

# SURROUND

architecture  
2520 Broadway  
Boulder, Colorado 80302  
[p] 303.440.8089

www.surroundarchitecture.com

SITE REVIEW  
LUR2018-00005

90 and 96 Arapahoe  
Saddle Creek + September School  
90 and 96 Arapahoe, Boulder, CO

SITE DEVELOPMENT PLAN LEGEND		
---	CONTOUR - EXISTING	
---	CONTOUR - PROPOSED shown for reference only, RE: Civil	
---	EASEMENT	
---	SETBACK	
---	PROPERTY LINE	
---	EXISTING BUILDING	
---	PROPOSED ADDITION TO EXISTING BUILDING	
---	PROPOSED BUILDING SITE	
---	PROGRAMMED OPEN SPACE	
---	PROPOSED BUILDING FOR FUTURE SUBMITTAL	
---	PAVING - SPECIALTY CONCRETE (Driveways & Walkways)	
---	PAVING - SPECIALTY CONCRETE (Roadways)	
---	PAVING - CONCRETE	
---	PAVING - ASPHALT	
---	EXTENTS OF ARAPAHOE ROW VACATION	

## Site Development Plan

PROJECT NO:	17.6440
DATE:	04.15.2019
DRAWN BY:	AJD
CHECKED BY:	TJL

SR 1.0

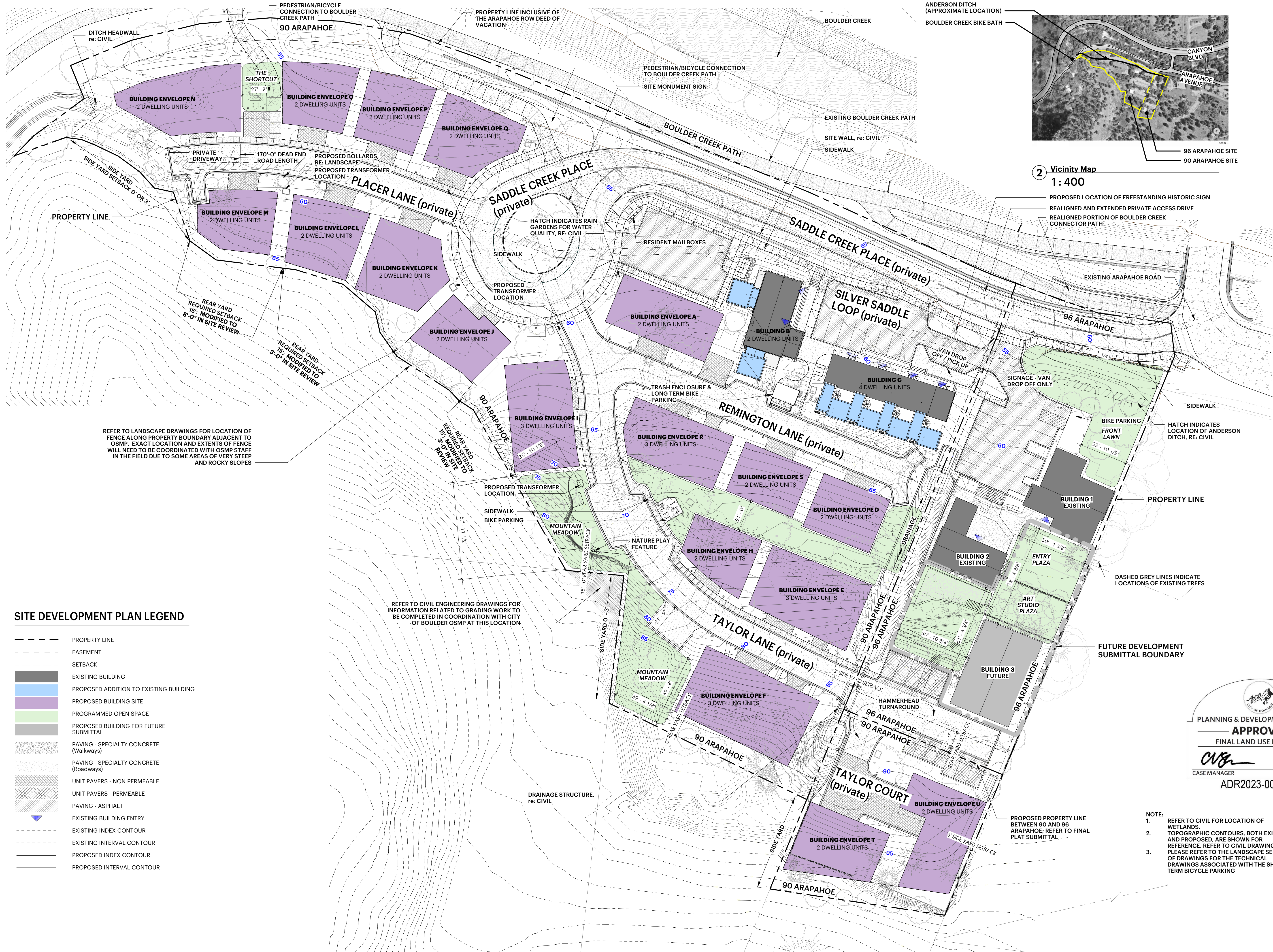
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1 SITE - DEVELOPMENT PLAN  
1" = 30'-0"

