

2641 4th Street

Trailhead

Site Review Written Statement

Project Address: 2641 4th Street
Project Owner: Moonbeam Boulder, LLC
Current Zoning: Currently under city-initiated rezoning to RL-1

Ownership Statement: The Owner, Moonbeam Boulder, LLC, purchased the property in October of 2011 and has completed Concept Review. The Owner's vision of creating an exceptional example of an edge infill project and a desire to provide a winning solution to public, private, and municipal stakeholders have consistently been driving factors with the entire design team. Prior to this owner's involvement, the site had seen a long history of unsuccessful attempts at redevelopment. From the beginning, the Owner and design team have consistently been mindful of the significance this site has to the neighboring community and the city. By engaging the community prior to concept review, by studying the Area Plan and the process in which it was created and ultimately approved, and through multiple meetings with staff, we believe our solution is respectful, sensible, and is that winning solution we have all strived to achieve.

Below is a summary of comments from the Concept Review process and include comments from the community, staff, and planning board. After each comment is a statement describing the design teams actions to accommodate and incorporate the comments.

- **Creating a feel and look less like a gated community;**
The revised plan removes the median and activates Dewey Ave as it continues west into the neighborhood with porch front homes facing the street
- **Wider, fewer and more varied lots on 4th instead of the 15 uniform ones proposed;**
The 15 lots have been reduced to 10 along 4th, with increased diversity in size.
- **Fewer and more varied houses on 4th, including possible carriage houses on the alley;**
House and lot sizes vary to provide a wide variety of residences.
Carriage houses are proposed along the alley, with the inclusion of 3 lots that support an ADU in the proposal.
- **More physical and visual permeability with pedestrian access through the neighborhood and to the trailhead;**
The revised plan provides two pedestrian connections to the woonerf alley, both generally aligned with the alleys across 4th street.
The increased lot size provides visual permeability through the site.
- **Less distinction between 4th Street houses and large estate houses to the west; more diverse styles, sizes, and integration;**
Lot sizes in the new plan vary widely between approximately 4300 sf to around 26,000 sf. A variety of sizes are dispersed throughout the property.

- **Introduction of a gridded vehicle/pedestrian system in the western portion of the site; some called it "3rd Street;"**

This was studied by the design team and found to be technically unfeasible on the north due to existing private home, the existing Mt. Sanitas trail, and the extreme grade changes. The possibility of connection at the 3rd Street equivalent to the Hospital property on the south was studied by our Civil Engineering group and deemed to be an unfeasible solution due to a 14' grade differential from our proposed final grade, which includes 5' of fill to the existing hospital parking lot. The 8% slope limitation for emergency vehicle access would mean extending the fill for 200' due to grade continuing to slope away towards Dewey Avenue. An enlarged section is included in the attached exhibits.

- **Explore and anticipate north/south connections to future development that will probably occur on the existing hospital site;**

The new plan extends the alley right of way south to the property line to allow for a possible future connection to the South if that property should be redeveloped.

- **Create inviting landscaped neighborhood features: not necessarily a pocket park, but perhaps terraced neighborhood gardening space;**

The owner approached the City staff with the concept of providing gardening space adjacent to the trail, but the concept was not supported by staff.

- **A detailed construction phasing plan, to be discussed at Site Review;**

A phasing plan is included in the attached exhibits.

- **Review parking and public access in the western part of the site.**

The owner and design team met with the City of Boulder Parks and Open Space representatives. The inclusion of multiple social trails to the West of the property is prohibited. The existing trail is to be maintained as the sole access to the open space trail system to the west.

The Owner is proactively discussing the development with Boulder Community Hospital, the owners of the neighboring property to the south. The development will bring about changes near the property line and the Owner and BCH are working together to find opportunities to effect positive change in the area that is beneficial to all. Some discussion items include erosion control, slope stabilization, and trash cleanup.

Boulder Valley Comprehensive Plan:

- A. The site is located within BVCP Area I and is served with adequate infrastructure and facilities. Therefore, development and redevelopment are expected. The BVCP identifies this site as Low Density Residential and with the city initiated rezoning to RL-1, both the BVCP and the city zoning are consistent. The redevelopment of the site with compact residential product in close proximity to downtown and central Boulder speak directly to the core of the BVCP.
- B. The proposed project consists of 23 detached single family homes. The BVCP zoning allows for an intensity of 35 dwelling units. On the 5.845 acre site, the proposed intensity is 3.93 dwelling units/acre. Where 6.2 dwelling units per acre is allowed.

Site Design:

A. Open Space

1. Several features within the site design provide quality, useable open space. Along 4th Street, the design proposes two public pedestrian connections which align with the existing alleys on the East side of 4th Street. These connections link 4th Street with the new alley in this project. These pedestrian alleyways utilize a pedestrian and cyclist-friendly thoroughfare concept known as a “woonerf” street. This walkable alley connects the south end of the site to the north end where it meets up with a more formalized trailhead. A significant grade differential provides the opportunity to incorporate a focal point at the end of the alley. Rock outcroppings, an integrated stone bench and plantings reinforce the focal point. From the focal point, a very natural stone stair case winds around a boulder retaining wall to the existing trailhead at Dakota Place. Improvements to the existing trailhead are proposed that include providing land and an easement to create an intimate gathering spot with another stone bench. The idea is to provide a spot where hikers may wait to meet up with others from the neighborhood before proceeding in to Boulder’s Open space. The topography of the site includes many areas of considerable slope. By not developing any of these areas, they are in fact open space. Although, it is not useable as a surface, it serves an important function as a buffer between the city and the open space to the west.
2. Along 4th street and Dewey, homes are configured with connections to the public spaces by placing detached garages in the back of the lot along the alley and the front of the home towards the street with a front porch element. This design approach provides for an engagement of public spaces and more useable private space in the space between the structures. The western lots have the additional benefit of steep slopes and existing trees which provide for more intimate private open space.
3. A significant portion of the site is considerably steep and therefore remains undeveloped and in its natural state in the proposed site development. The steep slopes also provide a transition and a buffer to the city’s open space area. Except for the existing wild trees on the steep slopes, very few other trees currently exist on the site. Due to the grading required to reduce the very high bench, as viewed from 4th, it is unlikely that the few trees that remain on non-steep slope areas will be maintained.
4. The density of the project is at 65% of what is allowed in the BVCP and the underlying RL-1 zone. The reduced density provides for more open space within the project. The density of this project is far below the typical density of the surrounding neighborhood which is typically more than 6 dwelling units per acre. The reduction of density at the city edge provides an appropriate transition to the natural environment to the west.
5. As mentioned previously, the steep slope on the western edge of the site which will not contain any development provides a natural buffer to both properties and city open space to the west.
6. The woonerf alley, the pedestrian connections from 4th, and the enhanced trailhead all link to features outside of the site. In this neighborhood, many people use the alleys as an important pedestrian access already. The proposed woonerf alley provides a pedestrian connection into the site in alignment with the neighboring alleys to create a link to the area-wide system. The Mt. Sanitas trailhead is a direct connection to open space. To provide a link from within the site is a natural and appropriate design response.

