned by the City of Boulder. These parcels are considered one property for the purposes of determining whether the minimum site review thresholds apply. Concept Plan review is the first step in the overall review process. 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 as well as the public early in the 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). Concept Plan review requires staff review and a public hearing before the Planning Board.

The Concept Plan Review is concurrent with the on-going community engagement effort led by the library public services division. Preliminary planning for the project began in 2018. The library partnered with Work Architecture Company (WORKac) on initial programming, community engagement, site analysis, and test fits to determine the best site and programmatic needs for the new branch library. This phase of the project culminated in a Staff Recommendation Report. The subject property was selected as the location of the North Boulder Branch Library based on site selection criteria, economics, and long-term interests of the library and the city. Outreach to the community began in August 2018 and will continue throughout the design phase in 2019. Construction is anticipated to begin in 2020.

BACKGROUND
The approximately 2.76-acre property is located in North Boulder, west of Broadway and north of Violet Avenue. The roughly y-shaped site has frontage on four streets: Broadway, Violet Avenue, 13th Street, and 14th Street. Refer to Figure 1 below. The site is undeveloped. The property was donated to the city in 1999 for “public purposes such as a library, a public park or open space, or a public meeting hall.” In May 1997, City Council directed staff to acquire a parcel of land in the area for a north branch library site, a village green, and/or other public uses in order to implement the vision of the North Boulder Subcommunity Plan (NBSP). At that time council was consulted by staff on which property to pursue for a North Boulder library site. After receiving direction from the City Council, the city negotiated with Safeway for the donation of the site. At that time Safeway intended to develop the property located to the north of the site (now Uptown Broadway). In 1999 the City Council accepted Safeway’s offer to donate the property to the city. In return for the land donation the site to the north was credited with additional density. The Land Donation Offer included a condition that the maximum square footage of any building on the donated land is 15,000 square feet. A parcel was also dedicated for a public street (Rosewood Avenue), which is not part of this development proposal and was later vacated.

The surrounding area has evolved over the last 30 years from a largely rural area with a mix of residential and service or industrial uses to nodes of more urban mixed-use neighborhoods, guided by the North Boulder Subcommunity Plan. The property was annexed in 1990.
as part of the larger 324-acre North Boulder group annexation (#AZ-90-10). The property ("Parcel 31") was at that time owned by the mobile home park (Countryside Village Mobile Home Park).

![Figure 2: Vicinity Map](image)

Refer to Guideline #1 below in Section III of this memo for additional information on the characteristics of the site and surrounding areas.

**Land Use Designation.** As shown in Figure 3 on the following page, the property is designated as three separate designations on the land use map of the Boulder Valley Comprehensive Plan (BVCP): Mixed Use Business (MUB), Medium Density Residential (MR), and Open Space, Other (OS-O). The BVCP Land Use Map depicts a plan of the desired land use pattern in the Boulder Valley. It appears that the proposed library and parking lot would be located within the MUB designation on the site. The descriptions from the BVCP are below.

<table>
<thead>
<tr>
<th>Mixed Use Business (MUB)</th>
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<tbody>
<tr>
<td><strong>Characteristics and Locations:</strong> MUB development may be appropriate and will be encouraged in some business areas. (Generally, the use applies to areas around 29th Street, as well as North Boulder Village Center, the commercial areas near Williams Village and other parcels around Pearl, 28th and 30th.) Specific zoning and other standards and regulations will be adopted which define the desired form, intensity, mix, location and design characteristics of these uses.</td>
</tr>
<tr>
<td><strong>Uses:</strong> Consists of business or residential uses. Housing and public uses supporting housing will be encouraged and may be required.</td>
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</table>
The OS-O designated portion of the property covers the riparian area of Fourmile Canyon Creek, which is managed as part of the Greenways systems as a multi-use path and flood way. Unlike many other land use designations, OS-O does not have a corresponding open space designation. Also, unlike the other open space land use designations that apply to acquired or deed restricted open space, OS-O is instead defined as aspirational, intended to preserve open space or...
evaluate open space values for a site through a variety of means and the designation does not guarantee or require the preservation of a property.

**Zoning.** The project site crosses zoning district boundaries for the Business - Main Street (BMS), Residential - Medium 2 (RM-2), and Mixed Use 2 (MU-2) districts. Refer to Figure 4 for the zoning map. The proposed building would be located in the MU-2 district. The zone districts are defined in the Land Use Code Section 9-5-2(b) as:

- **Business - Main Street (BMS):** Business areas generally anchored around a main street that are intended to serve the surrounding residential neighborhoods. It is anticipated that development will occur in a pedestrian-oriented pattern, with buildings built up to the street; retail uses on the first floor; residential and office uses above the first floor; and where complementary uses may be allowed.

- **Residential - Medium 2 (RM-2):** Medium 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.

- **Mixed Use – (MU-2):** Mixed use residential areas adjacent to a redeveloping main street area, which are intended to provide a transition between a main street commercial area and established residential districts. Residential areas are intended to develop in a pedestrian-oriented pattern, with buildings built up to the street; with residential, office, and limited retail uses; and where complementary uses may be allowed.

**Figure 4: Zoning Districts**

**Area Plans.** The property is located within the boundaries of the North Boulder Subcommunity Plan (NBSP). The NBSP was adopted in 1995 to guide future development of North Boulder. The plan was amended in 1996 and 1997. The site is within the Meadows neighborhood defined by the plan. Refer to Guidelines #2 and #5 below in Section III of this memo for
additional information on the NBSP. Refer to Key Issue #2 in Section IV of this memo for staff’s analysis of the proposal against the goals, policies, and development guidelines of the NBSP.

Public Library Master Plan. The 2007 Library Master Plan specifically identified the need to open a full-service library in north Boulder. This is also a priority goal in the updated 2018 Boulder Public Library Master Plan was adopted by City Council on Sept. 4, 2018. The Plan is intended to guide the library’s strategies and priorities for investments for the next ten years. The master plan includes a goal of opening a full-service branch library in north Boulder with hours consistent with other branch facilities and includes a makerspace.

Capital Improvement Plan. The 2019 – 2024 Capital Improvement Plan included $1.7 million for the design and construction of the North Boulder Branch Library. The library will be funded by the Community, Culture and Safety Tax (CCS), Development Excise Taxes (DET), and impact fees collected for the library, and possibly Library Facility Renovation and Replacement Fund (FR&R Fund) and old Library Fund reserves for contingency and unanticipated project additions.

II. Project Description

Land Uses. The proposed use of the development is a new 12,800 square foot branch library to extend services to North Boulder as part of the larger Boulder Public Library system. Proposed interior programming includes large community spaces, quiet reading areas, Boulder Reads offices, classrooms, kids space, and a large maker space. The kids space is connected to an outdoor playground and the maker space has direct access to an outdoor working space and community garden. The proposal also includes a new urban plaza that enlarges the current public square, potentially allowing for community events.

The library is considered a “governmental facility” in the Land Use Code, which means a “municipal, county, state, or federal structure, building, or use.” Per Table 6-1, B.R.C. 1981, a Use Review is required for governmental facilities in the BMS, RM-2, and MU-2 districts.
Site Plan. The Concept Plan is for a trapezoidal building on the north end of the side at the terminus of 13th Street. The building is located where a cul-de-sac currently exists. A new connector street is proposed between 13th Street and 14th Street to extend the existing street grid and provide connectivity. The site is designed to encourage vehicular access from 14th Street directly into a new 28-space surface parking area on the east end of the site. Bike and pedestrian connections occur at Broadway and the existing trail system along Fourmile Canyon Creek. Secondary multi-modal connections are proposed to south and to the planned Violet Park. The site design expands on improvements made with the Uptown Broadway development, with an enlarged urban plaza on the western arm of the property. The east-west street connection is intended as an extension of the urban plaza and is designed as a pedestrian oriented plaza / street. The street would utilize porous pavers and a narrow street design to intentionally slow traffic, reduce impervious cover, and create a safer space for pedestrians, bicyclists, and vehicles. A green buffer screens the street from neighboring buildings.

Architecture and Building Design. The proposed building is two stories and approximately 35 feet in height. The library programs are distributed among two floors. The applicant states that spaces on the second floor allows for a reduced overall building footprint, creating space for generous outdoor amenities and a reduced impact on neighboring residents. The building is arranged with the highest point and the main entrance aligned to the center of 13th Street. The massing tapers down to both the east and west, which reduces impact on the views of residents north of the library and creates a dramatic and iconic image for the building. Refer to Figure 8. The building tapers to the west, ultimately reaching the level of the plaza along Broadway. Refer to Figure 11 on the following page. A secondary entrance accessed from the west via a handicapped-accessible ramp that runs along the building’s roof. The second story features a planted green roof angled to the north, which will be highly visible by the residential development to the north. Refer to Figure 10 on the following page.
The building is proposed to be constructed of the poured-in-place concrete. The north elevation of the building is more solid and enclosed with less articulation and fewer windows. This allows for privacy and insulation necessary for specific programs. The large southern elevation is broken down and articulated to more human scale. The south facade features an assortment of spaces, including gardens, seating or reading nooks, a community balcony, and a children's playground. Refer to Figure 9. The interior community spaces have access to an outdoor balcony, which takes advantage of views to the south and west.

![Figure 9: South Building Elevation](image)

![Figure 10: Perspective of Green Roof and Ramp from North](image)

![Figure 11: Perspective of Model from Broadway](image)

The concept plan describes the use of several green technologies and systems. Sustainable systems are intended to be integrated into the building and site design to achieve a Net Zero Building. The main sustainable strategies under consideration are solar panels at the roof, innovative site and storm water management, and a passive downdraft system.
that uses natural ventilation fueled by prevalent winds to both heat and cool the building. The building is intended to serve as an educational opportunity to inform the public of the benefits and possibilities for sustainable architecture.

Refer to Attachment A for the applicant’s design narrative and architectural plans. Refer to Key Issue #2 in Section IV for staff’s analysis of the proposal against the NBSP.

**Access and Parking.** As described above, the concept includes access from 13th and 14th Streets. A new east-west connector street is proposed between 13th Street and 14th Street, to be designed as a shared street comfortable to all modes of transportation. The parking area will be most readily accessed via Yarmouth Avenue to 14th Street. A defined drop-off area is proposed to the west of the building. The extension of 14th Street south to Violet Avenue, as envisioned in the North Boulder Right-of-Way Plan, is not shown on the concept plans. However, review staff has asked the applicant to construct the extension of 14th Street onto the site with a new terminus ending within five feet from the Boulder Meadows property line. A multi-use path is proposed extending from the existing trails along Fourmile Canyon Creek to the building entrance.

The total required parking is 32 spaces based on the requirements for nonresidential uses in the MU-2 zone district (Table 9-3, B.R.C. 1981). The proposal is to provide 28 spaces in a surface parking lot, which amounts to a 12.5% parking reduction. Staff estimates that only 8 bike parking spaces are required for the project per Table 9-8, B.R.C. 1981 (4 short term and 4 long-term). However, the project is expected to greatly exceed this requirement. Short-term bike parking is proposed near the main library entrance to the north and long-term parking and electric bicycle charging on the new urban plaza to the west. Staff has recommended that the applicant provide short-term bike parking at the terminus of the new path as well as near the proposed playground.

Refer to Guideline #5 in Section III of this memo for additional information on the parking and planned 14th Street connection.

### III. Concept Plan Review Criteria (Section 9-2-13(e))

**Guidelines for Review and Comment:** The following guidelines will be used to guide the Planning Board's discussion regarding the site. It is anticipated that issues other than those listed in this section will be identified as part of the Concept Plan review and comment process. The Planning Board may consider the following guidelines when providing comments on a concept plan:

1) **Characteristics of the site and surrounding areas, including, without limitation, its location, surrounding neighborhoods, development and architecture, any known natural features of the site including, without limitation, mature trees, watercourses, hills, depressions, steep slopes and prominent views to and from the site:**

   The subject property is undeveloped, and no structures would be demolished with redevelopment. The lot contains various vegetation, mostly grasses. Refer to **Figure 12.**

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**Figure 12: Site Conditions**

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Natural Features. Fourmile Canyon Creek runs through the site. The northerly portion of the site is generally level but slopes to the south as you approach Fourmile Canyon Creek and the Boulder Meadows mobile home park. The site is impacted by the high hazard zone, conveyance zone, 100-year floodplain, and 500-year floodplain of Fourmile Canyon Creek. Refer to Figure 13. All construction will be compliant with the city's floodplain development regulations. Note, the library would not be considered a critical facility per the floodplain regulations. The area is considered high functioning wetlands protected by a 25-foot inner buffer area and a 50-foot outer buffer area. The site has significant views of the foothills to the west. Refer to Figure 14. There is some mature landscaping and trees, primarily along the creek and at the boundary with the mobile home park. Refer to Criterion 6 below for further analysis on environmental opportunities and constraints, including regulations on the flood plain.

Surrounding Neighborhood. North Boulder is an electric area with a variety of housing types, lot sizes, and street patterns reflecting different eras. Recent development in North Boulder has followed a neotraditional development style with a fine-grained street pattern and with business districts located within walking distance of residential areas. The area's primary main street commercial district is located to the northwest of the site along Broadway.
The site is neighbored by the Uptown Broadway mixed-use development to the north, the Boulder Meadows mobile home park to the east, and the Violet Crossing residential development to the southwest. The Uptown Broadway development was approved as a Site Review in 2002 (LUR2002-00019) and was later amended in 2005 (LUR2005-00018, LUR2005-00053) and 2008 (LUR2007-00051). The development contains approximately 40,000 square feet of commercial space and 245 residential units. The development contains mixed-use buildings aligning the Broadway and Yarmouth frontages with parking to the rear and multiple-family residential buildings on the eastern two-thirds of the site. Refer to Figure 15. A Use Review approved in 2005 allows for up to five restaurants in the mixed-use buildings, with a 22% parking reduction. The buildings are two and three stories with a maximum height of 48 feet. A library and surface parking were conceptually represented in the same general locations of the proposal as part of the Uptown Broadway site reviews, with the understanding a later site review would be completed. Beyond the Uptown development, to the north, is the Holiday mixed use New-Urbanist neighborhood.