SITE DEVELOPMENT PLAN LEGEND

---	PROPERTY LINE
---	EASEMENT
---	SETBACK
█	EXISTING BUILDING
█	PROPOSED ADDITION TO EXISTING BUILDING
█	PROPOSED BUILDING SITE
█	PROGRAMMED OPEN SPACE
█	PROPOSED BUILDING FOR FUTURE SUBMITTAL
█	PAVING - SPECIALTY CONCRETE (Walkways)
█	PAVING - SPECIALTY CONCRETE (Roadways)
█	UNIT PAVERS - NON PERMEABLE
█	UNIT PAVERS - PERMEABLE
█	PAVING - ASPHALT
▲	EXISTING BUILDING ENTRY
---	EXISTING INDEX CONTOUR
---	EXISTING INTERVAL CONTOUR
---	PROPOSED INDEX CONTOUR
---	PROPOSED INTERVAL CONTOUR



2 Vicinity Map  
1: 400

- PROPOSED LOCATION OF FREESTANDING HISTORIC SIGN
- REALIGNED AND EXTENDED PRIVATE ACCESS DRIVE
- REALIGNED PORTION OF BOULDER CREEK CONNECTOR PATH

LAND USE CASES

ANNEXATION	LUR2015-00057
CONCEPT PLAN (SILVER SADDLE PROPERTY)	LUR2015-00059
USE REVIEW (SEPTEMBER SCHOOL)	LUR2016-00098
APPLICATION FOR INDIVIDUAL LANDMARK	HIS2017-00114
SITE REVIEW	LUR2018-00005
LANDMARKS ALTERATION CERTIFICATE	HIS2018-00069
ROW VACATION	LUR2019-00017
ANNEXATION AGREEMENT AMENDMENT	LUR2019-00026
PRELIMINARY PLAT	LUR2019-00027
FINAL PLAT	TEC2019-00049
TECHNICAL DOCUMENTS	TEC2019-00048