B. Open space in Mixed Use Developments (Not Applicable)

C. Landscaping

1. All of the trees and shrubs selected will be low water, native or adaptive vegetation. It is our intention to blend into the surrounding neighborhood as seamlessly as possible, and to transition from more formalized landscape patterns along 4th Street to a more native and wild landscape along the western street and alley. The shrub beds surrounding the trailhead, detention area and beds adjacent to the pedestrian trails aligning with the existing alleys to the east will provide seasonal color and the low water usage, while giving the adjacent homes some level of privacy. Additionally, all planted and landscaped areas will have a properly designed irrigation system. Full coverage on all grassed and planted areas will be provided. The sprinkler system shall not intentionally spray water on streets, driveways or sidewalks. The irrigation system will mimic the zoned planting scheme, thus reducing water usage with drip to all shrub and perennial areas. There is the potential to reduce water usage further by using an underground (vs. pop-up spray) system for turf and shrub bed areas. Drip irrigation to the trees with the grass area will be provided for continual watering during drought conditions. We are currently proposing a variety of paving for the homeowners in this project. A new detached sidewalk along 4th and Dewey will greatly support this walking neighborhood, a portion of the alley will be paved with a porous pavement, and the proposed trails will have crusher fines to match the feel of the adjacent open space trail.
2. The location of the site, on the western edge of the city, has a special position in the landscape – offering inspiring conditions at the edge of open space while maintaining its close proximity to the established neighborhood and downtown. While the existing ‘wild landscape’ on the western slope will remain natural, we intend to use plants that can co-exist and blend with the surrounding environment as well as with the adjacent neighborhood. The landscape design for this parcel site shall incorporate creative landscaping concepts to conserve water within the development. Some xeriscape concepts include:
 - a. Improve the soil by adding organic materials.
 - b. Incorporate organic mulches to reduce moisture loss through evaporation.
 - c. Design a “zoned planting scheme” to reduce water demand by grouping similar varieties of native plants that are drought resistant together. Choose plants according to their need for water, sun and soils, and plant them within areas of the landscape where they will thrive. Cluster plants with similar water requirements together.
 - d. Inspire the future single family lot owners to do the same with their own lots and landscaping.
3. Our intention is to provide a streetscape with clusters of trees that meets or exceeds the number required based on street and alley frontage. We will also develop the landscape surrounding the trailhead, detention area and pedestrian access walks with trees and shrubs.
4. As mentioned above, the streetscape will rely on clusters of trees, turf and informal shrub beds. Both pedestrian and vehicular entries will be marked with ornamental trees, shrub beds and flowering ground covers, with the plant palette leaning toward the native and xeric, as a conscience effort to blend with the surrounding open space. Detention area screening is accomplished with informal groups of evergreen and deciduous trees. Our intention is to blend our landscape with that of neighborhood as well as the

open space to the west. The use of trees throughout the site will help limit long unbroken views, support a more mixed transportation system (such as pedestrians, bicycles and vehicles as co-users of the alleys) and define space through a canopy/overstory to create a more human scale along 4th Street.

D. Circulation

1. Several strategies that are proven to reduce traffic speeds are incorporated throughout the neighborhood. These strategies include tighter corner radii, street trees, woonerf design, narrower lanes, shorter blocks, T-intersections, and special paving treatment (permeable pavers). Additionally, sidewalks are detached from streets within the neighborhood and at the edge of the site along 4th street.
2. Detaching sidewalks, reducing speed, and aligning the entrance into the site with the existing neighborhood street patterns help minimize conflicts with vehicles.
3. Connections between the project and the neighborhood are discussed previously in this statement. The new detached sidewalk along 4th street creates a safer environment for pedestrians as they walk north or south on 4th. The street trees provide a sense of enclosure and reduce vehicle speeds on 4th street which is safer for bicyclists, and the reduced speeds lessen the chances of conflicts at intersections.
4. A close proximity to downtown, the Ideal Market shops, North Boulder Park and the adjacent open space already provide for the opportunity to get out of the car and walk or bike.
5. The Owner will provide orientation information to home buyers including RTD and bike/trail maps which help inform buyers of alternative transportation options. Additionally a NECO pass program will be started by the owner that will run for a period of at least 3 years. A TDM plan prepared by a transportation consultant is included with the site review submittal.
6. Not Applicable
7. One of the main principles in the site design was to reduce the amount of paved surface dedicated to the automobile. With deliberate design, the layout and number of lots created allows the project to function with only one vehicle entrance into the site. The entrance's central location, combined with the lot layout meets the requirements for emergency access. Impervious surfaces are kept to a minimum through careful design of private access driveways, and alley loading. The alley ROW is extend south to the adjacent private property in a gesture for a future connection should that property be redeveloped in the future.
8. Many of the features discussed above that inherently reduce speeds also control noise and exhaust, and provide for safety.
9. Emergency vehicle access and circulation within the site has been discussed with the Fire Marshall and all lots are served within the required standards. The design team continues to work with staff on many aspects of the project to insure that the City of Boulder design and construction standards are met through the site review and the technical document process.

E. Parking

1. No large parking lots are designed in this project. Instead individual spaces are woven throughout the development to minimize visual impact and reduce the need for pedestrians to cross parking areas.
2. Parking is incorporated into drives and is also adjacent to the alley thereby minimizing additional surface area given to the automobile.

3. Parking is separated into individual spots that are accessed from the alley or from the western street. The majority of parking in the project is off-street on private lots or adjacent to the alley. No parking-specific lighting is planned.
 4. Not applicable - There are no parking lots in the development.
- F. Building Design, Livability, and Relationship to the Existing or Proposed Surrounding Area
1. The site design for this Site Review does not include the design of any of the individual single family homes. However, a design pattern book has been developed that communicates the intended character and patterns that are appropriate and desirable within the project. These guidelines, created from the cumulative input of neighbors, staff, Planning Board, the Boulder Junior Area Academy Plan, and the design team, reflect the desire for a development that is sensitive to the surrounding neighborhood and the adjacent open space. Several patterns become obvious from an observation of the surrounding neighborhood. A lack of uniformity in design style, character, home size, lot size, orientation, and age of structures is immediately apparent. The Pattern Book encourages building form that is hierarchical and consists of additive forms and projecting elements.
 2. The form patterns identified and communicated in the Design Pattern Book encourage sloped roofs, generally gable formed with dormers, as well as front porches. This is consistent with the surrounding neighborhood and has the effect of producing home designs that appear smaller in scale and more engaging at the street level. Gable form roofs oriented in the east west direction also provide a home with the ability to readily take advantage of solar access for the electrical and/or hot water needs.
 3. Lot orientation is consistent with the existing urban fabric. Lots along 4th are oriented to be front facing and utilize alley loaded garages. As one moves west, the lots engage the open space the shape and size change allowing the character of home as well as the orientation on the lot to vary. This produces a transition from the street grid orientation to a more natural form as the site gives away to nature on the western edge of the city. This pattern is evident along the edge of the city to the north with homes on 3rd street and, in some cases, 4th street.
 4. As previously mentioned, the character qualities in the Design Pattern Book were developed with input from a variety of sources and an emphasis on neighborhood compatibility was at the forefront of that process. The neighborhood character is eclectic, but in general materials have a textural quality with colors that are generally natural and subdued. Landscaping varies greatly, but most homes include lawn, mature trees and shrubs. The project landscaping makes a transition from the more urban along 4th to more natural along the western edge. The steep slope will remain in a native and natural setting with minimal disturbance.
 5. The design language and character for the buildings is presented in the Design Pattern Book and is included with the Site Review submittal. The pattern book emphasizes compatibility and identifies form, character, material, and detail patterns that are in keeping with the neighborhood without prescribing a particular style.
 6. The two pedestrian connections from 4th street to the woonerf alley and the improved trailhead at the north end of the alley are amenities that invite the public to walk the neighborhood and form links with walking paths outside of the project site.
 7. Within the existing RL-1 zone housing types are limited to single family detached homes. The site design, taking cues from the surrounding

neighborhood, includes a variety of lot sizes and shapes and orientation changes where appropriate. The variety in lot sizes and shapes encourages variety in home size.