The Violet Crossing development to the southwest was approved as a Site Review in 2010. The development consists of 10 residential buildings with a total of 98 apartment units. Refer to Figure 16. The development is predominantly two stories, with two buildings out of the 10 proposed as three-stories and 35-feet within the northwest corner of the site. The development was substantially completed in 2014. The privately-owned Boulder Meadows mobile home park to the southeast contains approximately 640 manufactured homes. Refer to Figure 18 on the following page. A defined vehicle storage area extends from the park to the west and was presumably retained by the mobile home park when the land was sold to Safeway (Figure 19). Single family residential neighborhoods of Crestview West are located to the south of the subject property.
Violet Park. Violet Park is a planned 7-acre neighborhood park to the southeast of the site that is intended to serve a half-mile service area. The park will be designed as a neighborhood park with passive and active amenities, including multi-use turf areas, naturalized landscape areas, age-appropriate playgrounds, and site amenities like picnic shelters, tables, seating, bike racks, etc. As the project progresses the Library and Arts and Parks and Recreation Departments will need to coordinate to ensure that the duplication of amenities and features are minimized. Since the service areas overlap coordination will be necessary to create the best variety of services and facilities to the neighborhood and to provide appropriate connections between Violet Park, library, and adjacent neighborhoods. There is no timeline for the improvements to Violet Park, but the project is expected to be part of a future Capital Improvement Program (CIP) request.
2) Community policy considerations including, without limitation, the review process and likely conformity of the proposed development with the Boulder Valley Comprehensive Plan and other ordinances, goals, policies, and plans, including, without limitation, subcommunity and subarea plans;

As described in Section I above, the property is within the North Boulder Subcommunity Plan. In addition, a large number of BVCP policies apply to the site. Section V “Key Issues” below addresses the extent to which the project addresses BVCP policies and the NBSP.

3) Applicable criteria, review procedures, and submission requirements for a site review;

The proposed project will be evaluated through the site review process for conformance with the following:

- The land use designation in the BVCP;
- All relevant policies of the BVCP;
- The site review criteria of the Land Use Code;
- Zoning regulations;
- The City of Boulder Design and Construction Standards (DCS).

At the time of Site Review, the following items will be required:

- Parking Study to support a requested parking reduction on the site.
- Transportation Demand Management (TDM) Plan, which outlines strategies to support the parking reduction and to mitigate traffic impacts created by the proposed development with implementable measures for promoting alternate modes of travel.
- Preliminary Storm Water Report and Plan to address storm water runoff and water quality treatment issues, in accordance with the City of Boulder Design and Construction Standards (DCS).
- Utility Report to establish impacts of the project on the City of Boulder utility systems.
- Landscape plan that is consistent with, and exceeds, city code requirements, including a landscape requirements table as described in Section 9-9-12(d)(1)(j), B.R.C. 1981 to verify that the development is meeting and exceeding the minimum landscape requirements.
- Detailed tree inventory including the species, size, and condition of all existing trees on the site. The project should consider the current condition of the trees and the probability of being able to protect them during construction. Particular attention is needed to identify and properly remove any ash on the site due to emerald ash borer (EAB). Staff strongly encourages diversifying tree species selections in all new development.
- In support of the design excellence initiative, additional information will be required at site review on the building materials and building assembly to ensure high-quality design outcomes.
- Separate Use Review application for a governmental facility in the BMS, RM-2, or MU-2 district. The purpose of use review is to determine whether the use is appropriate in the proposed location and to evaluate potential impacts on the surrounding area. The use review would be reviewed concurrently with the site review application.
The proposed project will be subject to all applicable criteria in section 9-2-14(h) of the land use code. Based on staff’s preliminary analysis consideration will be given to the following site review criteria:

- **Interface with Creek.** “The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas and species on the federal Endangered Species List (…)” and “The project incorporates the natural environment into the design and avoids, minimizes or mitigates impacts to natural systems” (criteria (h)(2)(A)(iii) and (F)(x)). Any development or improvements will need to be sensitive to the creek and consistent with the Open Space – Other (OS-O) designation.

- **Provision of appropriate open space.** “Open space designed for active recreational purposes is of a size that it will be functionally useable and located in a safe and convenient proximity to the uses to which it is meant to serve;” “The open space provides a buffer to protect sensitive environmental features and natural areas;” “If possible, open space is linked to an area- or city-wide system;” and “To the extent practical, the project provides public amenities and planned public facilities” (criteria (h)(2)(A)(v), (B)(vi), (B)(vii) and (F)(vi)). As noted in the review comments made by the Parks and Recreation Department coordination will be necessary with the Violet Park programming to ensure that complementary open space areas and facilities are provided to serve the neighborhood.

- **Landscaping.** “The project provides for aesthetic enhancement and a variety of plant and hard surface materials, and the selection of materials provides for a variety of colors and contrasts and the preservation or use of local native vegetation where appropriate;” and “The setbacks, yards and useable open space along public rights of way are landscaped to provide attractive streetscapes, to enhance architectural features and to contribute to the development of an attractive site plan” (criteria (h)(2)(C)(i) and (iv). The green roof, highly visible from surrounding buildings, is proposed in a great location. The proposed mix of vegetation in coordination with the depth of planting medium is critical to its success. If the project is approved with the green roof ongoing maintenance will be required. Landscape and open space are required to be protected from vehicular encroachment. As the project develops additional information will be needed to review the shared street/plaza. Careful attention to detailing pavement transitions, elevation changes, planting/softscape areas, etc. is needed.

- **Circulation.** “On-site facilities for external linkage are provided with other modes of transportation, where applicable” and “The project is designed for the types of traffic expected, including, without limitation, automobiles, bicycles and pedestrians, and provides safety, separation from living areas and control of noise and exhaust” (criteria (h)(2)(D)(vi) and (viii)). The project site is impacted by a planned transportation connection from the North Boulder Subcommunity Plan / Right-of-Way Plan. The planned transportation connection is the extension of 14th Street from its current terminus to Violet Avenue. Staff has requested that the project construct the extension of 14th Street onto the site with a new terminus ending within five feet from the Boulder Meadows property line.

- **Street Design.** “High speeds are discouraged or a physical separation between streets and the project is provided” and “Potential conflicts with vehicles are minimized” (criteria (h)(2)(D)(i) and (vii)). As the project evolves, consideration should be given to the design of the 13th/14th connector street and the shared street/plaza concept. Defined areas will be necessary for (1) patrons to return checked-out materials and (2) service trucks to deliver materials to the library.

- **Multi-Modal Connections.** “Safe and convenient connections are provided that support multi-modal mobility through and between properties, accessible to the public within the project and between the project and the existing and proposed transportation systems, including, without limitation, streets, bikeways, pedestrianways and trails;” and “Alternatives to the automobile are promoted by incorporating site design techniques, land use patterns and supporting infrastructure that supports and encourages walking, biking and other alternatives to
the single-occupant vehicle” (criteria (h)(2)(D)(iii) and (iv)). Staff supports the new multi-use path shown on the concept plan providing pedestrian and bicycle access to the library from the Fourmile Creek Path. Staff recommends some of the short-term bicycle parking be located near the terminus of the new path as well as near the proposed playground. The short-term bicycle parking spaces located near the playground should be able to accommodate bicycles with attached trailers. Consideration should be given to connections to the Boulder Meadows site.

Consideration should be given to providing pedestrian access to the library building from both the existing 13th and 14th Street sidewalks. This might be accomplished by extending the west sidewalk of 13th Street to the library’s entrance and extending the west sidewalk of 14th Street along the Boulder Meadows property line to connect to the new multi-use path.

- **Parking needs.** “The design of parking areas makes efficient use of the land and uses the minimum amount of land necessary to meet the parking needs of the project” (criterion (h)(2)(E)(ii)). The applicant will need to demonstrate that the parking needs of the library will be adequately accommodated.

- **Building Design.** “The building height, mass, scale, orientation, architecture and configuration are compatible with the existing character of the area or the character established by adopted design guidelines or plans for the area;” “Projects are designed to a human scale and promote a safe and vibrant pedestrian experience through the location of building frontages along public streets, plazas, sidewalks and paths, and through the use of building elements, design details and landscape materials that include, without limitation, the location of entrances and windows, and the creation of transparency and activity at the pedestrian level;” and “Exteriors of buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing” (criteria (h)(2)(F)(i), (v), and (xii)). Consistent with the North Boulder Subcommunity Plan, the building should be oriented to the street with pedestrian scale elements. The general layout of the development should act as an infill development that seamlessly connects to surrounding development. Staff appreciates the proposal to use a public building as an opportunity to “break the box” in the development pattern established in the area. The quality of the proposed building will depend greatly on how well the design details are executed. At site review staff will evaluate the detailing and craftsmanship of the poured-in-place concrete building against the site review criteria.

4) **Permits that may need to be obtained and processes that may need to be completed prior to, concurrent with, or subsequent to site review approval;**

a. **Technical Documents.** Following site review, technical documents would be evaluated for final utilities, architecture, landscaping, drainage, outdoor lighting, etc. All public infrastructure, improvements and landscaping built in the city’s public rights-of-way and public easements must meet the City of Boulder Design and Construction Standards (DCS).

b. **Subdivision.** The property is a portion of a platted lot. Staff recommends completing a subdivision (preliminary and final plat) as part of the development proposal. Any necessary vacations of easements and dedications of easements and right-of-way could be done on the final plat. Necessary vacations of easements and dedications of easements and right-of-way could be completed on the final plat. The preliminary plat would be required at time of site review and is a staff level approval. The final plat is reviewed concurrently with the technical documents.

c. **Floodplain Development Permits.** The property is impacted by the 100-year floodplain, conveyance, and high hazard zones of Fourmile Canyon Creek. Any development within the 100-year floodplain, conveyance and/or high hazard zones is subject to the city’s floodplain regulations and requires the approval of a floodplain development permit.
d. **Wetland Permits.** This property is impacted by high function wetland, stream, water body area as well as high functioning wetland inner and outer buffer areas. 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.

e. **Building Permit.** Once site conditions were found to be compliant with all applicable codes, a building permit for any new structures or site work could be reviewed.

f. **Construction Storm Water Discharge Permit.** This permit is required from the State of Colorado for projects disturbing one (1) acre of land or more.

g. **Groundwater.** Discharge of groundwater to the public storm sewer system may be necessary to accommodate construction and operation of the proposed developments. City and/or State permits will be required for this discharge. All applicable permits must be in place prior to building permit application. Additionally, special design considerations for the property to handle groundwater discharge as part of the development may be necessary.

5) **Opportunities and constraints in relation to the transportation system, including, without limitation, access, linkage, signalization, signage, and circulation, existing transportation system capacity problems serving the requirements of the transportation master plan, possible trail links, and the possible need for a traffic or transportation study;**

Based on analysis done as part of the 2015 BVCP update, the weighted access score for the property was high (57-69 percent accessible), determined by a combination of the availability of transportation facilities and the number of destinations that can be reached within a 15-minute walk (refer to the BVCP Story Maps). Destinations that were factored into the analysis include grocery stores, parks, restaurants, and transit stops.

**Access:** The site is currently accessed via a dead-end on 14th Street and a cul-de-sac extending from 13th Street to the center of the site, both local streets. Broadway (State Highway 7) borders the property on the west and Violet Street borders the property to the south, which is classified as a minor collector roadway. As discussed above, the proposal removes the existing cul-de-sac, replacing it with a new two-way connector street between 13th Street and 14th Street to continue the existing street grid. Vehicular access will primarily be from 14th Street directly into the parking area.

**Transit:** The SKIP provides high-frequency transit service on Broadway, with service to downtown and South Boulder. The 204-route also provides service to downtown and South Boulder via 19th Street and Moorhead Avenue. Several local and regional routes connect at the downtown boulder station. A transit stop is located just north of the intersection of Violet Ave. and Broadway. Refer to Figure 21.

![Figure 21: Transit Routes](image-url)
Connections: The site is well connected for bicyclists and pedestrians to the larger multi-modal network. The Fourmile Creek multi-use path runs though the site, which runs northwest and southeast via an underpass on Broadway. A new path is proposed extending from the existing trails along Fourmile Canyon Creek to the library entrance. On-street bike lanes are located along Broadway and Yarmouth Ave. The new pedestrian-oriented streetscape plaza will be designed to accommodate bicycles and pedestrians. Refer to Figure 22 for a map of multi-modal connections in the vicinity. An on-street bike lane is proposed along Violet Avenue, east of Broadway.

As shown in Figure 23, the project site is impacted by the planned extension of 14th Street from its current terminus to Violet Avenue in the North Boulder Subcommunity Plan. In meeting the development standards for right-of-way improvements, the applicant has been requested to construct the extension of 14th Street onto the site with a new terminus ending within five feet from the Boulder Meadows property line. The vehicle storage area for the mobile home park prohibits the full construction of the connection at this time. Funding for a bridge over Four Mile Canyon Creek will be considered in a future Capital Improvement Plan.

An amendment to the North Boulder Subcommunity Right-of-Way Plan was approved in 2010 concurrent with the Violet Crossing site review to reassign the north-south vehicular connection from 13th Street to 14th Street, to reassign the multi-use path connection between Four Mile Canyon Creek and Violet from the 14th Street alignment to the 13th Street alignment; and to relocate the multi-use path connection from the north side of Four Mile Canyon Creek to the south side. A new multimodal path connection paralleling the south side of Four Mile Canyon Creek, a new pedestrian bridge across the creek, and a roadway that initiates the extension of 14th Street from Violet Ave. was constructed as part of the Violet Crossing Development.
Trip Generation. The Trip Generation Analysis submitted by the applicant estimates that the library would generate 780 one-way automobile trips per day. The study estimates 68 trips during the morning peak-hour and 92 trips during the afternoon peak-hour (refer to Attachment A). The project is not required to submit a traffic study because the peak hour impacts of the project are less than 100 vehicle trips.

Parking: As described above, the concept includes 28 parking spaces in surface parking lot where 32 spaces are required (12.5% parking reduction). In terms of bicycle parking, specific calculations were not provided but the project is expected to far exceed required short- and long-term bike parking. A Parking Study and consideration of a Transportation Demand Management Plan to support a parking reduction with the site review application and the applicant will need to demonstrate compliance with the criteria for parking reductions found in Subsections 9-9-6(f) and 9-2-14(h)(2)(K), B.R.C. 1981.

6) Environmental opportunities and constraints including, without limitation, the identification of wetlands, important view corridors, floodplains and other natural hazards, wildlife corridors, endangered and protected species and habitats, the need for further biological inventories of the site and at what point in the process the information will be necessary;

Refer to Guideline #1 above for the natural features of the site. The proposed project would add more impervious surface; however, plantings and open space and would be an enhancement over the existing conditions. The riparian area serves as a wildlife corridor. However, endangered or protected species/habitats are not known to be present.

Opportunities. Views of the foothills and the Flatirons in the distance are evident from the property, primarily from the north property line. Fourmile Canyon Creek runs through the property (refer to Figure 24). The OS-O designated portion of the property covers the riparian area of Fourmile Canyon Creek. The Greenways division is planning improvements along Fourmile Canyon Creek, including new transportation connections and flood mitigation. The site has excellent solar access for photovoltaic systems.