90 and 96 Arapahoe

Saddle Creek + September School  
90 and 96 Arapahoe, Boulder, CO

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11	11.17.2023	Minor Mod Rev

PROJECT NO: 17.6440  
DATE: 10.29.2021

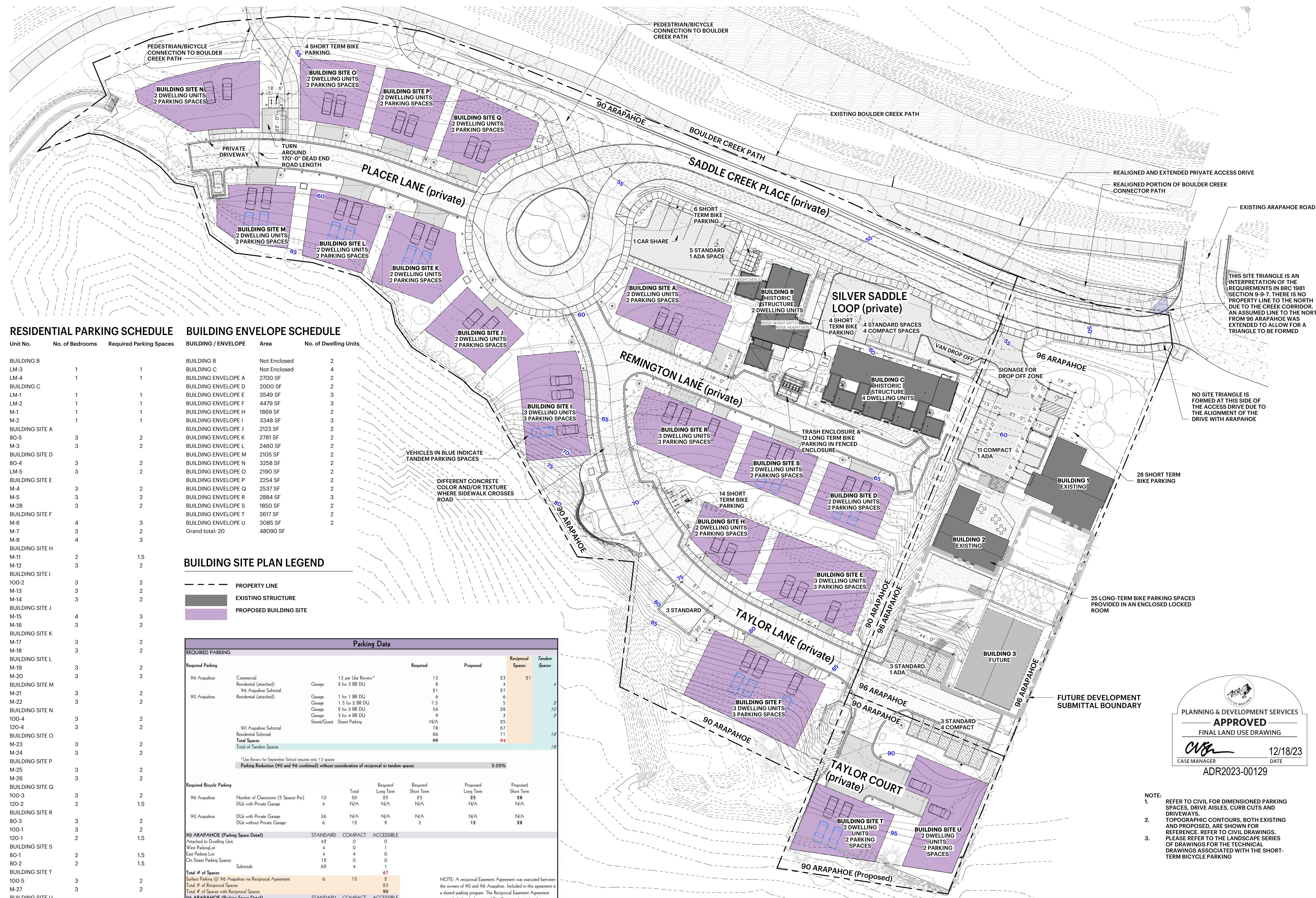
Site Development Plan

SR 1.0

SURROUND


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BUILDING B		
LM-3	1	1
LM-4	1	1
BUILDING C		
LM-1	1	1
LM-2	1	1
M-1	1	1
M-2	1	1
BUILDING SITE A		
80-5	3	2
M-3	3	2
BUILDING SITE D		
80-4	3	2
LM-5	3	2
BUILDING SITE E		
M-4	3	2
M-5	3	2
M-28	3	2
BUILDING SITE F		
M-6	4	3
M-7	3	2
M-8	4	3
BUILDING SITE H		
M-11	2	1.5
M-12	3	2
BUILDING SITE I		
100-2	3	2
M-13	3	2
M-14	3	2
BUILDING SITE J		
M-15	4	3
M-16	3	2
BUILDING SITE K		
M-17	3	2
M-18	3	2
BUILDING SITE L		
M-19	3	2
M-20	3	2
BUILDING SITE M		
M-21	3	2
M-22	3	2
BUILDING SITE N		
100-4	3	2
120-4	3	2
BUILDING SITE O		
M-23	3	2
M-24	3	2
BUILDING SITE P		
M-25	3	2
M-26	3	2
BUILDING SITE Q		
100-3	3	2
120-2	2	1.5
BUILDING SITE R		
80-3	3	2
100-1	3	2
120-1	2	1.5
BUILDING SITE S		
80-1	2	1.5
80-2	2	1.5
BUILDING SITE T		
100-5	3	2
M-27	3	2
BUILDING SITE U		
120-3	3	2
M-10	3	2
Grand total: 46		86.5

BUILDING B	Not Enclosed	2
BUILDING C	Not Enclosed	4
BUILDING ENVELOPE A	2700 SF	2
BUILDING ENVELOPE D	2000 SF	2
BUILDING ENVELOPE E	3549 SF	3
BUILDING ENVELOPE F	4479 SF	3
BUILDING ENVELOPE H	1869 SF	2
BUILDING ENVELOPE I	3348 SF	3
BUILDING ENVELOPE J	2123 SF	2
BUILDING ENVELOPE K	2781 SF	2
BUILDING ENVELOPE L	2460 SF	2
BUILDING ENVELOPE M	2105 SF	2
BUILDING ENVELOPE N	3258 SF	2