8. No individual home designs and/or exact locations are part of this site review. Issues of noise between homes is not something within control at this point.
 9. No lighting plan is included as part of this Site Review
 10. The western edge of the site is a steep slope and primarily borders open space. The site design does not encroach or disturb the steep slope areas. Landscaping on steep slopes is to remain in a natural. Currently, drainage and run off from the offsite and the steep slope is directed around the center of the site by use of a swale and this strategy will remain in effect with the proposed design.
 11. In order to meet some of the requirements of the approved Boulder Junior Academy Area Plan, much of the site is being re-graded. The high bench along 4th street that was created when the junior Academy was built in the early 1950's will be cut and the soil redistributed towards the western half of the site. This helps return the site back to what is considered a more natural and historical grade. Although this does not minimize cut and fill, it is a requirement of the area plan and will provide for a much better street front and scale for the homes along 4th street, specifically in how they relate to the existing homes on the east side of 4th street. Furthermore, no development is proposed on any of the steep slope areas of the site to reduce impacts and reduce the chances introducing additional instability and erosion of the steep slopes.
- G. Solar Siting and Construction
1. Placement of Open Spaces
 2. Lot layout reinforces solar good solar orientation. However, solar shadow ordinances create challenges to locating homes toward northern lot lines.
 3. The design of individual homes is not part of the Site Review process. The orientation of lots and character and forms detailed in the Design Pattern Book encourage gable form roofs. The orientation of gable form roofs in the east west direction is conducive to the incorporation of both solar electric and solar hot water systems with maximum effect.
 4. The proposed landscaping meets the requirement for street and alley trees and flexibility in placement is somewhat limited. Landscaping of individual lots is not proposed as the home designs are unknown.
- H. Additional Criteria for Poles above Permitted Height (Not Applicable)

Project Schedule: It is estimated that Site Review and the Technical Documents process will take 12 weeks and should be complete around mid-September, 2012. The Owner is committed to starting grading and infrastructure improvements as soon as the project receives the necessary approvals.

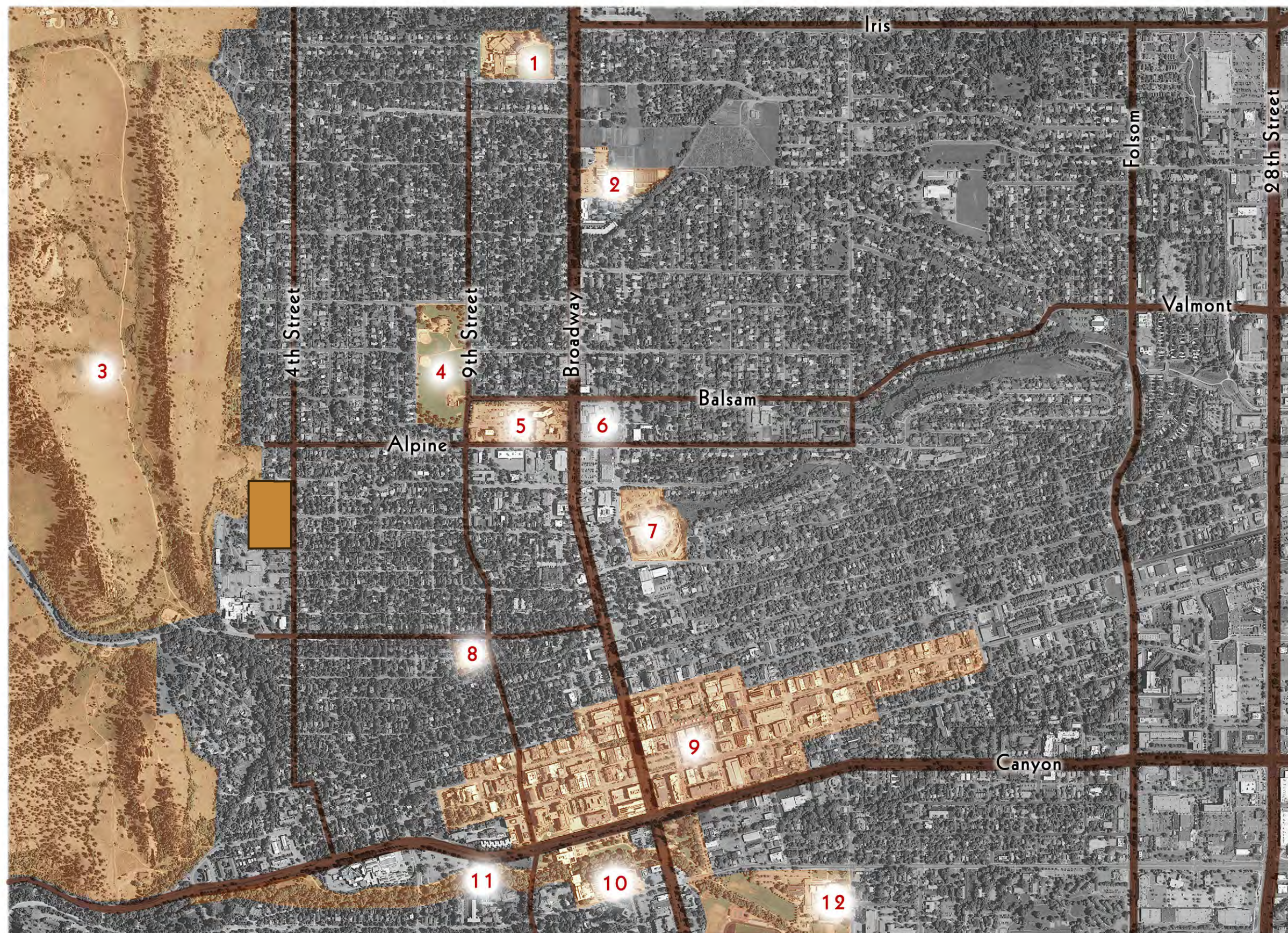
Special Agreements, Conveyances, Restrictions, and Covenants: There are two special agreements that are tied to this parcel of land.

- A common access agreement exists – see attached for a copy
- A detention and drainage easement exists – see attached for a copy
- A 3 party Agreement Pertaining to a Temporary Easement with the City of Boulder, Guy Millium and Fourth Street, LLC (and its assigns and or Successors)

Please direct any comments or questions to Dale Hubbard, Principal, Surround Architecture, Inc.

Sincerely,

Dale Hubbard
Surround Architecture, Inc.
1727 15th Street, Suite 200
Boulder, CO 80302



Project Site

BVCP Zone Low Density Res.
City Zoning RL-1

Site WalkScore 62

COMMUNITY AMENITIES

1. Foothills Elementary
2. North Boulder Rec Center
3. Open Space
4. North Boulder Park
5. Boulder Community Hospital
6. Community Plaza and Ideal Shops
7. Casey Middle School
8. Mapleton Elementary
9. Downtown and Pearl Street
10. Boulder Public Library
11. Boulder Creek Path
12. Boulder High School



EXHIBIT A: PROJECT LOCATION

2641 4th Street
June 4, 2012



S U R R O U N D A R C H I T E C T U R E



Zones :

P = Public

OS = Open Space

RL-1 = Low Density Residential

Note :

The Project Site is currently undergoing a City of Boulder initiated rezoning process in order to align it with the underlying land-use designation.