Constraints. As described above, the site is impacted by the 100-year floodplain, conveyance, and high hazard zones of Fourmile Canyon Creek. The site is also impacted by high function wetland, stream, water body area as well as high functioning wetland inner and outer buffer areas. Refer to Figure 25 on the following page. Any development in this area may require a floodplain development permit and/or a wetlands permit. The plaza area is within the wetland outer buffer zone. All plant material proposed in the wetland and/or buffer areas must comply with the City's Wetland Protection Program Best Management Practices: Revegetation Rules. Addition of new plant material may require a wetland permit.
7) Appropriate ranges of land uses;

The proposed public use is consistent with the Mixed Use Business (MUB) land use designation in the BVCP. Public uses supporting surrounding residential uses are listed as a desired use within the MUB designation. The emphasis on library services oriented toward the needs of youth and low-income and disadvantaged populations is further reinforced in the Boulder Valley Comprehensive Plan Policy 8.18 Libraries. Further, a branch public library in North Boulder was envisioned in the NBSP. The Plan states that the Village Center is an ideal location for the library to create a 15-minute neighborhood and to utilize pedestrian, bicycle, and transit facilities. Lastly, the property was donated to the city for the purposes of establishing a branch library.

Section IV “Key Issues” below addresses the extent to which the project addresses BVCP policies and the NBSP.

8) The appropriateness of or necessity for housing.

The proposal does not include housing. Staff finds the public use appropriate based on the information in Guideline #7 above.

IV. KEY ISSUES ANALYSIS

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

The subject property is located within the Planning Area for the Boulder Valley Comprehensive Plan (BVCP), a jointly adopted plan by the City and County. The site is designated as Mixed Use Business (MUB), Medium Density Residential (MR), and Open Space, Other (OS-O) on the land use map of the BVCP. The majority of the proposed improvements are
located within the MUB designation, which covers neighborhood serving business areas like the North Boulder Village Center, commercial areas near Williams Village, etc. Business and residential uses are encouraged in these areas, including public uses supporting surrounding housing. The proposal is consistent with the intent of the MUB land use designation and provide a much-needed public service to the surrounding area.

At time of Site Review any improvements within the OS-O designated area will evaluated against the intent of this designation. An OS-O designation does not categorically prohibit development of the area so designated. OS-O is instead defined as aspirational, intended to preserve open space or evaluate open space values for a site through a variety of means and the designation does not guarantee or require the preservation of a property. Any development or improvements will need to be sensitive to the creek and consistent with the Open Space – Other (OS-O) designation. No structures are improvements are proposed within the MR designated area.

The proposal appears to be consistent with the following BVCP goals and policies:

<table>
<thead>
<tr>
<th>BVCP Policy</th>
<th>Excerpt from BVCP</th>
<th>How the Proposal is Consistent with BVCP Policies</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.18 Libraries</td>
<td>“Library facilities and services of the Boulder Valley will be responsive to the needs of all populations, providing an adequate range of informational, educational and intellectual opportunities for all residents.”</td>
<td>A North Boulder branch will lead to an increased awareness of the city’s library programs and will expand services to underserved communities.</td>
</tr>
<tr>
<td>8.19 Information Resource/Community Center</td>
<td>“The city will facilitate access to information through a variety of formats providing materials, technology and services to enhance the personal development of the community’s residents. In its role as the community’s public and civic information center, the library will provide venues for community group meetings and resources and services to meet the needs of the community’s multicultural and special populations. Other community gathering spaces and information sources include the city and county websites, municipal buildings and recreation and senior centers.”</td>
<td>The proposed library includes extensive community spaces. As noted in the Boulder Public Library Master Plan, neighborhood branch libraries are considered to be anchors of their neighborhoods and provide convenient access to library resources. The North Boulder Branch Library is in a unique position to become an anchor for certain community services in the area. City staff acknowledges and appreciates the applicant’s community engagement efforts to inform programmatic elements this branch.</td>
</tr>
<tr>
<td>BVCP Policy</td>
<td>Excerpt from BVCP</td>
<td>How the Proposal is Consistent with BVCP Policies</td>
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<tr>
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<td>--------------------------------------------------</td>
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<tr>
<td><strong>Culture</strong></td>
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<tr>
<td>8.20</td>
<td>The city will seek to provide educational, cultural and literacy resources and opportunities for the community. The city will develop and maintain resources to assist learners and students of all ages, including support for formal education programs, and provide public workspaces and independent learning resources. The city will develop collaborative relationships with community educational institutions and function as a research center for residents.”</td>
<td>The application materials illustrate several examples of serving as educational resources to the community (e.g. Boulder Reads offices, classrooms, large community spaces, etc.)</td>
</tr>
<tr>
<td><strong>Community Identity / Land Use Pattern</strong></td>
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<tr>
<td>2.03</td>
<td>The city and county will…ensure that development will take place in an orderly fashion, take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Boulder Valley. The city prefers redevelopment and infill as compared to development in an expanded Service Area to prevent urban sprawl and create a compact community.”</td>
<td>The proposed library represents an infill development that is well connected by multi-modal connections and transit. The public use will contribute to a 15-minute neighborhood.</td>
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<tr>
<td><strong>Neighborhoods</strong></td>
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<tr>
<td>2.09</td>
<td>The city and county will foster the role of neighborhoods to establish community character, provide services needed on a day-to-day basis, foster community interaction and plan for urban design and amenities. All neighborhoods in the city…should offer unique physical elements of neighborhood character and identity such as distinctive development patterns or architecture; historic or cultural resources; amenities such as views, open space, creeks, irrigation ditches and varied topography; and distinctive community facilities and commercial centers that have a range of services and that are nearby and walkable.”</td>
<td>The library would provide much-needed services to the surrounding area, as identified in the Library Master Plan. The library will be a cultural resource and community facility that will contribute to the character of the neighborhood. The proposed building design represents unique architecture.</td>
</tr>
<tr>
<td>BVCP Policy</td>
<td>Excerpt from BVCP</td>
<td>How the Proposal is Consistent with BVCP Policies</td>
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<tr>
<td><strong>2.10</strong> Preservation &amp; Support for Residential Neighborhoods</td>
<td>“(...) The city will also work with neighborhoods to identify areas for additional housing, libraries, recreation centers, parks, open space or small retail uses that could be integrated into and supportive of neighborhoods. The city will seek appropriate building scale and compatible character in new development or redevelopment, appropriately sized and sensitively designed streets and desired public facilities and mixed commercial uses. (...)”</td>
<td>The library is a desired public facility for the neighborhood. Community engagement with the neighborhood began in August of last year to determine the best site and programmatic needs for the new branch library. The concept is appropriate in building scale and character and includes sensitively designed streets.</td>
</tr>
<tr>
<td><strong>2.17</strong> Variety of Centers</td>
<td>“The city and county support a variety of regional and neighborhood centers where people congregate for a variety of activities such as working, shopping, going to school or day care, accessing human services and recreating. Some centers should be located within walking distance of neighborhoods and business areas and designed to be compatible with surrounding land uses and intensity and the context and character of neighborhoods and business areas...Good multimodal connections to and from centers and accessibility for people of all ages and abilities will be encouraged.”</td>
<td>The North Boulder/North Broadway area is defined as a neighborhood center in the BVCP. Neighborhood centers are intended to serve as neighborhood gathering places, to provide goods and services for the day-to-day needs of nearby residents, workers, and students. The proposed library will contribute the established neighborhood center and will be easily accessible from surrounding areas by foot, bike, and transit. The library will contribute to a sense of place and the achievement of walkable (15-minute) places.</td>
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<tr>
<td><strong>2.19</strong> Neighborhood Centers</td>
<td>“Neighborhood centers often contain the economic, social, and cultural opportunities that allow neighborhoods to thrive and for people to come together. The city will encourage neighborhood centers to provide pedestrian-friendly and welcoming environments with a mix of land uses. The city acknowledges and respects the diversity of character and needs of its neighborhood centers and will pursue area planning efforts to support evolution of these centers to become mixed-use places and strive to accomplish the guiding principles...”</td>
<td>As described above, the library would contribute to the North Boulder neighborhood center. The library would help to meet the everyday needs of neighboring communities. The site design includes attractive pedestrian routes and conveniences such as sheltered seating, a play structure, and bike racks. The site would have access to the adjacent greenway.</td>
</tr>
<tr>
<td>BVCP Policy</td>
<td>Excerpt from BVCP</td>
<td>How the Proposal is Consistent with BVCP Policies</td>
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<tr>
<td>Public Realm, Urban Design</td>
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<td>2.24 Commitment to a Walkable &amp; Accessible City</td>
<td>“The city will promote the development of a walkable and accessible city by designing neighborhoods and mixed-use business areas to provide easy and safe access by foot, bike and transit to places such as neighborhood centers, community facilities, transit stops or centers and shared public spaces and amenities (i.e., 15-minute neighborhoods). (…)”</td>
<td>The proposed use and site design would contribute to a 15-minute neighborhood by providing community facilities and shared public spaces and amenities, which are easily accessible by foot, bike, car, or transit.</td>
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<tr>
<td>Design Quality</td>
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<tr>
<td>2.33 Sensitive Infill and Redevelopment</td>
<td>“With little vacant land remaining in the city, most new development will occur through redevelopment in mixed-use centers that tend to be the areas of greatest change. The city will gear subcommunity and area planning and other efforts toward defining the acceptable amount of infill and redevelopment and standards and performance measures for design quality to avoid or adequately mitigate negative impacts and enhance the benefits of infill and redevelopment to the community and individual neighborhoods. (…)”</td>
<td>The proposal represents sensitive infill. The mass and scale of the library is substantially smaller than the neighboring Uptown Broadway development, which provides an appropriate transition to Fourmile Canyon Creek. The building has been designed to reduce impacts on views of residents north of the library. The design quality and appropriateness of mass, scale, and height will be evaluated at the site review stage. The building design is iconic but also compatible with the established neo-traditionalist/New-Urbanist character of the neighborhood.</td>
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<tr>
<td>2.37 Environmentally Sensitive Urban Design</td>
<td>“For capital improvements and private development, the city and county will strive to ensure that buildings, streets, utilities and other infrastructure are located and designed to protect natural systems, minimize energy use, reduce urban heat island effects and air and water pollution and support clean energy generation.”</td>
<td>The application states that green technologies and systems were integrated into the building and site design. These include innovative sustainable strategies apparent to the community, which contribute to the goal for a Net Zero Building. Sustainable strategies under consideration include solar panels on the roof; innovative site and storm water management like a planted green roof and permeable pavers; and a passive downdraft system that uses natural ventilation fueled by prevalent winds to both heat and cool the building. The vision is for the building could serve as an educational opportunity to inform the public of the benefits and possibilities for green architecture. These strategies and the interface of the development with the riparian area will be evaluated with the site review.</td>
</tr>
</tbody>
</table>
The proposal does not demonstrate clear consistency with the following policies and the applicant should give them additional consideration in the formulation of a subsequent site review application:

<table>
<thead>
<tr>
<th>BVCP Policy</th>
<th>Excerpt from BVCP</th>
<th>Aspects of the Proposal that Need Additional Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Quality</td>
<td>“Public projects bear a special responsibility to exhibit design excellence. The city and county will work to ensure that new capital projects and transportation facilities are visually attractive and contribute positively to the desired community character.”</td>
<td>The quality of the proposed building will depend greatly on how well the design details are executed. At site review staff will evaluate the detailing and craftsmanship of the poured-in-place concrete building against the site review criteria. The design quality and appropriateness of mass, scale, and height will be evaluated at the site review stage.</td>
</tr>
<tr>
<td>Complete Transportation System</td>
<td>“…The city’s transportation system will be based on complete streets in the urban area including completed networks for each mode, making safe and convenient connections between modes, providing seamless connections between the city and county systems and promoting access and placemaking for the adjacent land uses and activities. Improvements to urban travel corridors will recognize pedestrian travel as the primary mode of transportation and preserve or improve the safety and efficiency of all modes of transportation. (…)”</td>
<td>As the project develops additional consideration should be given to the shared street/plaza and how all modes will be safely accommodated. Street trees should be incorporated. Careful attention to detailing pavement transitions, elevation changes, planting/softscape areas, etc. is necessary.</td>
</tr>
<tr>
<td>Transportation Impacts Mitigated</td>
<td>“Transportation or traffic impacts from a proposed development that cause unacceptable transportation or environmental impacts, or parking impacts, to surrounding areas will be mitigated. All development will be designed and built to be multimodal and pedestrian-oriented and include TDM strategies to reduce the vehicle miles traveled generated by the development. Supporting these efforts, new development will provide continuous multimodal networks through the development and connect these systems to those surrounding the development…”</td>
<td>Analysis will be necessary at site review to evaluate the transportation, traffic, and parking impacts. Attention should be given to developing robust TDM strategies to support any parking reduction request.</td>
</tr>
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</table>

**Key Issue #2: Is the proposed concept plan consistent with the North Boulder Subcommunity Plan?**

The project site is located within the boundaries of the North Boulder Subcommunity Plan (NBSP), which sets forth the official vision for the future of the North Boulder Subcommunity and is the basis for decisions regarding the long-term preservation and development of North Boulder. The NBSP provides specific actions to be carried out by the City, other public agencies, and the private sector related to future development. The NBSP was also the basis for re-zoning of a portion of North Boulder in 1997 and establishes a street and pedestrian/bicycle network. The Plan was adopted by
Planning Board and City Council in 1995. It was amended in 1996 and 1997 in relation to the Village Center boundaries and Crestview East and West annexation conditions.

The subject property is within the Meadows neighborhood and the area defined for a Village Center in the Plan. As shown in Figure 26, the Village Center is defined from the Yarmouth/Broadway intersection to Fourmile Canyon Creek. A defined Village Green was planned along Fourmile Canyon Creek. The Village Center is intended to accommodate an intense mix of land uses including residential, office, retail, and civic uses and is meant to serve as the heart and focal point of the North Boulder Subcommunity area.

Library Use. A branch public library in North Boulder was envisioned in the NBSP. The community facilities recommendations on page 19 state that the library should be located in the Village Center or a neighborhood center and that the library services should be primarily oriented toward the needs of youth and low-income and disadvantaged populations. Literacy services, after-school activities, and pre-school functions are examples of the desired emphases for this branch. The Plan states that the Village Center is an ideal location for the library to create a 15-minute neighborhood and to utilize pedestrian, bicycle, and transit facilities. Thus, the proposed branch library on the site is consistent with the Plan. The emphasis on library services oriented toward the needs of youth and low-income and disadvantaged populations is further reinforced in the Boulder Valley Comprehensive Plan Policy 8.18 Libraries. The plan identifies literacy services, after-school activities, and pre-school functions as examples of the desired programming for this branch.

Proposed Village Green. Objectives and recommendations outlined in the Fourmile Canyon Creek Master Plan and NBSP include, but are not limited to, protection and enhancement of natural hydrologic functions and water quality, protection and enhancement of wildlife habitat, and preservation and restoration of flood storage capacity. The NBSP designates the Village Green as a “Community Facility” with the goal to, “foster a sense of community by creating vibrant areas for people to gather.” The NBSP illustrates a Village Green on either side of the creek not only to create a passive recreational area, but to allow flood channel improvements. Staff supports a reduced width of the Village Green in places such that there is a more natural, undulant quality to the open space. However, at the time of Site Review, a design which meets engineering requirements, promotes a natural flood channel design, and assumes high quality open space will be required at greater detail. The visibility and connectivity to the space as a public amenity should be preserved with the design.

The project is subject to the Development Guidelines for All Neighborhoods and the Village Center Development Guidelines in the plan. Generally, the proposal appears to meet the relevant guidelines. However, consideration should be given to the following guidelines in developing the proposal:

Development Guidelines for All Neighborhoods:

- Except in areas recommended for low density rural-type character, position buildings close to the street to create a more pedestrian friendly atmosphere.
- Provide high quality building design with attention to detail. Avoid monotonous building designs: include human scale features such as porches, varied building elevations, and varied sizes and styles.
Design streets to be as narrow as possible.
In higher density areas where parking lots are needed, design the lots so that they are small and clustered. Locate parking in the back of buildings, not in the front.
Design streets to be multi-purpose public spaces—comfortable for the pedestrian and bicyclist—not just as roads for cars.

Village Center Development Guidelines:
- Provide pedestrian-scale architecture throughout the area. Minimize blank walls and left-over space. Provide pedestrian entrances to buildings from all streets.
- Closely line storefronts along the sidewalk in order to create a pedestrian-friendly setting. To avoid monotony, storefronts may be staggered -- some should be located immediately adjacent to the sidewalk, others should be slightly setback to provide seating or a plaza/landscape area.
- Encourage the development of facilities at a neighborhood scale.
- Locate the highest intensity uses with the most density at the core of the Village Center; decrease the intensity/density as the distance from the core increases.
- Provide transitions between the new Village Center uses and existing surrounding residential areas.
- Throughout the Village Center, plant trees for shade, separation, and buffering from traffic flow and auto parking.
- Reclaim and protect the Fourmile Canyon Creek. Set back development from the Creek in conformance with the Creek Study (Appendix E).
- Design streets to be multipurpose public spaces—comfortable for the pedestrian and bicyclist—not just as roads for cars.
- Locate off-street parking behind and to the sides of buildings, not in the front. Disperse parking into small, strategically-located lots.
- Design parking areas with an emphasis on high-quality pedestrian access and circulation. Plant street trees and landscape strips in parking areas and along walkways.
- Provide sufficient, conveniently located bicycle and bicycle trailer parking, covered where possible.

A comprehensive analysis of the development guidelines will be completed by staff at time of site review.

V. PUBLIC COMMENT AND PROCESS

Staff has received a few written responses regarding the proposed project, included in Attachment C. This Concept Plan Review follows a series of community engagement events facilitated by the library, including three open houses and four targeted events aimed at specific audiences. The feedback received during the events and through online submissions were detailed in the full community engagement report, which can be found here.

VI. PLANNING BOARD ACTION

CONCEPT PLAN:
No action is required on behalf of the Planning Board. Public comment, staff, and Planning Board comments will be documented for the applicant’s use. Concept Plan Review and comment is intended to give the applicant feedback on the proposed development plan and provide the applicant direction on submittal of the site review plans.
Approved By:

Chris Meschuk, Asst. City Manager / Interim Director of Planning
Department of Planning

Attachments
Attachment A: Applicant’s Submittal Materials
Attachment B: Initial Staff Review Comments
Attachment C: Public Comment Received
North Boulder Branch Library

Concept Plan Review Application

Architectural Character Sketches

January 2019
The site for the North Boulder Branch Library is located at 4540 Broadway at the intersection of Broadway and Fourmile Canyon Creek. It is bordered by Broadway to the west, Fourmile Canyon Creek and Violet Avenue to the south, the Boulder Meadows manufactured home community to the east, and the Uptown Broadway Apartments development to the north.
SETBACKS, EASEMENTS, ZONING, FLOODPLAIN

LEGEND

- Property Lines
- Zoning MU-2
- Zoning RM-2
- Zoning BMS

EASEMENTS & SETBACKS
- 25' Utility Easement
- Drainage Easement
- 0' Front Yard Setback (FYS)
- 0-5' Side Yard Setback (SYS)
- 10' Rear Yard Setback (RYS)

CITY WETLAND BUFFERS
- Outer Buffer
- Inner Buffer

CITY HIGH HAZARD FLOODPLAIN ZONE
- No new parking lots allowed
- No new structure intended for human occupancy

OVERALL SITE AREA: 120,466 SF

MU - 2 ZONING REQUIREMENTS:
- Max. Height: 95'
- Max. No of Stories: 2
- Max. FAR: 0.6:1
- Max. Floor Area: 15,000 SF
- Min. Open Space: 15%

50% of lot frontage must contain building
Primary building entrance location to face street

1: 1000
SITE ANALYSIS

The site is currently undeveloped, accessed via a dead-end on 14th Street and a cul-de-sac extending from 13th Street to the center of the site. There are substantial views south to the Flatiron Mountains and nearby foothills.

The site strategy removes the existing cul-de-sac, replacing it with a new two-way connector street between 13th Street and 14th Street that forms a natural continuation of the existing street grid. Primary car access to the site will be prioritized from 14th Street into a new 28-space parking area on the east end of the site. Primary pedestrian connections occur at Broadway and the existing trail system along Fourmile Canyon Creek as well as through the less trafficked streets to the north.
WORKac and Library staff engaged in a series of community engagement events in 2018 to meet members of the North Boulder community on their experiences and solicit input on how the new library could best support their needs.

From these meetings, discussions, and collected questionnaires, a set of criteria developed to help define programmatic considerations. Principal among these considerations was a relationship between the new library building and the outdoors. Four critical adjacencies emerged between indoor and outdoor spaces; a “quiet” environment with open views and connections to nature and the mountains beyond for the main reading rooms, expanded community spaces with presence and access from Broadway, a generous kids space with connection to an outdoor playground, and a large maker space with access to outdoor working space and a community garden.
The library programs are distributed among two floors. Although the majority of library uses and programs are required to remain on the ground floor, a number of spaces have been located on the second floor in order to reduce the overall building footprint. This includes limited staff area, large community spaces, quiet reading areas, and BoulderReads offices and classrooms.

Maximizing the amount of program on the second floor maintains a minimal building footprint on the site, creating space for generous outdoor amenities and a reduced impact on neighboring residents.

**2ND FLOOR**
3,550 SF

**GROUND FLOOR**
9,620 SF

**Program Adjacencies:**
**First & Second Floor**
PROGRAM ADJACENCIES:
FRONT VS BACK

The building is conceptualized as two parts; a more solid and enclosed area to the north that includes fewer windows and maintains the privacy or insulation desired by specific programs, and a more open space to the south featuring views to the mountains and connections to outdoor spaces and amenities.
The massing of the building is defined with its highest point aligned to the center of 13th Street. While maintaining views to the south, the massing tapers down to both the east and west, reducing the impact on the views of residents north of the library and creating a dramatic and iconic image for the building.

The building’s main entrance is located at the center of the ground floor, aligned with 13th Street. A secondary, after-hours entrance is located on the second floor, accessed from Broadway via a handicapped-accessible ramp that runs along the building’s roof.

The northern section will have a planted green roof. It slopes down towards the residential development, minimizing the visual impact while providing a planted surface to view. The southern section’s roof will be covered in photovoltaic panels, and extends out towards the views.
The conceptual strategy for the new library site has of 5 key elements: the library building, an expanded urban plaza, a 28-space parking area, a new street connecting 13th Street and 14th Street, and a collection of outdoor amenities (5-9).

The building massing (1) is located where a cul-de-sac currently exists, with main pedestrian and vehicle access towards the north and open views and connections to nature to the south. Outdoor amenities are located closer to Fourmile Canyon creek within open green space and away from Broadway.

The new urban plaza (2) enlarges the current public square, allowing for large community events. The plaza extends from Broadway to the new parking area in a pedestrian-oriented streetscape (3) that uses porous pavers and a narrow street design to intentionally slow traffic, reduce impervious cover, and create a safer space for pedestrians, bikers, and vehicles. This portion of the street is thought of as primarily pedestrian.

The parking area (4) employs a similar strategy, using a pedestrian-oriented streetscape with a porous paver distinct from the ones used in the plaza, street design controls, and a green median. The parking area will also contain electric vehicle charging.

Where 14th Street meets the new connector street and library parking area, a potential opening (10) is integrated to connect the Boulder Meadows neighborhood to the site.
REFERENCES

1. PEDESTRIAN ORIENTED PLAZA/STREET

2. POROUS PAVER MATERIALS

3. BUILDING GREEN ROOF
SUSTAINABLE SYSTEMS

In addition to site-specific massing, the building design is generated through the use of several green technologies and systems. These sustainable systems are integrated into the building and site to create “iconic architecture” by utilizing innovative sustainable strategies visibly while achieving the City’s goals of a Net Zero Building.

The main sustainable strategies under consideration are solar panels at the roof, innovative site and storm water management, and a passive downdraft system that uses natural ventilation fueled by prevalent winds to both heat and cool the building.

The building is thus conceived of as an educational opportunity to inform the public of the benefits and possibilities for green architecture. We will work with our consultants to find ways to highlight the green aspects and to visualize energy savings, natural ventilation, and other sustainable systems inside the building as well.
SITE PLAN

LEGEND

1. NoBo Branch Library 11,050 SF
2. Urban Plaza/Event Space 15,700 SF
3. New Connector Street
4. NoBo Library Parking Area (28 spaces) 10,600 SF
5. Outdoor Maker Space Area 860 SF
6. Playground 1,300 SF
7. Community Garden 1,000 SF
8. Plaza steps/seating
9. New bike path
10. Potential Connection from Boulder Meadows
11. Drop-Off Area
12. Handicap parking spaces (2)
13. Electric vehicle charging station (3)
14. Pedestrian Crosswalk
15. Short term bicycle parking
16. Long term bicycle parking

↓ NoBo Library Entrance

Porous paving Material 1
Porous paving Material 2
COMMUNITY DESIGN RESPONSES

1. QUIET SPACE
READING AREA WITH VIEWS TO THE MOUNTAINS AND ACCESS TO NATURE

2. COMMUNITY SPACE
COMMUNITY ROOM CENTRAL TO THE LIBRARY WITH AFTER-HOURS ACCESS

3. CHILDREN'S SPACE
KIDS AREA WITH SIGHTLINES, STORYTIME SEATING, AND ACCESS TO PLAYGROUND

4. MAKERSPACE
LARGE MAKERSPACE WITH DEDICATED OUTDOOR WORK AREA AND ACCESS TO COMMUNITY GARDEN

5. OUTDOOR SPACE
OUTDOOR AMENITIES SUCH AS A COMMUNITY GARDEN, CHILDREN'S PLAYGROUND, AND LARGE PUBLIC PLAZA
RESIDENT DESIGN RESPONSES

1. SHIFTED MASSING
   Strategically located building to minimize effect on residents

2. TRAFFIC DESIGN
   Traffic and parking designed to encourage entrance from 14th Street

3. CONNECTION TO PARK
   Multiple connections to library, outdoor amenities, and Violet Park. Work on the library site will be coordinated with the parks department to create synergies between sites and encourage use of the entire open space
Car access to the new library is available from Broadway and Yarmouth Avenue, where vehicles then turn onto less trafficked streets north of the site. The parking area will be most readily accessed via 14th Street. 14th Street is further prioritized through the use of design controls to reduce traffic speed and distinction in porous paving materials that discourage vehicular connections to 13th Street. The future extension of 14th Street to Violet Avenue is not precluded through the current design, and can be constructed at any time with minimal impact to the new library parking area.

Bike access to the building and bicycle parking areas is available from the south using either the dedicated bike lanes on Broadway or a new path extending from the existing trails along Fourmile Canyon Creek. Bike access is also available from the north using 13th Street or dedicated bike lanes on Broadway to the new pedestrian-oriented streetscape plaza.

Pedestrian access to the building is available from Broadway, the library parking area, the new pedestrian-oriented streetscape, or a new path from the Boulder Meadows Manufactured Home community. Pedestrians access is also available using the new path extending from the existing trails along Fourmile Canyon Creek.

**LEGEND**

1. NoBo Branch Library
2. Urban Plaza/Event Space
3. NoBo Library Parking Area (28 spaces)

- Car Circulation/Access
- Bike Circulation/Access
- Pedestrian Circulation/Access
- Trail Circulation
- New Trail Connection to 13th/14th St
- SKIP/Y Bus stop
- 204 Bus Stop
- Porous paving Material 1
- Porous paving Material 2
From the prioritized access to the site on 14th Street, circulation through the new library parking area includes a drop-off with direct access to a new bike path and pedestrian-oriented plaza.

For bicyclists, short term parking is available near the main library entrance, with long term parking and electric bicycle charging available on the new urban plaza.

Both bicyclists and pedestrians will use the new pedestrian-oriented streetscape to access the main library entrance.
VIEW FROM BROADWAY
VIEW FROM 13TH STREET
GROUND FLOOR PLAN

LEGEND

1. Entrance 140 SF
2. Lobby/Digital Display 56 SF
3. Circulation Desk 245 SF
4. Adult Area + Seating Area 2,300 SF
5. Meeting Room 175 SF
6. Storage 175 SF
7. Water Collection Tank 27 SF
8. Children’s Area 1,700 SF
9. Automated Materials Handler 150 SF
10. Manager’s Office 145 SF
11. Security 123 SF
12. Private Workspace 365 SF
13. Restrooms 400 SF
14. Makerspace 1,260 SF

Total Ground Floor Area 9,620 SF
SECOND FLOOR PLAN

LEGEND

1. After-hours Entrance 340 SF
2. Lobby + Digital Display 1,000 SF
3. Community Room 420 SF
4. Meeting Room 230 SF
5. Break Room 550 SF
6. BoulderReads 120 SF
7. Storage 150 SF
8. Study Rooms 60 SF
9. Restroom

Total Ground Floor Area 3,550 SF
The thickened facade breaks down the large southern elevation to a more human scale that provides a variety of programmatic and sustainable uses.