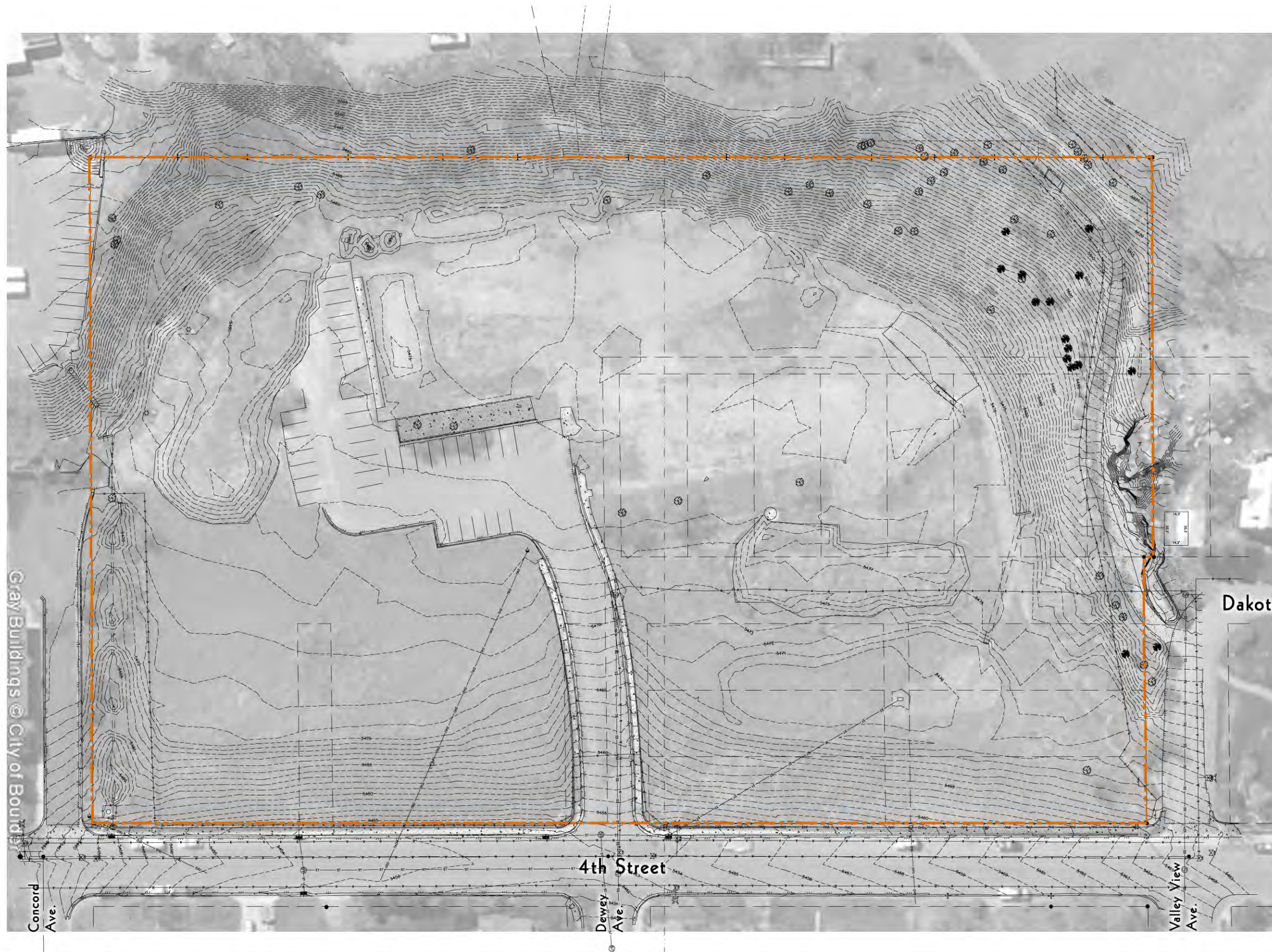
EXHIBIT B: ADJACENT LAND USES

2641 4th Street

June 4, 2012



S U R R O U N D A R C H I T E C T U R E



Legend and Metrics

--- Property Line

BVCP Land Use: Low Density Residential
 Zone: RL-1
 Parcel Size: 5.84 acres
 Address: 2641 4th Street

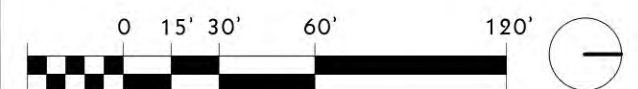


EXHIBIT C: EXISTING CONDITIONS

2641 4th Street

June 4, 2012



SURROUND ARCHITECTURE

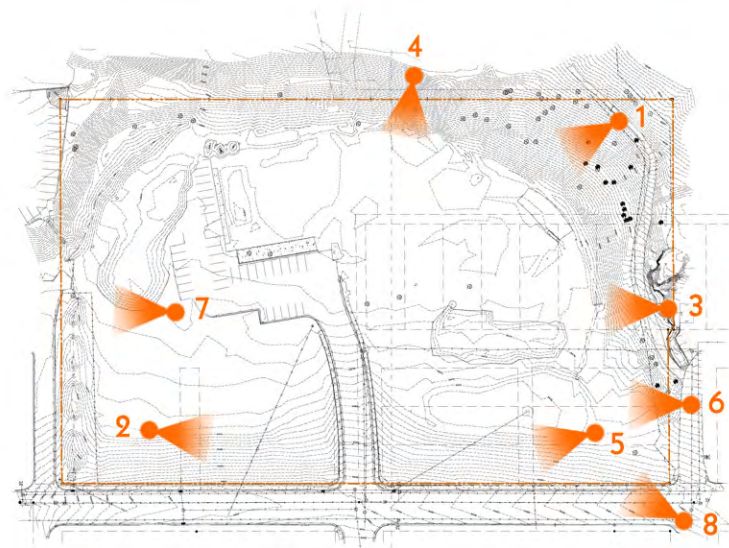
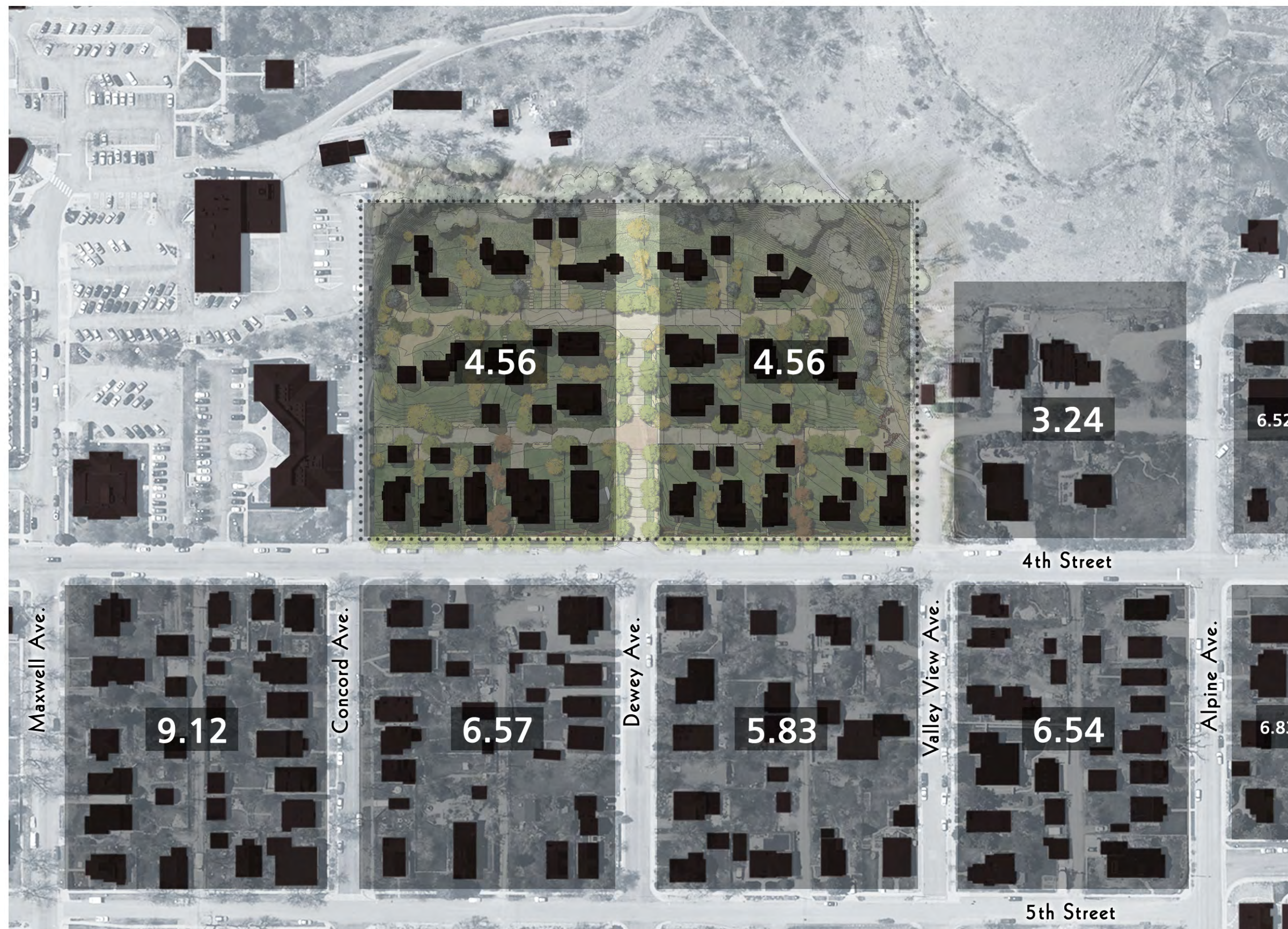


EXHIBIT D: EXISTING SITE PHOTOS
 2641 4th Street
 June 4, 2012



Neighborhood Contextual Density :

Measured in Dwelling Units per Acre

DU / Acre in RL-1 Zone

(Alley Area Subtracted)

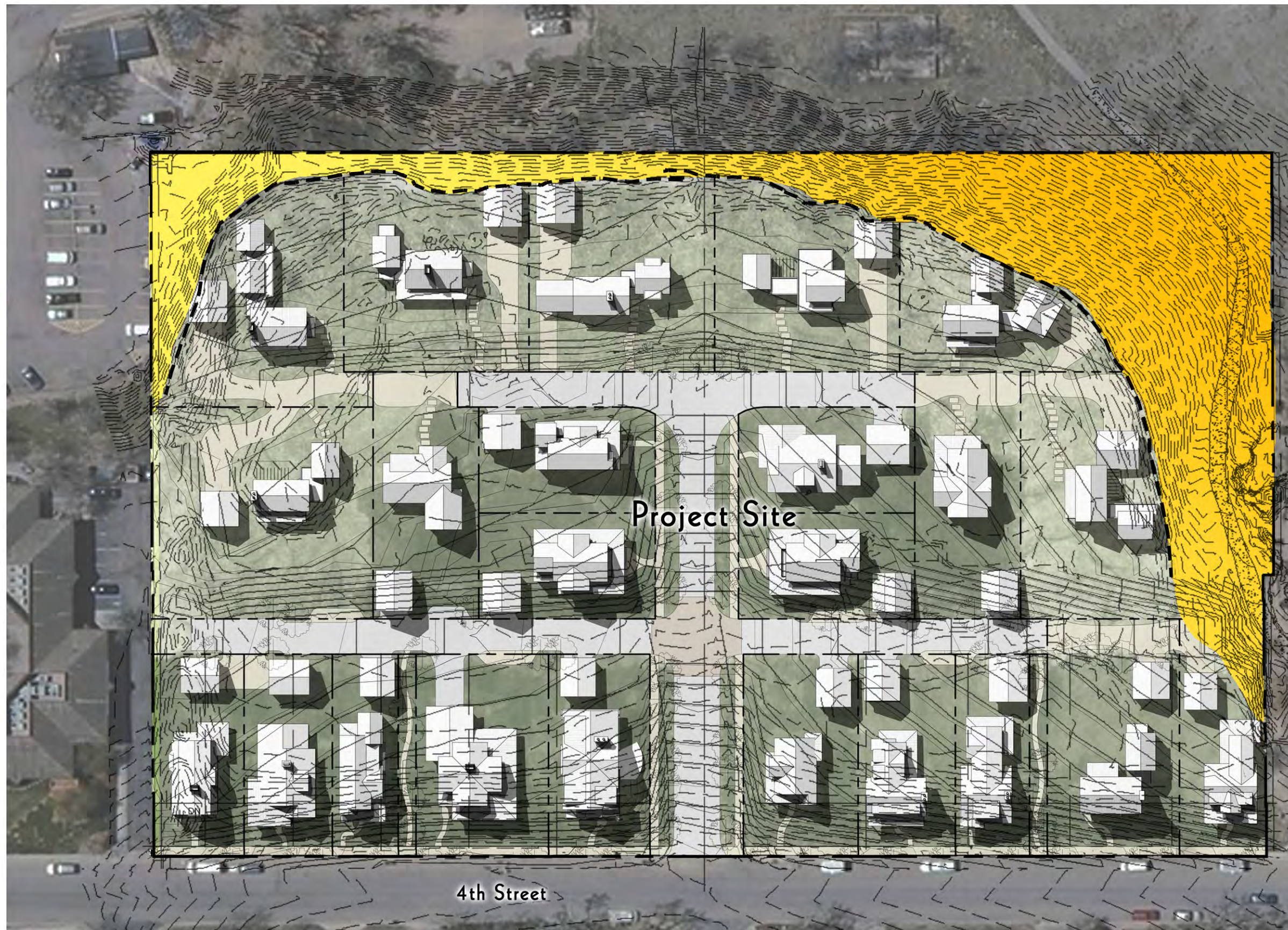
EXHIBIT E: CONTEXTUAL DENSITY

2641 4th Street

June 4, 2012



S U R R O U N D A R C H I T E C T U R E



Area of Steep Slope

Toe of Slope

Notes :

Steep Slope Area is based on grading studies.