By thickening the facade, the surface area for photovoltaics is increased and the resulting overhang helps to shade the glass during the summer. The facade also houses a passive downdraft system, where chimneys are optimally placed to capture prevailing southern winds and bring fresh air down and throughout the interior spaces.

Programmatically, the facade features an assortment of spaces, including gardens, seating or reading nooks, a community balcony, and a children’s playground.

**LEGEND**

1. Urban Plaza/Seating
2. Passive Downdraft Chimney
3. Facade Planter
4. Community Space Balcony
5. Playground
The variations within the façade allow for unique adjacencies between interior and exterior programs and spaces:

1. The adult reading areas on the interior relate to outdoor gardens and shaded reading nooks that are directly connected to outdoor spaces and views.

2. The interior community spaces have access to an outdoor balcony, which serves as a special viewpoint for the site and mountains.

3. The children’s area is envisioned with a visual and physical connection to the playground, extending to the façade as a unique playscape. Seating areas are embedded throughout for both parents and kids.
In the eastern half of the building, the main space height tapers down as a second story is accommodated with a separate, higher massing. This second story features a green roof angled to the north, minimizing the visual impact of the second story on nearby residents to the north with a pleasing, natural amenity. The building massing breaks down further as it continues towards the new connector street.

Along the new connector street, a green buffer screens the street from residents, while new trees along the plaza partially screen the building from view.
BUILDING SECTION

In the western half of the building, the height of both the front and back portion of the building taper down, ultimately reaching the level of the plaza along Broadway. The back portion of the building features a green roof with a walkable path to the after-hours access community space. Along the plaza, new trees partially screen the building from nearby residents to the north.
VIEW FROM NORTHEAST
VIEW FROM NORTH
VIEW FROM NORTHWEST
TOP VIEW
1. Uptown Broadway Apartments
2. Boulder Meadows
3. Violet Park

LEGEND

- Zoning MU-2 Area: 6,475 SQ FT
- Zoning RM-2 Area: 23,588 SQ FT
- Zoning BM-2 Area: 90,133 SQ FT

Site Area: 120,466 SQ FT

- Property Line

Site Area: 120,466 SQ FT

Legend:

- Uptown Broadway Apartments
- Boulder Meadows
- Violet Park

Zoning MU-2 Area: 6,475 SQ FT
Zoning RM-2 Area: 23,588 SQ FT
Zoning BM-2 Area: 90,133 SQ FT

Site Area: 120,466 SQ FT

Legend:

- Property Line

Site Area: 120,466 SQ FT

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Legend:
NORTH BOULDER BRANCH LIBRARY

SCHEMATIC SITE DEVELOPMENT CONCEPT PLAN

LEGEND

1. NoBo Branch Library 11,050 SF
2. Urban Plaza/Event Space 15,700 SF
3. New Connector Street
4. NoBo Library Parking Area (28 Spaces)
   Standard 15 Spaces
   Compact 13 Spaces
5. Outdoor Maker Space Area 860 SF
6. Playground 1,300 SF
7. Community Garden 1,000 SF
8. Plaza steps/seating
9. Potential Connection from Boulder Meadows
10. Drop-Off Area
11. Handicap parking space 2 spaces
12. EV charging station 3 spaces
13. Pedestrian Crosswalk
14. Short term bicycle parking
15. Long term bicycle parking

- Site Property Line
- NoBo Library Entrance
- Porous paving Material 1
- Porous paving Material 2
North Boulder Branch Library

Concept Plan Review Application
Written Statement

Project Overview

The site for the North Boulder Branch Library is located at 4540 Broadway at the intersection of Broadway and Fourmile Canyon Creek. It is bordered by Broadway to the west, Fourmile Canyon Creek and Violet Avenue to the south, the Boulder Meadows manufactured home community to the east, and the Uptown Broadway Apartments development to the north.

The site is currently undeveloped, accessed via a dead-end on 14th Street and a cul-de-sac extending from 13th Street to the center of the site. There are substantial views south to the Flatiron Mountains and nearby foothills.

The site strategy removes the existing cul-de-sac, replacing it with a new two-way connector street between 13th Street and 14th Street that forms a natural continuation the existing street grid. Primary car access to the site will be prioritized from 14th Street into a new 28-space parking area on the east end of the site. Primary pedestrian connections occur at Broadway and the existing trail system along Fourmile Canyon Creek as well as through the less trafficked streets to the north.

Building Organization Strategy

WORKac and Library staff engaged in a series of community engagement events in 2018 to meet members of the North Boulder community about their experiences and solicit input on how the new library could best support their needs.

From these meetings, discussions, and collected questionnaires, a set of criteria developed to help define programmatic considerations. Principal among these considerations was a relationship between the new library building and the outdoors.

Four critical adjacencies emerged between indoor and outdoor spaces; a “quiet” environment with open views and connections to nature and the mountains beyond for the main reading rooms, expanded community spaces with presence and access from Broadway, a generous kids space with connection to an outdoor playground, and a large maker space with access to outdoor working space and a community garden.

In addition, the library programs are distributed among two floors. Although the majority of library uses and programs are required to remain on the ground floor, a number of spaces have been located on the second floor in order to reduce the overall building footprint. This includes limited staff area, large community spaces, quiet reading areas, and Boulder Reads offices and classrooms.

Maximizing the amount of program on the second floor maintains a minimal building footprint on the site, creating space for generous outdoor amenities and a reduced impact on neighboring residents.
Building Massing Strategy

The building is conceptualized as two parts; a more solid and enclosed area to the north that includes fewer windows and maintains the privacy or insulation desired by specific programs, and a more open space to the south featuring views to the mountains and connections to outdoor spaces and amenities.

The massing of the building is defined with its highest point aligned to the center of 13th Street. While maintaining views to the south, the massing tapers down to both the east and west, reducing the impact on the views of residents north of the library and creating a dramatic and iconic image for the building.

The building's main entrance is located at the center of the ground floor, aligned with 13th Street. A secondary, after-hours entrance is located on the second floor, accessed from Broadway via a handicapped-accessible ramp that runs along the building's roof. The northern section will have a planted green roof. It slopes down towards the residential development, minimizing the visual impact while providing a planted surface to view. The southern section's roof will be covered in photovoltaic panels and extends out towards the views.

Site Concept

The conceptual strategy for the new library site has of 5 key elements; the library building, an expanded urban plaza, a 28-space parking area, a new two-way street connecting 13th Street and 14th Street, and a collection of outdoor amenities.

The building massing is located where a cul-de-sac currently exists, with main pedestrian and vehicle access towards the north and open views and connections to nature to the south. Outdoor amenities are located closer to Fourmile Canyon creek within open green space and away from Broadway.

The new urban plaza enlarges the current public square, allowing for large community events. The plaza extends from Broadway to the new parking area in a pedestrian-oriented streetscape that uses porous pavers and a narrow street design to intentionally slow traffic, reduce impervious cover, and create a safer space for pedestrians, bikers, and vehicles. This portion of the street is thought of as primarily pedestrian.

The parking area employs a similar strategy, using a pedestrian-oriented streetscape with porous pavers distinct from the ones used in the plaza, street design controls, and a green median. The parking area will also contain electric vehicle charging. Where 14th Street meets the new connector street and library parking area, a potential opening is integrated to connect the Boulder Meadows neighborhood to the site.

Car access to the new library available from Broadway and Yarmouth Avenue, where vehicles then turn onto less trafficked streets north of the site. The parking area will be most readily accessed via 14th Street. 14th Street is further prioritized through the use of design controls to reduce traffic speed.
and distinction in porous paving materials that discourage vehicular connections to 13th Street. The future extension of 14th Street to Violet Avenue is not precluded through the current design and can be constructed at any time with minimal impact to the new library parking area.

Bike access to the building and bicycle parking areas is available from the south using either the dedicated bike lanes on Broadway or a new path extending from the existing trails along Fourmile Canyon Creek. Bike access is also available from the north using 13th Street or dedicated bike lanes on Broadway to the new pedestrian-oriented streetscape plaza.

Pedestrian access to the building is available from Broadway, the library parking area, and the north development through the new pedestrian-oriented streetscape. Pedestrians access is also available using the new path extending from the existing trails along Fourmile Canyon Creek.

From the prioritized access to the site on 14th Street, circulation through the new library parking area includes a drop-off with direct access to a new bike path and pedestrian-oriented plaza. For bicyclists, short term parking is available near the main library entrance, with long term parking and electric bicycle charging available on the new urban plaza. Both bicyclists and pedestrians will use the new pedestrian-oriented streetscape to access the main library entrance.

Sustainability Strategies

In addition to site-specific massing, the building design is generated through the use of several green technologies and systems. These sustainable systems are integrated into the building and site to create "iconic architecture" by utilizing innovative sustainable strategies visibly while achieving the City’s goals of a Net Zero Building.

The main sustainable strategies under consideration are solar panels at the roof, innovative site and storm water management, and a passive downdraft system that uses natural ventilation fueled by prevalent winds to both heat and cool the building.

The building is thus conceived of as an educational opportunity to inform the public of the benefits and possibilities for green architecture. We will work with our consultants to find ways to highlight the green aspects and to visualize energy savings, natural ventilation, and other sustainable systems inside the building as well.

The thickened facade breaks down the large southern elevation to a more human scale that provides a variety of programmatic and sustainable uses.

By thickening the facade, the surface area for photovoltaics is increased and the resulting overhang helps to shade the glass during the summer. The facade also houses a passive downdraft system, where chimneys are optimally placed to capture prevailing southern winds and bring fresh air down and through the interior spaces. Programmatically, the facade features an assortment of spaces, including gardens, seating or reading nooks, a community balcony, and a children’s playground.

The variations within the facade allow for unique adjacencies between interior and exterior programs and spaces: The adult reading areas on the interior relate to outdoor gardens and shaded reading nooks that are directly connected to outdoor spaces and views. The interior community spaces have access to an outdoor balcony, which serves as a special viewpoint for the site and mountains. The
children's area is envisioned with a visual and physical connection to the playground, extending to the façade as a unique playscape. Seating areas are embedded throughout for both parents and kids.

In the eastern half of the building, the main space height tapers down as a second story is accommodated with a separate, higher massing. This second story features a green roof angled to the north, minimizing the visual impact of the second story on nearby residents to the north with a pleasing, natural amenity. The building massing breaks down further as it continues towards the new connector street.

In the western half of the building, the height of both the front and back portion of the building taper down, ultimately reaching the level of the plaza along Broadway Avenue. The back portion of the building features a green roof with a walkable path to the after-hours access community space. Along the plaza, new trees partially screen the building from nearby residents to the north.

Along the new connector street, a green buffer screens the street from residents, while new trees along the plaza partially screen the building from view.

Travel Demand Management

In response to Item 7(B) of the Concept Plan Review and Comment Application Submittal Requirements Checklist regarding travel demand management related to the proposed North Boulder Branch Library:

The Traffic Impact Study for the North Boulder Branch Library (to be included as part of a future project review submittal) will include a detailed Travel Demand Management (TDM) Plan which will detail the TDM specifics for this project. That said, as part of this Concept Plan Review submittal, it is anticipated that the North Boulder Branch Library will help reduce single occupant automobile trips in Boulder as follows:

- The proposed library site is located adjacent to the Broadway corridor which has high frequency SKIP transit service connecting from end to end in Boulder. Transit trip access to the library will reduce automobile access.
- The proposed library site is located with easy access to the on-street bicycle lanes along Broadway, Violet Avenue, and Yarmouth Avenue, and the multi-use path connections along the adjacent creek. These facilities will help encourage bicycle access to the new library.
- The branch library is consistent with the planning conducted as part of the North Boulder Subcommunity Plan and, by definition, will help minimize cross-town trips to access libraries that are farther away, thus reducing person miles traveled and vehicle miles traveled in Boulder.
- The site location is located at a walkable scale (<1/2 mile) from a significant portion of the residences in North Boulder. All adjacent roadways have sidewalks to facilitate pedestrian access.
- The site design will comply with Boulder’s bike parking guidelines which will help encourage bicycle access.
- It is anticipated that library staff will have access to the Eco Pass program to encourage transit access by employees.
• It is anticipated that the library will have a designated employee (or employees) to encourage non-auto access to the library, and to develop and distribute information to other employees and library users on the potential non-auto access alternatives. The library may also include a bulletin board designed to encourage non-auto access.

Proposed Land Uses

The proposed land use is Public (library). There are no residential units planned in this proposal.
January 17, 2019

Sam VeuCasovic, AIA
Public Works Department
Facilities and Asset Management
City of Boulder
1720 13th Street
Boulder, Colorado 80306

RE: Trip Generation and Distribution Analysis for the Proposed North Boulder Branch Library in Boulder, CO – In support of the project Concept Plan Review and Comment Application

Dear Sam:

Consistent with Item 5 of the Concept Plan Review and Comment Application Submittal Requirements Checklist, I am attaching a trip generation analysis and a trip distribution analysis for the proposed North Boulder Branch Library. For context, a detailed set of existing traffic volumes have been collected in the vicinity of the proposed new branch library.

Existing traffic volumes in the area:

Recent daily and peak hour traffic counts are illustrated on Figure 1.

Trip Generation - Additional Automobile Traffic Accessing the New Library:

A detailed trip generation analysis has been prepared and is included in Table 1. This analysis is based on:

- national average trip generation rates for libraries, as contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition);
- an estimated 10% trip reduction factor to account for multi-modal or non-automobile trip making in Boulder (note: this reduction is consistent with our experience throughout Boulder when comparing to national average trip rates), and;
- peak hour trip observations at the existing Reynolds and Meadows Branch Libraries in Boulder.
Trip Generation and Distribution Analysis for the Proposed North Boulder Branch Library in Boulder, CO – In support of the project Concept Plan Review and Comment Application

January 17, 2019

It was determined that the existing peak hour trip observations at the branch libraries in Boulder were reasonably close to the peak hour library trip estimates in the ITE Trip Generation Manual once the multi-modal trip reduction was applied. On this basis, the ITE trip rates were utilized for this study.

As can be seen in Table 1, it is estimated that the North Boulder Branch Library will generate approximately 780 one-way automobile trips per day, with 92 trips occurring during the library’s peak afternoon hour of the day.

**Distribution of the New Library Traffic:**

The proposed new library site plan is illustrated on Figure 2. It can be seen that the main access to parking will be from 14th Street, but traffic will also be able to access the library site on 13th Street south of Rosewood Avenue. A shared street or multi-modal connection will link 13th Street and 14th Street across the northern edge of the library site. At this time no new roadway connection is anticipated south of the library site to Violet Avenue in the 13th or 14th Street alignments.

An estimate of how the new library traffic will be distributed onto the surrounding roadway network in North Boulder was made based on:

- the location of the new library relative to the surrounding land uses and residential density in North Boulder and the surrounding community;
- the connectivity of the local roadway network relative to the library;
- existing traffic patterns at area intersections; and
- discussions with library staff regarding programs that may result in a city-wide v. local attraction of library patrons.

The resulting estimated trip distribution pattern is illustrated on Figure 3. The anticipated assignment of the new daily library traffic (from Table 1) is illustrated on Figure 4. The anticipated library traffic will range between 35 vehicles per day (vpd) on 13th south of Yarmouth Avenue to 625 vpd on Rosewood Avenue east of Broadway. This level of increased traffic will be easily accommodated on the existing roadway network in the area.
Trip Generation and Distribution Analysis for the Proposed North Boulder Branch Library in Boulder, CO – In support of the project Concept Plan Review and Comment Application

January 17, 2019

This information will be incorporated into the detailed traffic study that will accompany a future submittal.

I hope this information is helpful. Please let me know if you have any questions.

Sincerely,
FOX TUTTLE HERNANDEZ TRANSPORTATION GROUP, LLC

William C. Fox, P.E.
Principal
# North Boulder Branch Library

## Table 1 - Trip Generation Estimate

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>Unit</th>
<th>Non-Auto Reduction*</th>
<th>Average Weekday Daily Trips</th>
<th>A.M. Peak Hour Trips</th>
<th>P.M. Peak Hour Trips</th>
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<td>Rate**</td>
<td>Total</td>
<td>In</td>
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<td>Branch Library [Peak Hour of Adjacent Street]</td>
<td>12.0</td>
<td>1,000 SF GFA</td>
<td>10%</td>
<td>72.05</td>
<td>778</td>
<td>389</td>
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<tr>
<td>Branch Library [Peak Hour of Library]***</td>
<td>12.0</td>
<td>1,000 SF GFA</td>
<td>10%</td>
<td>72.05</td>
<td>778</td>
<td>389</td>
</tr>
</tbody>
</table>

* Multi-modal trip reduction for bicycle, pedestrian and transit access

** Trip rates from ITE Trip Generation Manual 10th addition.

*** Note that the peak library access rates are similar to the observed peak hour rates observed at the Reynolds and Meadows Branch Libraries in Boulder
CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: March 4, 2019
CASE MANAGER: Sloane Walbert
PROJECT NAME: NORTH BOULDER BRANCH
LOCATION: LIBRARY 4540 BROADWAY
REVIEW TYPE: Concept Plan Review & Comment
REVIEW NUMBER: LUR2019-00002
APPLICANT: SAM VEUCASOVIC, CITY OF BOULDER
DESCRIPTION: Request for citizen, staff, and Planning Board input on a proposal to construct a 12,800 square foot public library at 4540 Broadway, including site improvements, an east-west street connection between 13th and 14th Streets, and a surface parking lot with 28 spaces.

I. REVIEW FINDINGS

This application will be neither approved or denied, but rather is an opportunity for the city staff, the Planning Board, and the public to comment on the general aspects of the proposal. Refer to review comments below for staff’s initial review comments and information regarding the Planning Board hearing.

II. CITY REQUIREMENTS

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

Next Steps, Sloane Walbert, 303-441-4231
These comments and any neighborhood correspondence received will be forwarded to the Planning Board for the Concept Plan Review and Comment. Provide eight 11” x 17” paper copies of the plans by March 22nd for distribution to the board prior to the meeting.

III. INFORMATIONAL COMMENTS

1. Area Characteristics/Surrounding Neighborhood, Sloane Walbert, 303-441-4231
The subject parcel is located in North Boulder west of Broadway. The surrounding area has evolved over the last 30 years from a largely rural area with a mix of residential and service or industrial uses to nodes of more urban mixed-use neighborhoods, guided by the North Boulder Subcommunity Plan. The property was annexed in 1990 as part of the larger 324-acre North Boulder group annexation (#AZ-90-10). The property (“Parcel 31”) was at that time owned by the mobile home park (Countryside Village Mobile Home Park). The property was later donated to the city for the purposes of constructing a public library.

2. Boulder Valley Comprehensive Plan, Phil Kleisler, 303-441-4497
BVCP Policy 8.18 Libraries
"Library facilities and services of the Boulder Valley will be responsive to the needs of all populations, providing an adequate range of informational, educational and intellectual opportunities for all residents."

A north Boulder branch will likely lead to an increase in awareness of the city’s library programs and expanded services to underserved communities.
BVCP Policy 8.19 Information Resource/Community Center

"The city will facilitate access to information through a variety of formats providing materials, technology and services to enhance the personal development of the community’s residents. In its role as the community’s public and civic information center, the library will provide venues for community group meetings and resources and services to meet the needs of the community’s multicultural and special populations. Other community gathering spaces and information sources include the city and county websites, municipal buildings and recreation and senior centers."

As noted in the Boulder Public Library Master Plan, neighborhood branch libraries are considered by many to be anchors of their neighborhoods and provide convenient access to library resources. The north Boulder branch library is in a unique position to become an anchor for certain community services in the area. City staff acknowledges and appreciates the applicant’s community engagement efforts to inform programmatic elements this branch.

BVCP Policy 8.20 Education Resources

"The city will seek to provide educational, cultural and literacy resources and opportunities for the community. The city will develop and maintain resources to assist learners and students of all ages, including support for formal education programs, and provide public workspaces and independent learning resources. The city will develop collaborative relationships with community educational institutions and function as a research center for residents."

The application materials illustrate several examples of serving as an educational resources to the community (e.g. Boulder Reads offices, classrooms, large community spaces, etc.)

3. **Building Design**, Sloane Walbert, 303-441-4231
Staff appreciates the proposal to use a public building as an opportunity to “break the box” in the development pattern established in the area. The quality of the proposed building will depend greatly on how well the design details are executed. At site review staff will evaluate the detailing and craftsmanship of the poured-in-place concrete building against the site review criteria.

4. **Capital Improvement Plan**, Phil Kleisler, 303-441-4497
The 2019 – 2024 Capital Improvement Plan included $1.7 million for the design and construction of the north Boulder branch library. Funded by the CCS tax, DET and impact fees collected for the library, and possibly Library FR&R and old Library Fund reserves for contingency and unanticipated project additions. In 2021, the North Boulder Branch Library will require approximately, $668,000 in personnel (public desk and makerspace staff) and operating funds for library materials, security and janitorial service, etc. This is in addition to the current annual personnel allocation for the NoBo Corner Library, as those staff members would be reassigned to the new branch. Ongoing building maintenance and utilities costs which are managed by FAM, are currently estimated at $110,000, annually. Total estimated ongoing cost is $778,000.

5. **Drainage**, Will Johnson, 303-441-3273
   a. A construction storm water discharge permit is required from the State of Colorado for projects disturbing one (1) acre of land or more. The applicant is advised to contact the Colorado Department of Public Health and Environment.
   
   b. Detention ponding shall be provided for all new development to ensure that storm water runoff can be conveyed to the major drainage system without adverse impact on upstream, surrounding, or downstream properties and facilities. Also, all proposed projects and developments over 1 acre in size shall provide Water Quality Capture Volume and a Water Quality Outlet in accordance with the UDFCD Drainage Criteria Manual. It is unclear where these features will be located based on the submitted site plan.

   Underground detention is not allowed per the City of Boulder Design and Construction Standards (DCS). If detention is required it cannot be provided by the proposed porous pavement system. Above ground detention will be required in this case.
In order for detention to not be required, proof that runoff for the initial and major storm events from the entire tributary basin can be conveyed directly to a major drainage system (Fourmile Creek) without adverse impact on upstream, surrounding, or downstream properties and facilities is required. Additionally, storm water detention to meet water quality mitigation measures must also not be required.

c. Discharge of groundwater to the public storm sewer system is anticipated to accommodate construction and operation of the proposed developments. City and/or State permits will be required for this discharge. The applicant is advised to contact the City of Boulder Storm Water Quality Office at 303-413-7350 regarding permit requirements. All applicable permits must be in place prior to building permit application. Additionally, special design considerations for the properties to handle groundwater discharge as part of the development may be necessary.

d. If the porous pavement system is intended to meet storm water quality requirements the drainage report must demonstrate high infiltration rates, or an underdrain with orifice control must be installed and must meet all provisions and requirements of the Urban Drainage and Flood Control District Criteria Manual.

e. Storm water quality enhancement and detention ponding are issues that must be addressed during the Site Review Process. A Preliminary Storm Water Report and Plan in accordance with the City of Boulder Design and Construction Standards (DCS) must be provided by the applicant at time of Site Review application. The required report and plan must also address the following issues:

- Water quality for surface runoff using "Best Management Practices"
- Minimize Directly Connected Impervious Areas (MDCIA)
- Detention ponding facilities
- Water Quality Capture Volume (WQCV)
- Storm sewer construction
- Irrigation Ditches and Laterals
- Groundwater discharge
- Wetland mitigation
- Erosion control during construction activities

6. Fire
No issues with the concept plan. Please keep in mind that the "porous" paving will need to support Boulder Fires largest apparatus and be distinguishable as a driving surface.

7. Flood Control, Christin Shepherd, 303-441-3425
The property is impacted by the 100-year floodplain, conveyance, and high hazard zones of Fourmile Canyon Creek. Any development within the 100-year floodplain, conveyance and/or high hazard zones is subject to the city's floodplain regulations and requires the approval of a floodplain development permit.

The flood zones shown on page 3 "Setbacks, Easements, Zoning, Floodplains" appear to be slightly skewed from what is shown on regulatory flood maps. In the regulatory flood maps, the proposed grading near the south steps appears to be out of the flood zone, on page three, the grading appears slightly in the flood zones. Please show correct flood zones and show with complete site plan to confirm there will be no significant grading within the flood zones.

8. Groundwater, Will Johnson, 303-441-3273
While the proposed development site is not known to have high groundwater levels, groundwater is a concern in many areas of the city of Boulder. Please be advised that if it is encountered at this site, an underdrain/dewatering system may be required to reduce groundwater infiltration, and information pertaining to the quality of the groundwater encountered on the site will be required to determine if treatment is necessary prior to discharge from the site. City and/or State permits are required for the discharge of any groundwater to the public storm sewer system.
9. **Landscape**, Elizabeth Judd, 303-441-3138
   a. The proposed green roof, highly visible from surrounding buildings, is in a great location. The proposed mix of vegetation in coordination with the depth of planting medium is critical to its success. Please note that if the project is approved with the green roof, it will be a minimum requirement moving forward and maintenance must be part of the overall facility management.
   
   b. As the project develops additional information will be needed to review the shared street/plaza. Staff appreciates the concept and encourages additional analysis to determine how the space can safely move vehicles through. Careful attention to detailing pavement transitions, elevation changes, planting/softscape areas, etc. is needed. Note that all public and private street require street trees. If circulation is considered parking lot drive aisle, screening and property line trees are also required. Large maturing shade trees are always the preference. Provide information to explain any other alternative proposed.
   
   c. A detailed tree inventory including the species, size, and condition of all existing trees on the site will be a requirement at Site Review (see 9-2-14(h)(2)(iii), B.R.C. 1981) and should be submitted with the initial application. Site Review typically includes a detailed tree inventory. The project should consider the current condition of the trees and the probability of being able to protect them during construction. Particular attention is needed to identify and properly remove any ash on the site due to emerald ash borer (EAB). Staff strongly encourages diversifying tree species selections in all new development.
   
   d. The reference images illustrate pervious paving treatments that mix plants into the design. While the images are appealing, the local climate is extremely challenging to achieve anything similar. If local examples are identified, please provide them at the next submittal. Staff has no successful local examples to suggest. New turf introductions, such as ‘dog tuff’, might be an interesting experiment, but a backup solution will be needed in the event of failure.
   
   e. Landscape and open space are required to be protected from vehicular encroachment. Clarify if curbs, wheel stops, boulders or other methods are proposed in and adjacent to the parking lot.

10. **Library Park Program Elements**, Doug Godfrey, 303-413-7229
    a. The type of play features that are being considered in the concept plans should at a minimum:
       - Meet skills levels for appropriate ages. Separation of play areas should be considered.
       - Meet minimum ADA requirements. Exceed minimums if possible.
    
    b. A community garden is something that could be supported by Parks and Recreation if maintenance and operations were the responsibility of a third-party partner such as “Growing Gardens” who BPR currently has an agreement with for all community gardens within Boulder. Design of a community garden should include feedback from a third-party partner that would have maintenance and operations responsibility.
    
    c. Pollinator garden should be considered as part of a larger designed system. This may connect from the library through future Violet Park. At a minimum any pollinator areas should be coordinated with Parks Natural Lands workgroup and appropriate Urban Wildlife city staff.
    
    d. Location of any pollinator garden(s) should be considered in relation to playground, maker space or any path system. Coordinate with arks Natural Lands workgroup and appropriate Urban Wildlife city staff.
    
    e. More information on the ‘Maker Space’ is necessary in order to provide feedback if operations and maintenance were to be the responsibility of the Parks and Recreation Department.
    
    f. More information is needed on ‘energy generating’ play equipment should Parks and Recreation Department be responsible for operations and maintenance.
    
    g. Parks and Recreation standard details for playground design include the provision of poured in place (PIP) rubberized surfacing around play equipment.
h. Seating for parents and care-givers should be included around the playground.

i. More information on the interface of the building and play elements needs to be provided for in order to provide feedback. Generally, the idea of interior / exterior spaces and connections are acceptable, but more detail is needed for how this would work with play elements.

j. It is a best practice that all slides or play elements with flat surfaces should be oriented in a northerly direction to avoid heat gain.

k. Fall zones circulation patterns and associated safety requirements should be considered with any play structures or elements as they will impact the area of a playground.

l. Mixture of fabricated shade shelters and tree plantings should be incorporated for shade around outdoor spaces and playground.

11. Master Plan Approval, Phil Kleisler, 303-441-4497
   On Aug. 16, 2018, the Planning Board voted 7-0 to recommend approval to the City Council for acceptance of the Boulder Public Library Master Plan. The master plan included a goal of opening a full-service branch library in north Boulder with hours consistent with other branch facilities and includes a makerspace. Please review minutes from that meeting:

   The master plan was then accepted by City Council on Sept. 4, 2018.