Refer to Exhibit H in this package for the Site Section



EXHIBIT F: STEEP SLOPE AREA

2641 4th Street

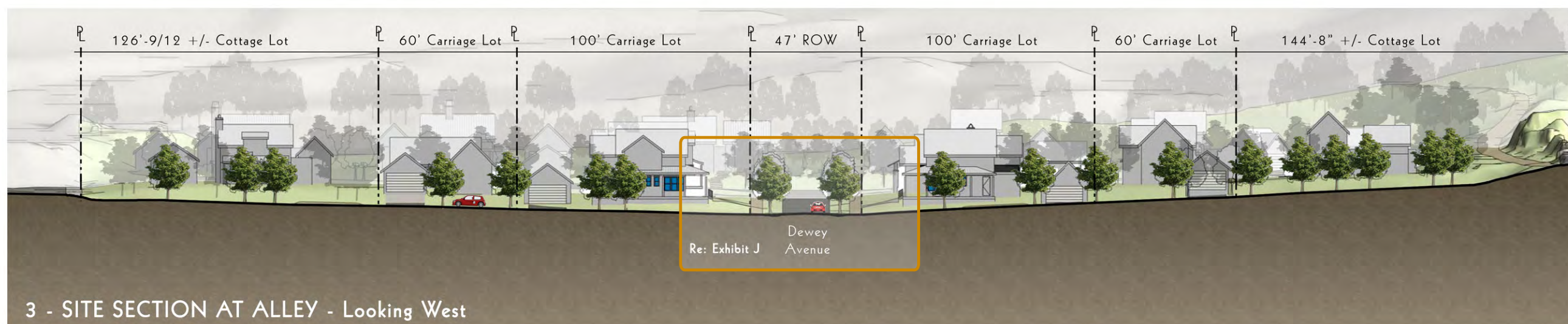
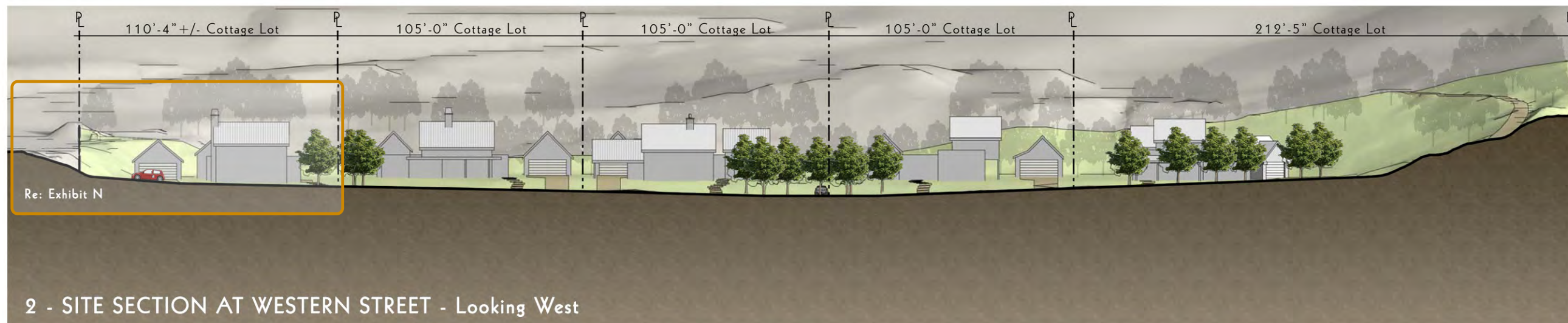
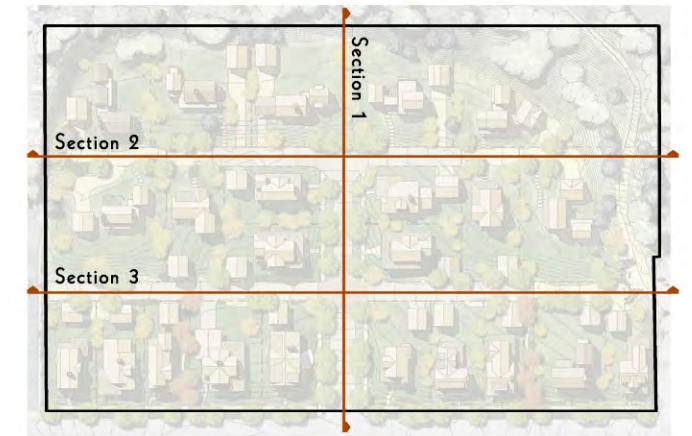
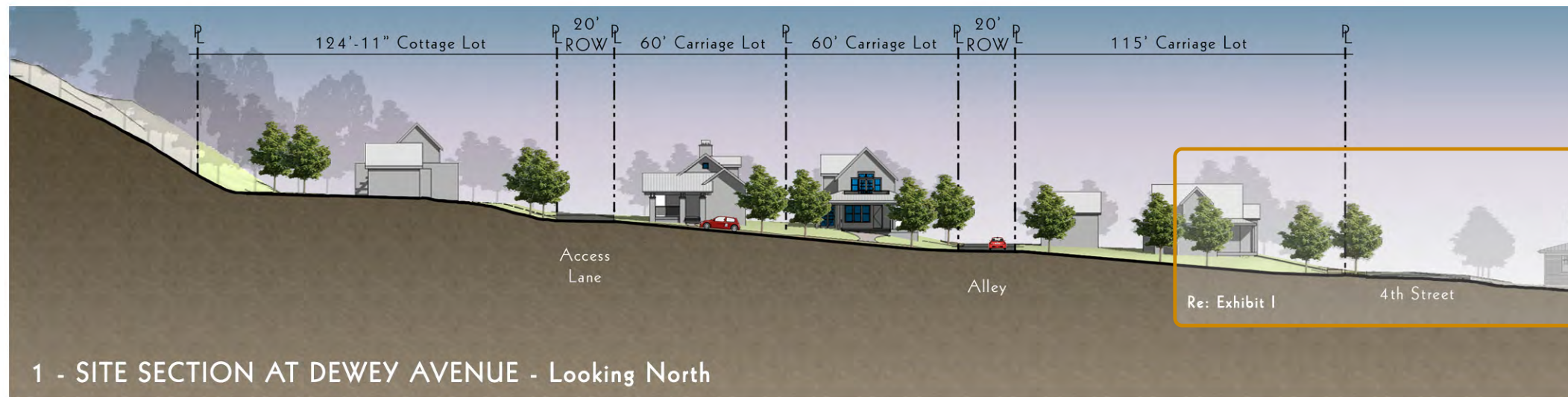
June 4, 2012



S U R R O U N D A R C H I T E C T U R E



EXHIBIT G: PROPOSED PHASING PLAN
2641 4th Street
June 4, 2012



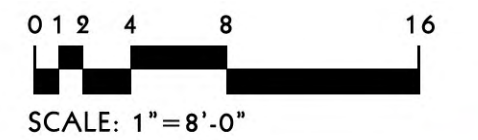
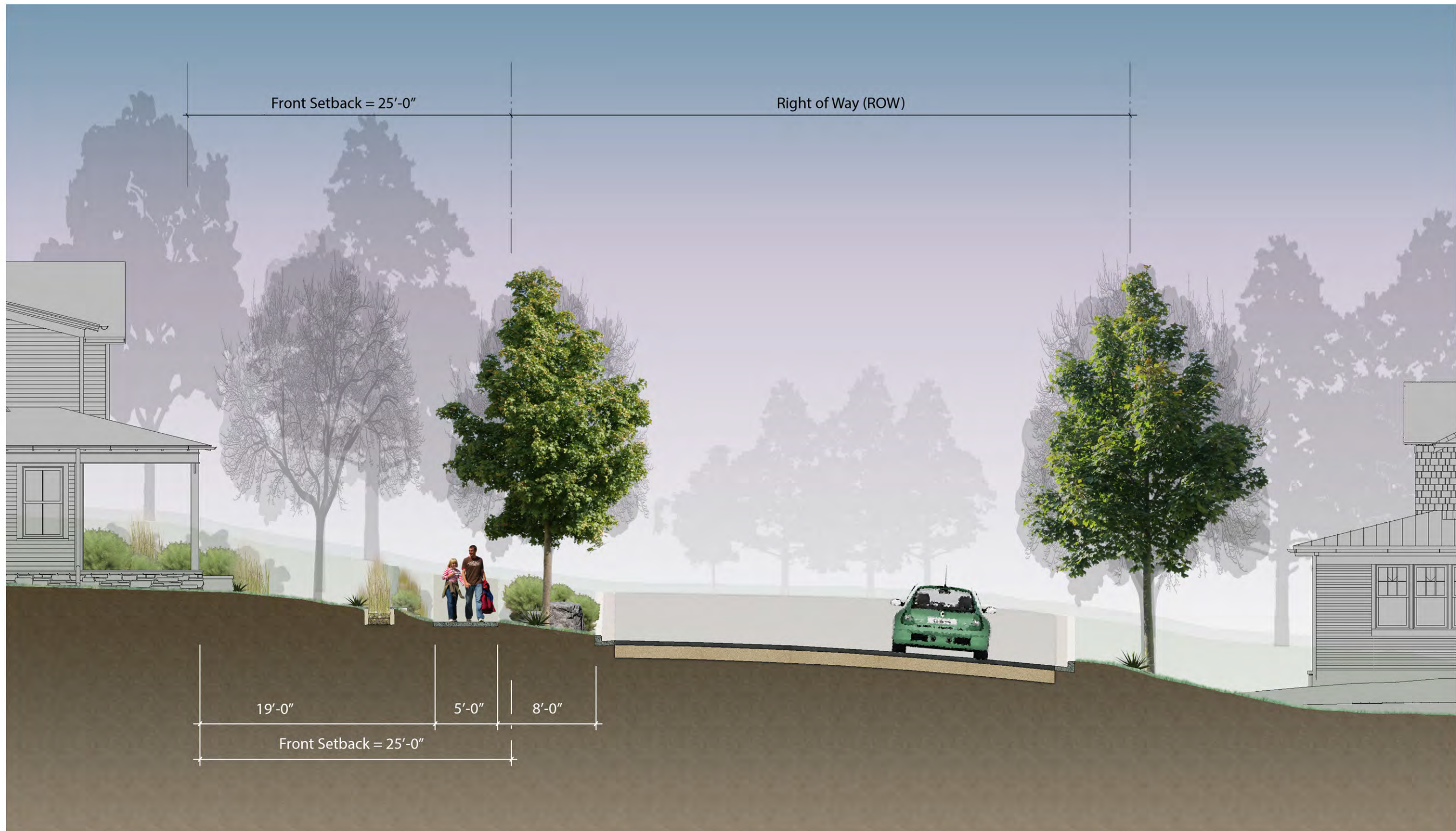