12. North Boulder Subcommunity Plan, Phil Kleisler, 303-441-4497
   A north Boulder branch library location appears consistent with the North Boulder Subcommunity Plan (“plan”). The plan recommends that a library be provided in the “Village Center or in neighborhood centers.” The plan further describes that library services should be primarily oriented toward the needs of youth and low-income and disadvantaged populations, which is further reinforced in the Boulder Valley Comprehensive Plan Policy 8.18 Libraries. The plan identifies that literacy services, after-school activities, and pre-school functions are examples of the desired emphasis for this branch.

13. North Boulder Subcommunity Plan, Sloane Walbert, 303-441-4231
   The project site is located within the boundaries of the North Boulder Subcommunity Plan (NBSP), which sets forth the official vision for the future of the North Boulder Subcommunity and is the basis for decisions regarding the long-term preservation and development of North Boulder. The NBSP provides specific actions to be carried out by the City, other public agencies, and the private sector related to future development. The NBSP was also the basis for re-zoning of a portion of North Boulder in 1997 and establishes a street and pedestrian/bicycle network. The Plan was adopted by Planning Board and City Council in 1995. It was amended in 1996 and 1997 in relation to the Village Center boundaries and Crestview East and West annexation conditions.

   The subject property is within the Meadows neighborhood and the Village Center Area of the North Boulder Subcommunity Plan (NBSP). The Village Center is intended to accommodate an intense mix of land uses including residential, office, retail, and civic uses and is meant to serve as the heart and focal point of the North Boulder Subcommunity area.

   The project is subject to the Development Guidelines for All Neighborhoods and the Village Center Development Guidelines in the plan. Consideration should be given to the following guidelines in developing the proposal:

   • **Development Guidelines for All Neighborhoods:**
     - Except in areas recommended for low density rural-type character, position buildings close to the street to create a more pedestrian friendly atmosphere.
     - Provide high quality building design with attention to detail. Avoid monotonous building designs: include human scale features such as porches, varied building elevations, and varied sizes and styles.
− Design streets to be as narrow as possible.
− In higher density areas where parking lots are needed, design the lots so that they are small and clustered. Locate parking in the back of buildings, not in the front.
− Design streets to be multi-purpose public spaces—comfortable for the pedestrian and bicyclist—not just as roads for cars.

• Village Center Development Guidelines:
  − Provide pedestrian-scale architecture throughout the area. Minimize blank walls and left-over space. Provide pedestrian entrances to buildings from all streets.
  − Closely line storefronts along the sidewalk in order to create a pedestrian-friendly setting. To avoid monotony, storefronts may be staggered—some should be located immediately adjacent to the sidewalk, others should be slightly setback to provide seating or a plaza/landscape area.
  − Encourage the development of facilities at a neighborhood scale.
  − Locate the highest intensity uses with the most density at the core of the Village Center; decrease the intensity/density as the distance from the core increases.
  − Provide transitions between the new Village Center uses and existing surrounding residential areas.
  − Throughout the Village Center, plant trees for shade, separation, and buffering from traffic flow and auto parking.
  − Reclaim and protect the Fourmile Canyon Creek. Set back development from the Creek in conformance with the Creek Study (Appendix E).
  − Design streets to be multi-purpose public spaces—comfortable for the pedestrian and bicyclist—not just as roads for cars.
  − Locate off-street parking behind and to the sides of buildings, not in the front. Disperse parking into small, strategically-located lots.
  − Design parking areas with an emphasis on high-quality pedestrian access and circulation. Plant street trees and landscape strips in parking areas and along walkways.
  − Provide sufficient, conveniently located bicycle and bicycle trailer parking, covered where possible.

The North Boulder Subcommunity Right-of-Way Plan was amended in 2010 for the following:
• reassignment of the north-south vehicular connection from 13th Street to 14th Street;
• reassignment of the multi-use path connection between Four Mile Canyon Creek and Violet from the 14th Street alignment to the 13th Street alignment; and
• relocation of multi-use path connection from the north side of Four Mile Canyon Creek to the south side.

14. Parking, Sloane Walbert, Case Manager, 303-441-4231
Per Table 9-2, B.R.C. 1981, 32 parking spaces are required. The proposal includes 28 parking spaces in the surface lot. Therefore, a 12.5% parking reduction request will be necessary through the site review process. The proposal parking reduction must the site review criteria of Section 9-2-14(h)(2)(K), B.R.C. 1981

15. Parks and Recreation Maintenance and Operations, Doug Godfrey, 303-413-7229
a. Should the Parks and Recreation Department be responsible for operations and maintenance of the public spaces outside of the library, the applicant will work Parks and Recreation to develop a snow removal strategy as essential snow removal practices may impact the design. This may impact the path system, plaza areas, and the parking lot.

b. Should the Parks and Recreation Department be responsible for operations and maintenance of the public spaces outside of the library, the applicant will work with Parks and Recreation on the design of any porous pavement system. The applicant is encouraged to coordinate with Candice Owen from the City’s Public Works, Stormwater Quality workgroup on porous pavement design, details, and maintenance recommendations.

c. Should the Parks and Recreation Department be responsible for operations and maintenance of the public spaces outside of the library, the applicant will work with Parks and Recreation and Forestry workgroup to develop a tree planting and plant palette.
16. Police
See attached letter.

17. Review Process, Sloane Walbert, 303-441-4231
a. Concept Plan Review
   Concept Plan and Site Review are required for the project since the site is over two acres. The site consists of
   a platted lot owned by the City of Boulder. Concept Plan review is the first step in this review process. The
   purpose of a Concept Plan Review is to receive feedback from staff, the Planning Board, and the public early
   in the development process. A public hearing before the Planning Board will be held in which the board, staff,
   and neighborhood comments are provided as advisory comments for the applicant to consider prior to
   submitting an application for a detailed Site Review proposal.

   The project is scheduled to go before the Planning Board on April 4, 2019. The plan will neither be approved
   nor denied, but rather is an opportunity for the City and residents to comment on the general aspects of the
   proposal. The Planning Department and Planning Board will review the applicant’s Concept Review and
   Comment plans against the guidelines found in Section 9-2-13(f), B.R.C. 1981.

b. Site Review
   The proposed project will be evaluated through a subsequent Site Review process for conformance with the
   following:
   • The land use designation in the BVCP;
   • All relevant policies of the BVCP;
   • The site review criteria of the Land Use Code;
   • Zoning regulations;
   • The criteria of Section 9-9-11 of the land use code for usable open space.
   • The City of Boulder Design and Construction Standards (DCS).

c. Use Review
   The proposed library is considered a “governmental facility” use. A use review is required for governmental
   facilities in the BMS, RM-2, and MU-2 districts. The purpose of use review is to determine whether the use is
   appropriate in the proposed location and to evaluate potential impacts on the surrounding area. The use
   review would be reviewed concurrently with the site review application.

d. Technical Documents
   Following Site Review, technical documents would be submitted for final utilities, architecture, landscaping,
   drainage, lighting etc. and evaluated.

e. Subdivision
   The property is a portion of a platted lot. Staff recommends completing a subdivision (preliminary and final plat)
   as part of the development proposal. Any necessary vacations of easements and dedications of easements
   and right-of-way could be done on the final plat.

f. Building Permit
   Once site conditions were found to be compliant with all applicable codes, a building permit for any new
   structures or site work could be reviewed.
18. **Transportation**, David Thompson, 303-441-4417
   - The project site is impacted by a planned transportation connection from the North Boulder Subcommunity Plan. The planned transportation connection is the extension of 14th Street from its current terminus to Violet Avenue. In meeting the development standards for right-of-way improvements contained in Section 9-9-8 of the Boulder Revised Code, 1981 the project will be required to construct the extension of 14th Street onto the site with a new terminus ending within five feet from the Boulder Meadows property line. The cross-section components of the new street must match that of the existing 14th Street.

   - Staff supports the new multi-use path shown on the concept plan providing pedestrian and bicycle access to the library from the Fourmile Creek Path. Staff recommends some of the short-term bicycle parking be located near the terminus of the new path as well as near the proposed playground. The short-term bicycle parking spaces located near the playground should be able to accommodate bicycles with attached trailers.

   - Per Section 2.02(B) of the City's Design and Construction Standards the project is not required to submit a traffic study because the peak hour impacts of the project are less than 100 vehicle trips. If the applicant intends to submit a traffic study for the project, please contact staff after the project is heard by the Planning Board to discuss the parameters of the traffic study.

   - Please ensure the site review plans include the design elements of the long-term bicycle parking to allow staff to verify the long-term bicycle parking is meeting the design criteria found in Section 9-9-6(g) of the Boulder Revised Code, 1981.

   - Additional information is necessary prior to staff concurring with the location of the proposed drop-off area. This information includes (1) the external locations where patrons can return checked-out materials and (2) the location where the service truck will delivery materials to the library. One of the concerns staff has is patrons using the 13th/14th connector street as the drop-off area to return materials to the library or as the drop-off area for passenger drop-off for the library.

   - Staff supports maintaining the existing crosswalk on 13th Street but has concerns regarding the potential connection to/from the Boulder Meadows site shown on the concept plan given the impacts to the residents of Boulder Meadows. The applicant might consider a future connection to/from the Boulder Meadows site from the Boulder Meadows storage area.

   - In meeting the site review criteria for circulation contained in Section 9-2-14(h)(2)(D)(iii) of the Boulder Revised Code 1981 staff will require the project provide pedestrian access to the library building from both the existing 13th and 14th Street sidewalks. This might be accomplished by extending the west sidewalk of 13th Street to the library's entrance and extending the west sidewalk of 14th Street along the Boulder Meadows property line to connect to the new multi-use path.

   - In accordance with Section 2.04(I) of the City Design and Construction Standards staff will require all new access points from 14th Street to be constructed as driveway ramps consistent with technical drawing 2.21 from Chapter 11 of the Design and Construction Standards.

   - Per Section 9-9-6(f) of the Boulder Revised Code, 1981 the project will be required to submit a parking study to support a requested parking reduction on the site.

   - Pursuant to Section 9-9-8(d) of the Boulder Revised Code, 1981 the project will be required to dedicate right-of-way for the public improvements to be constructed on the site. The public improvements include the new multi-use path, the new connector street, and the extension of 14th Street.
19. **Utilities**, Will Johnson, 303-441-3273
   a. A collection system analysis will be required at time of Site Review to determine any system impacts based on the proposed demands of the development. The analysis will need to show conformance with the city’s Wastewater Collection System Master Plan, July 2016

   b. A water system distribution analysis will be required at time of Site Review in order to assess the impacts and service demands of the proposed development. Conformance with the city’s Treated Water Master Plan is necessary.

   c. Fire hydrants will need to be installed to meet the coverage requirements outlined in Section 5.10 of the City of Boulder Design and Construction Standards. Per the standards, no portion of any building shall be over 175 feet of fire access distance from the nearest hydrant. Fire access distance is measured along public or private (fire accessible) roadways or fire lanes, as would be traveled by motorized fire equipment. All fire hydrants and public water lines will need to be located within public utility easements.

   d. No utilities will be allowed within the porous paver cross section, running parallel to the system due to potential subsidence and difficulty of excavation. Additionally, no water mains/laterals may cross the system at any point. Other utilities may be allowed to cross on a case by case basis.

   e. The applicant is advised that any proposed street trees along the property frontage may conflict with existing or proposed utilities, including without limitation: water, wastewater, storm drainage, flood control, gas, electric, telecommunications, drainageways, and irrigation ditches, 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.

20. **Violet Park Program Elements and Connections**, Doug Godfrey, 303-413-7229
   a. Violet Park is a planned, 7-acre neighborhood park for the North Boulder area that will serve a half mile service area and includes all of the neighbors of the proposed library. Therefore, there will be redundancy for certain amenities outlined below which is OK but want the applicant to know these are planned improvements that should be coordinated for cost effectiveness and to create the best variety of services and facilities to the neighborhood. For Library planning purposes, it should be assumed that Violet Park will be designed as a neighborhood park with the following amenities:
      - Multi-Use turf areas for both passive and active recreation opportunities
      - Naturalized landscape areas that transition from formal turf areas
      - Landscaped areas that provide visual buffers from adjacent neighbors / neighborhoods, where appropriate
      - Age-appropriate playgrounds
      - 2 to 5 and 5 to 12 structures
      - Accessible features
      - Combination of natural play as well as fabricated play amenities
      - Internal path system(s) connecting park areas and amenities
      - Connections to existing path systems
      - Site amenities such as picnic shelters, tables, seating, bike racks, shade structures, trash, recycling, and compost receptacles
      - Tree plantings
      - Formal planter beds, where appropriate and feasible

   b. Coordination between the applicant and the Parks and Recreation Department will be critical to ensure that duplication of amenities and features are minimized. Opportunities exist to provide some elements in the park and open complementary uses at the library site.

   c. Connections to / from Violet Park from Library site and adjacent neighborhoods need to be considered.
d. The applicant should talk with Katie Knapp with Public Works – Flood Management and Greenways to understand any future plans for connections through Violet Park as flood mitigation efforts may influence path system through the park.

21. **Wetlands**, Christin Shepherd, 303-441 3425

This property is impacted by high function wetland, stream, water body area as well as high functioning wetland inner and outer buffer areas. 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.

The plaza area is within the wetland outer buffer zone and the site plan mentions this area as having pervious pavers. Please provide documentation about perviousness of pavers with the Site Review application. If the pavers are not pervious, you will need to demonstrate what percentage of total outer buffer on parcel would be impervious. If greater than 20%, a standard wetland permit would be needed, if less than 20% a conditional wetland permit would be needed.

It appears that there will be more than 25-square feet of grading in the outer wetland buffer. (near the steps on the south side of the proposed building). If so, a Conditional Wetland Permit would be needed.

All plant material proposed in the wetland and/or buffer areas must comply with the City's Wetland Protection Program Best Management Practices: Revegetation Rules. Addition of new plant material may require a wetland permit, please refer to Section 9-3-9(c)(3) Table 3-1 #18 and #19 for permit thresholds.

22. **Zoning**, Sloane Walbert, 303-441-4231

The property crosses zoning district boundaries for the Business - Main Street (BMS), Residential - Medium 2 (RM-2), and Mixed Use 2 (MU-2) districts. The proposed building would be located in the MU-2 district.

**Proposed Uses**
The library is considered a “governmental facility”, which means a “municipal, county, state, or federal structure, building, or use.”

**Density/Intensity**
The allowable intensity of nonresidential development in the MU-2 district is determined by the provision of 15% of the total land area as usable open space meeting the criteria of Section 9-9-11, B.R.C. 1981. In addition, there is a maximum Floor Area Ratio (FAR) of 0.6 in the MU-2 zone district. Note, the area of site with an OS-O designation cannot be used towards density calculations (FAR and open space).