EXHIBIT I: SECTION AT 4TH STREET
 2641 4th Street
 June 4, 2012

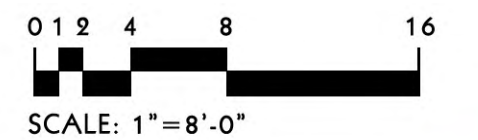
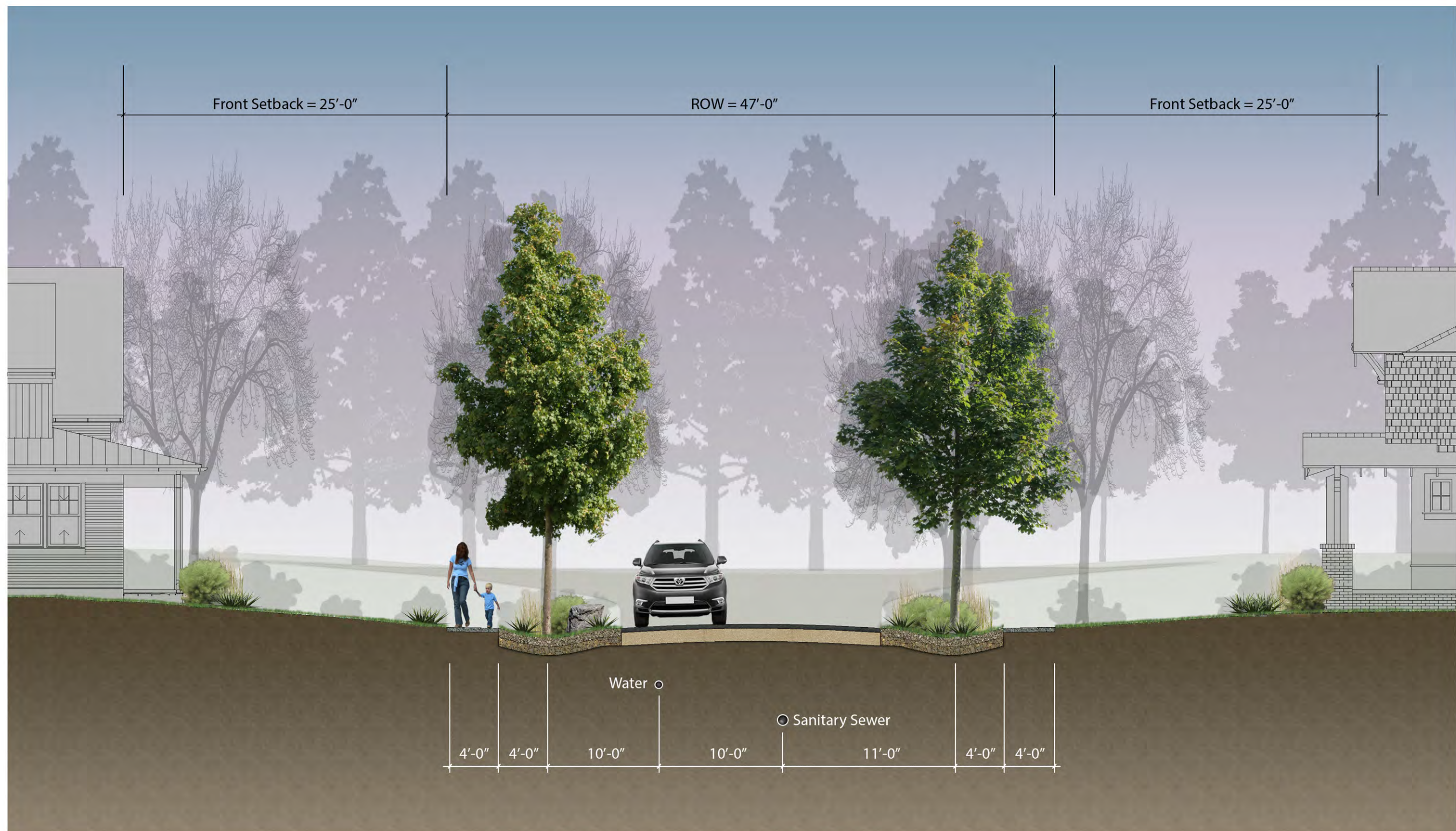


EXHIBIT J: SECTION AT ACCESS LANE
 2641 4th Street
 June 4, 2012

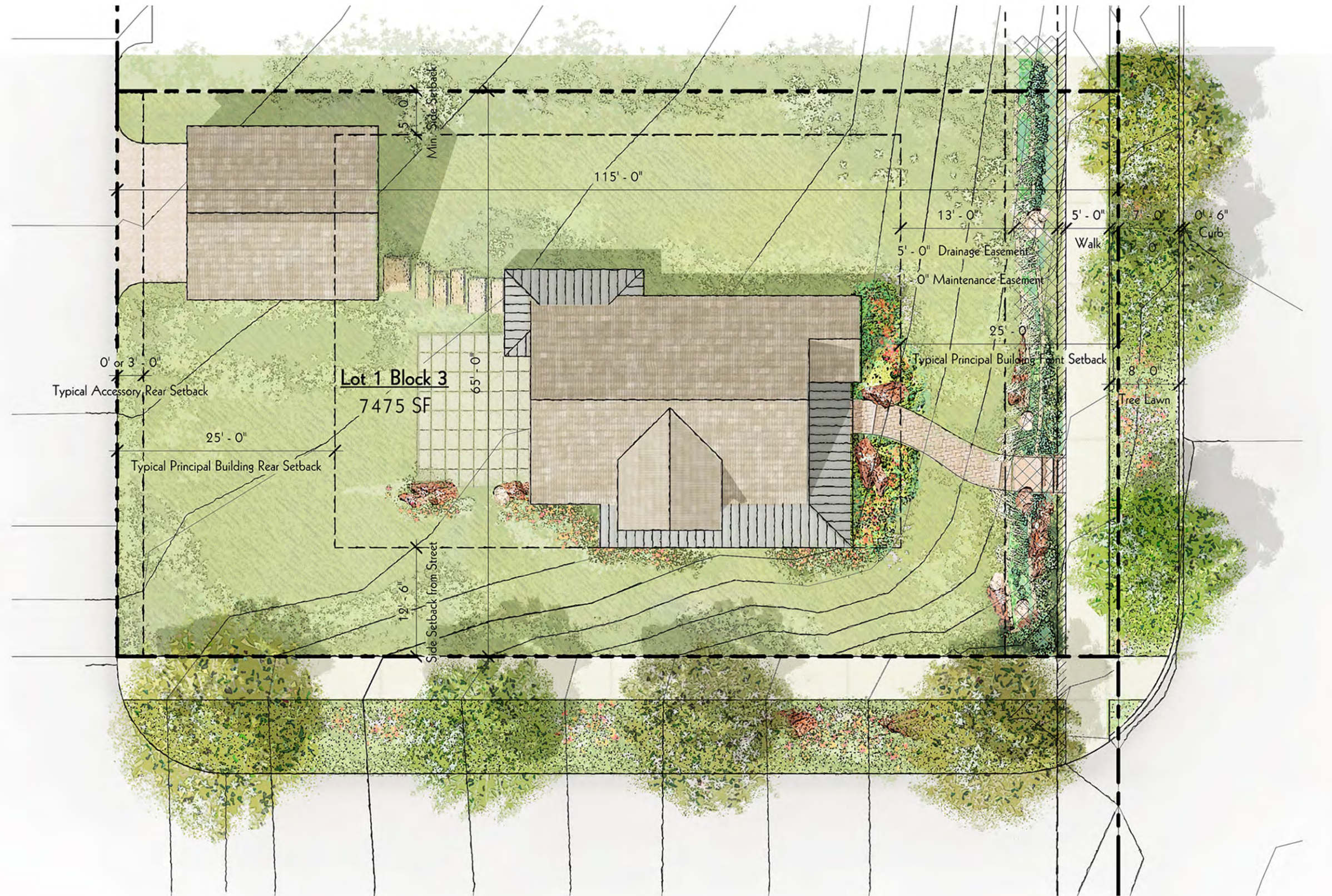


EXHIBIT K: PLAN VIEW OF CARRIAGE LOT
2641 4th Street
June 4, 2012



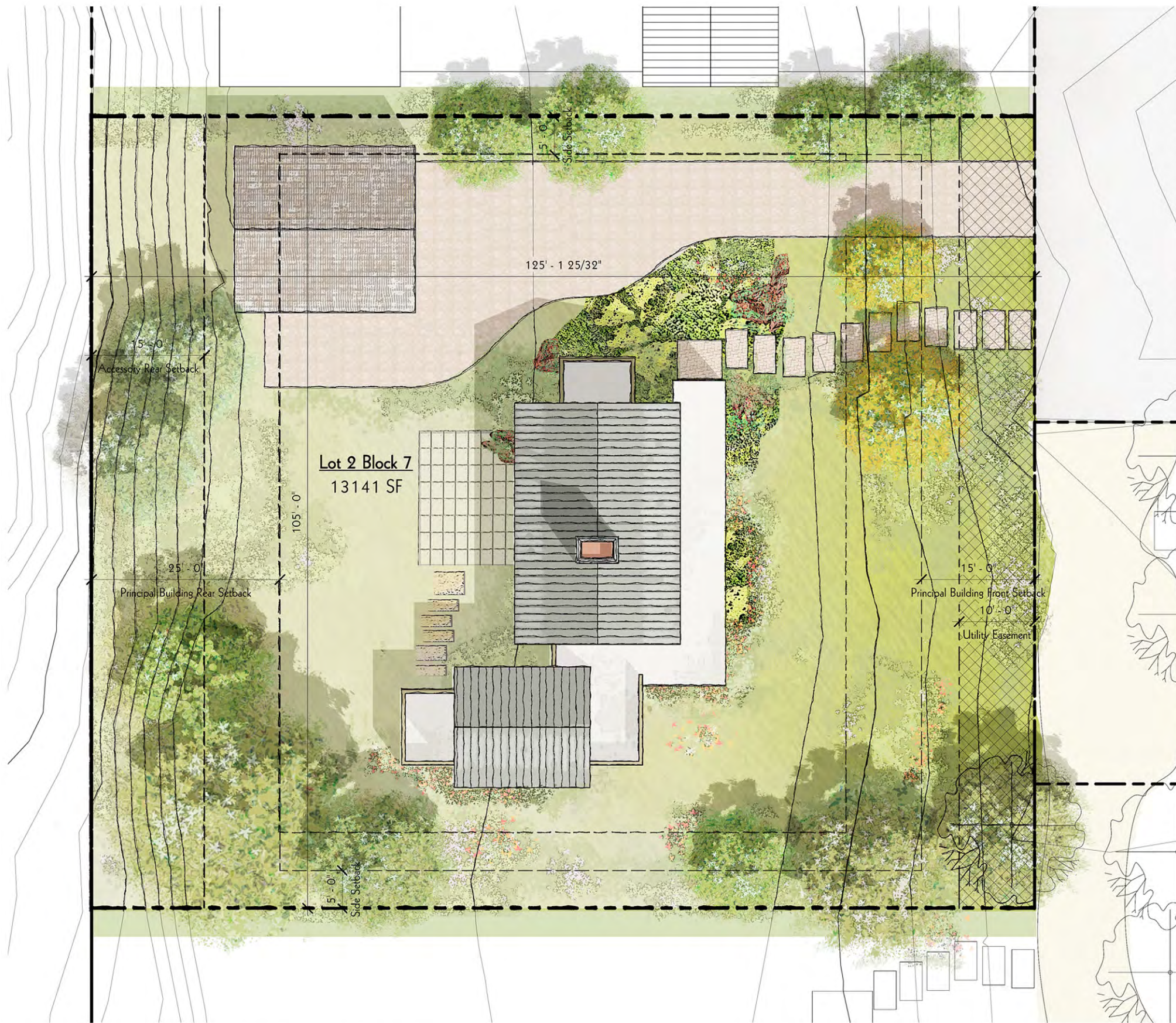


EXHIBIT L: PLAN VIEW OF COTTAGE LOT
 2641 4th Street
 June 4, 2012



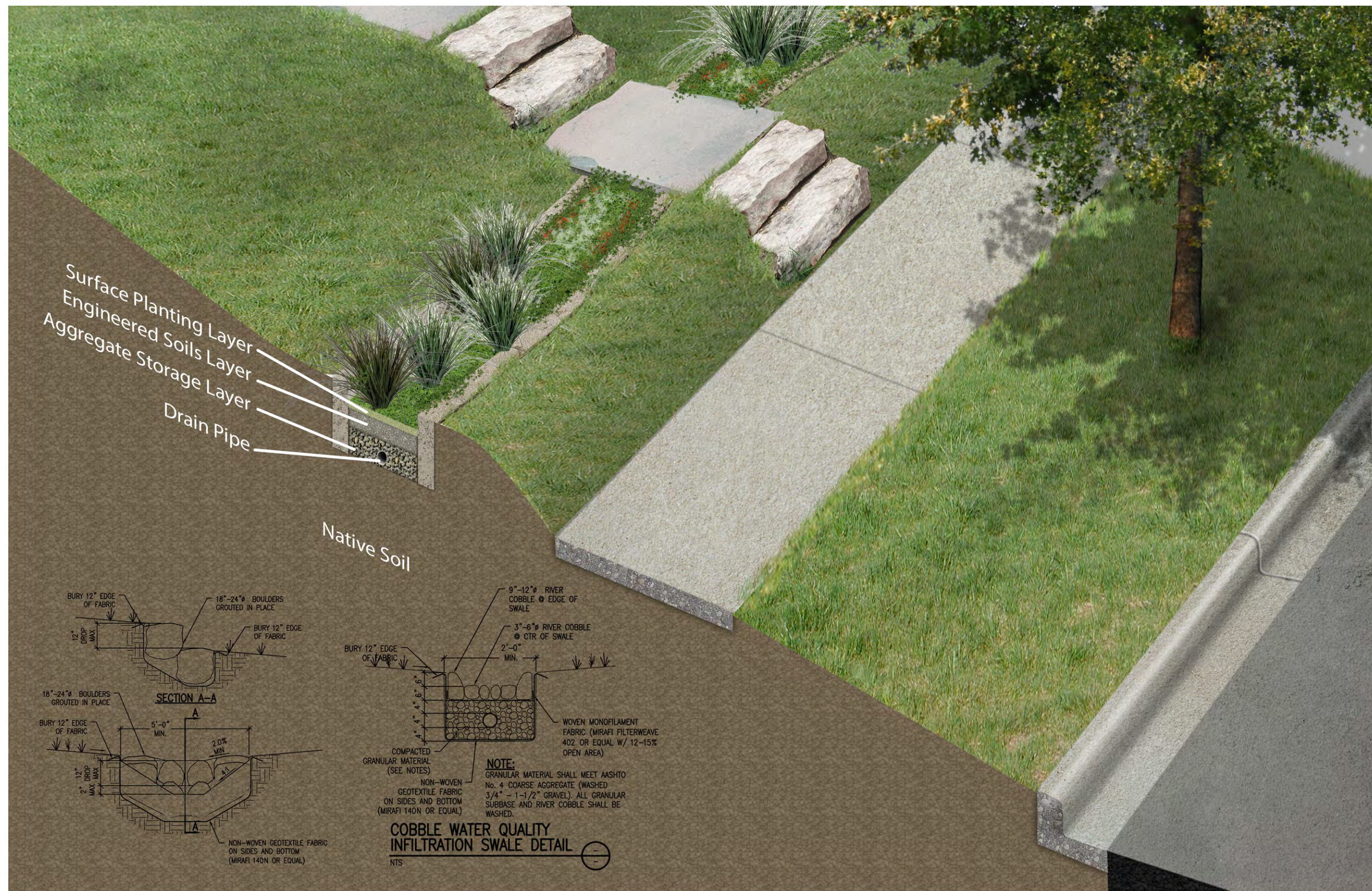


EXHIBIT M: BIO-SWALE DETAIL

2641 4th Street

June 4, 2012



S U R R O U N D A R C H I T E C T U R E



EXHIBIT N: SECTION AT WESTERN STREET
2641 4th Street
February 6, 2012