**Building Height**
The proposed building will be no taller than allowable 35 feet. Note the definition of building height in Section 9-16-1, B.R.C. below:

> **Height** means the vertical distance from the lowest point within twenty-five feet of the tallest side of the structure to the uppermost point of the roof. The lowest point shall be calculated using the natural grade. The tallest side shall be that side whose lowest exposed exterior point is lower in elevation than the lowest exposed exterior point of any other side of the building.

**Form and Bulk Standards**
The arm of the property fronting Violet Ave. is considered the ‘front’ yard since the open space adjacent to the shorter street right of way is considered the front yard. However, the side yard setback adjacent to Broadway must also meet the principal building front yard setback since the adjacent lots front upon the street. The maximum front yard landscaped setback for side yards adjacent to a street is 40 feet. Any setback modifications proposed through the Site Review process would be evaluated against the Site Review criteria. Note the setback standards for the MU-2 districts in Table 7-1, B.R.C. 1951.
Per Table 7-1, B.R.C. 1981, the minimum percent of lot frontage that must contain a building or buildings in the MU-2 district is 50%. Due to the unique configuration of the lot a modification may be necessary to this standard at the site review phase.

**Solar Access**
The property would be located in Solar Access Area III under MU-2 zoning, where because of planned densities, topography, or lot configurations or orientations uniform solar access protection is not provided for south yards and walls or for rooftops.
Hi Sloane,

I'm taking over for David Kaufman as the Community Services Officer. I received the North Boulder Branch Library plans. Just some obvious concerns.

- Generous outdoor lighting on the exterior, particularly the east facing sides;
- Walkways that allow enough width for a patrol car in emergency situations;
- Low shrubbery/plants that do not obstruct views;
- Landscaping on the east side of the building that inhibits camping.

Also, '4540 Broadway' is referenced on most documents - '4550 Broadway' is listed on the Context Plan. Are both addresses correct? I don't necessarily have a problem with the address public safety-wise.

Would you like the plans returned?

Mitch Trujillo
Officer 1153
Community Services Unit

Mobile: 303-656-6131
Office: 303-441-3322
Dispatch: 303-441-3333
trujillom@bouldercolorado.gov

The information transmitted is intended only for the person or entity to which it is addressed and may contain CONFIDENTIAL material. If you receive this material/information in error, please contact the sender and delete or destroy the material/information.

Boulder Police Department
1805 33rd St | Boulder, CO 80301
Bouldercolorado.gov
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Dear Ms. Walbert,

I am writing to express my concern over the location of the proposed North Boulder Branch Library. I have lived in the neighborhood at 4580 Broadway since 2010 and am very familiar with the vehicle and pedestrian traffic in the area. My main concern with the proposed location is with traffic on 13th and 14th streets and the already narrow automobile passage on those streets. In my mind these are not streets that are adequate for thruway traffic. In addition, with only 28 spaces, cars expecting to find parking at the library will either leave or search endlessly for neighborhood parking. As you have no doubt observed, neighborhood streets are already full with parked cars. Library cars will then start parking in the commercial lots associated with the establishments on Broadway and will exacerbate those tensions. From a traffic perspective, the library site is one of the last places to put a library.

My other concern is that the library will become a de facto day-shelter for the homeless. I interact with the homeless population on a daily basis in my neighborhood. My HOA removed all of the park benches in the complex to deter loitering. But it's still quite present. I'm also on the shelter's neighborhood advisory committee. And I frequently park my laptop at the main library, which currently serves as a de facto day-shelter. I'm very familiar with the problem. Unfortunately, citizens can't raise the issue without seeming to be insensitive to the plight of the homeless population. It's unfair to acknowledge it as a city-wide problem and yet label people who are directly impacted by it as insensitive.

I have an alternative. The land on Violet labelled as P is city parkland. It hasn't been developed because it's not a very good site for a park. It is much more conducive to a library, is accessible to the neighbors and outside traffic, can accommodate more parking, and reduces impacts between neighbors and the homeless. It may be in the floodplain but I believe equivalent flood storage volume can be carved out on the other side of the creek. As a former PRAB member, I don't recall the land having much appeal as a park and is therefore a potential trade. It is far more suitable than the site you are considering.

Thank you for this opportunity to comment. I trust this letter will be circulated to the Planning Board.

Sincerely,

Todd Bryan, Ph.D.
4580 Broadway #230
Boulder, CO 80304
303-440-8190
Sloane,

Community Cycles would like to submit comments regarding the design for the proposed North Boulder Branch Library.

1. The bike access off Broadway is circuitous. We request a straight east-west connection off Broadway along the north property line, continuing the new east-west street. This route would also provide efficient ADA-compliant access to the area when the library is closed and the internal ADA route is inaccessible. We request that this connection be concrete or asphalt, not paving blocks. (Some of the renderings seem to show a ramp next to the stairs in the plaza, but this would be at the same pitch as the stairs, and therefore dangerously steep.)

2. The large corner radius between 13th and the new east-west street encourages excessive speeds. We request that this be reduced significantly. A curb radius of 5' would be appropriate.

3. Similarly, the 24' width of the new street encourages speed, and is not consistent with a design that is described as "primarily pedestrian". We request that this be reduced to no more than 18'.

4. No crossing is shown northbound across the new connector street, to the block bounded by 13th and 14th Streets. This is acceptable if the street is truly "primarily pedestrian", but to achieve that would require significant additional traffic calming measures.

5. The renderings show 5 inverted-U racks, with parking for 10 bikes. This seems inadequate. We would also request that at least some of the bike parking be covered.

Thank you.

Kurt Nordback
Community Cycles Advocacy Committee
Dear Sloane Walbert:

I am writing with regard to plans for the North Boulder Branch Library. I have reviewed the plans and attended several meetings concerning them. I have no objection to the Library itself. What I can’t understand is how it makes sense to route traffic through an already congested residential area (Broadway to Rosewood to 13th or 14th) when a much better alternative exists, i.e., access via a short extension of 14th St. to access the Library from Violet. The Violet access would use an existing 2-lane highway with no on-street parking and a nearby stoplight at Broadway and a short extension of 14th St. from the south to access the Library. In contrast, the Rosewood access would use a narrow residential street with parking on both sides, thus narrowing it further and no stoplight at Broadway. I cannot understand why a crowded and potentially dangerous access is apparently preferred over a relatively simple and straightforward access without these disadvantages. I would very much appreciate hearing from you on this matter.

Sincerely,
Margaret Eisenhart
4524 14th St., Boulder
February 19, 2019

Via Email:

walberts@bouldercolorado.gov; Antonia Gaona (gaonaa@boulderlibrary.org); Jane Sykes Wilson (jesykeswilson@gmail.com); Joni Teter (jteterbpl@gmail.com); Joel Koenig (joelkoe44@gmail.com); Timothy O'Shea (tim@engagecolorado.com); Juana Gomez (juanalawrencethings@gmail.com); Lisa Morzel (lisamorzel@gmail.com); David Farnan (FarnanD@boulderlibrary.org)

Re: Comments to Work Architecture Company’s Concept Design for Proposed City of Boulder North Boulder Branch Public Library, as presented to the City of Boulder Library Commission, January 2019, in a 60-slide Powerpoint Presentation

Dear All:

My wife and I live next to proposed North Boulder Branch Library site. While I am also the president of one of the HOAs adjacent to the proposed North Boulder Branch Library site: Village at Uptown Broadway Residences HOA (Residential HOA), which consists of 4520 Broadway, 4550 Broadway, 4580 Broadway, and 1200 Yarmouth, and I am also on the Board of the Master HOA that has four sub-HOA members adjacent to the site, which consists of mixed-use retail and residential buildings, parking areas, plazas and common areas, I would like to clarify that this letter is written on my own behalf as an interested neighbor who will see the new library from his window. This letter does not speak for any of the HOAs. The attached map shows all of the HOAs in relation to the project site.

We support the proposed library. It is a great community service and my wife and I welcome it into our community. This letter provides comments to the recent concept design presented to the library commission last month.

This is a great project and we welcome the opportunity to participate in the process to plan and build it. Would you please forward our comments to the architects and planners and we would be happy to meet with them and others.

We appreciate the efforts to address the massing of the building to address the visual impacts on the neighbors. We see a lot of thought and consideration that went into it.
1. Green Space and Community Space

The creek and creek path, with surrounding green and open areas present an excellent opportunity to create an active community space integrated with nature and physical activity. We support the creation of a playground and community garden and connections to the park, creek pathways, and the creek. We have some suggestions to make this an even more dynamic and integrated community area.

The building divides, and seems to hide, the new green space on the eastern side from the hardscape plaza on the west side. It seems like the western end of the building is being shoehorned into a narrow part of the site, when a larger area is available to the east and a building there would not divide the site as the current design does. We suggest you integrate the two areas (greenscape and hardscape plaza) to create a larger and more dynamic community area so that the green space is contiguous with the hardscape plaza and visible from the plaza.

Slide #50 of the presentation depicts the currently existing 8,900 square feet (SF) of green space and the 6,140 SF of concrete plaza found at the western side of the site. The green space attracts most users. Dogs play with each other on the grass (see attached photo). People sit and sunbathe on the grass. People sit on the walls where they socialize and rest (see photo). The plaza is mostly used for walking, but there are some teenagers who use it for skateboarding, despite the sign that says “no skateboarding.” Overall, the current existing green space and the plaza are an active area of the site, with most activity on the green space. Our hope is to take advantage of this proposed construction and redevelopment opportunity to make the area more functional and aesthetic.

Slide #51 shows the proposed use of this western area. It essentially eliminates the green space and nearly triples the plaza hardscape. Moreover, the proposed building divides the western plaza area from the new green space of the playground and garden. The hardscape plaza will likely become a social dead zone because it adds more concrete and eliminates the green space from this area.

We suggest a few changes to reduce the amount of concrete and activate the plaza area. If the building is placed further east, closer to the drop-off area of the parking lot, the new green spaces could be moved and integrated with the current green space on the western side. The proposed space between the library building entrance and the drop-off area is idle. If the green space is moved to the west side of the building, and the area of the concrete hardscape of the plaza is reduced significantly, it could create a larger green area with more mixed community uses. The playground could be located there. Some skateboarding features could be added for teenagers. Picnic tables and benches, perhaps a chess table, could be added. Dogs and guardians would continue to enjoy the greenspace; perhaps a small fenced area for dogs off leash could be added so they can play and sniff each
other. With so many residences in the area, there are a large number of dogs being walked, especially in the mornings and evenings.

More flowerbeds, trees, and greenscaping, combined with less concrete, would improve the look and feel.

The slope of the western area towards the creek could be used to create a semi-circle for seating, like a tiny-amphitheater, that would be well-used. (There is a similar feature near the Boulder Main Library next to the Creek that is well used.) As a result of enlargeing this outdoor area and adding other uses, the whole area would become a multi-generational use area, a larger space that creates more options, and creates a more diverse space. This is a better alternative than expanding the concrete hardscape of the plaza. The integration and addition of the green space to the west side, coupled with reducing the amount of proposed concrete, would activate this western plaza area and make it a more dynamic community activity area.

This is a great opportunity to take advantage of the creek corridor. Moving the building away from the creek corridor and connecting the two ends of the corridor with more green area and community activity would activate this area into a more socially functional and aesthetically pleasing use.

2. **Traffic**

Traffic is always a concern and this project will increase traffic on our narrow side streets where parking is already tight. We suggest that 14th Street be lengthened towards Violet Street. If money is available for a bridge, then this is a good time to connect 14th Street to Violate. That will relieve traffic pressure.

Given the limited space for the building, it would be better to eliminate the proposed road that removes the current cul de sac at the south end of 13th Street and builds a new road that joins 13th and 14th Streets. This proposed road takes away green space in an area that should have more green space.

3. **Parking**

Parking is already tight in this area both day and night. If the library parking lot would be made available for overnight parking by residents, so long as they move their cars before the library opens, that will help meet parking demand. Lengthening 14th street now would also create more street parking spaces.

4. **Eminent Domain**

The site has an awkward, irregular shape. Taking the southeastern triangular lot owned by the mobile home park, some of which is now used for storage, would substantially increase the possible uses of this site and create many more
community services and benefits, which would benefit the mobile home park more than their storage currently does. It would create so many more options for the library site and create new opportunities for integrating it with Violet Park’s future development.

5. **Outdoor Lighting**

We would like to see the outdoor lighting plan for the site. We would like to make sure there is no light pollution for residents while providing for public safety.

6. **Construction Mitigation**

What is the construction mitigation plan?

7. **Roof**

We suggest that the roof be greener and softer. The silver, metallic look is a bit too cold (Slides 33, 34, 57), especially when combined with the expansion of the concrete area of the plaza. It would be appreciated if the roof appearance can be softened.

8. **Landscaping**

What is the landscaping plan? How many new trees are proposed, what size caliber, and what types of trees? Are you planning to remove existing trees? What benches are you adding and what material will they be? It would be helpful to see a detailed landscaping plan.

We look forward to working with you and other interested parties to build the new library branch.

Regards,

Maki Iatridis

Cc: Geoffrey Weathers, Residential HOA Board Member  
Catherine Conlin, Residential HOA Board Member  
Erica Sandoval, ACCU, property manager for Residential HOA  
Master HOA
Site Key

1. 1200 Yarmouth — Retail/Residential
2. 4550 Broadway — Retail/Residential
3. 4550 Broadway — Retail/Residential
4. 4520 Broadway — Retail/Residential
5. 1275 Rosewood — Carnage House Residential
6. 1350 Yarmouth — Residential Rental
7. 4595 14th Street — Residential Rental
8. 1350 Yarmouth — Residential Rental
9. 4590 13th Street — Residential Rental
10. 1345 Lara’s Lane — Residential Rental

A 1 Future live/work units 4585 13th
B 2 Future live/work units 4555 13th
C 3 Future live/work units 4551 13th
D 4 Future live/work units 4525 13th

11. 1360 Yarmouth
12. 1355 Lara’s Lane — Residential Rental
13. 1325 Lara’s Lane — Residential Rental
14. 4565 14th Street — Residential Rental
15. 4570 13th Street — Residential Rental
16. 4560 13th Street — Residential Rental
17. 1335 Rosewood — Residential Rental
18. 1365 Rosewood — Residential Rental
19. 1385 Rosewood — Residential Rental
20. 1315 Rosewood — Residential Rental

E 5 Future townhomes 1310 Rosewood
F 6 Future townhomes 4522 13th
G 7 Future townhomes 4524 14th
H 8 Future townhomes 1350 Rosewood

Future Improvement
City of Boulder
Public Library

Four Mile Creek