BUILDING ENVELOPE O	2190 SF	2
BUILDING ENVELOPE P	2254 SF	2
BUILDING ENVELOPE Q	2537 SF	2
BUILDING ENVELOPE R	2884 SF	3
BUILDING ENVELOPE S	1850 SF	2
BUILDING ENVELOPE T	2617 SF	2
BUILDING ENVELOPE U	3085 SF	2
Grand total: 20	48090 SF	

 PROPERTY LINE  
 EXISTING STRUCTURE  
 PROPOSED BUILDING SITE

REQUIRED PARKING				Parking Data		Reciprocal Spaces	Tandem Spaces
Required Parking				Required	Proposed		
96 Arapahoe	Commercial		13 per Use Review *	13		23	21
	Residential (attached)	Garage	2 for 3 BR DU	8		4	
	96 Arapahoe Subtotal			21		27	
90 Arapahoe	Residential (attached)	Garage	1 for 1 BR DU	6		6	
		Garage	1.5 for 2 BR DU	7.5		5	
		Garage	2 for 3 BR DU	56		28	
		Garage	3 for 4 BR DU	9		3	
		Street/Guest	Street Parking	N/A		25	
	90 Arapahoe Subtotal			78		67	
	Residential Subtotal			86		71	
	<b>Total Spaces</b>			<b>99</b>		<b>94</b>	
	<b>Total of Tandem Spaces</b>						
*Use Review for September School requires only 13 spaces							
<b>Parking Reduction (90 and 96 combined) without consideration of reciprocal or tandem spaces</b>							<b>5.05%</b>
Required Bicycle Parking				Required Long Term	Required Short Term	Proposed Long Term	Proposed Short Term
96 Arapahoe	Number of Classrooms (5 Spaces Per)	10	50	25	25	<b>25</b>	<b>28</b>
	DUs with Private Garage	4	N/A	N/A	N/A	N/A	N/A
90 Arapahoe	DUs with Private Garage	36	N/A	N/A	N/A	N/A	N/A
	DUs without Private Garage	6	12	9	3	<b>12</b>	<b>28</b>
<b>90 ARAPAHOE (Parking Space Detail)</b>		<b>STANDARD</b>	<b>COMPACT</b>	<b>ACCESSIBLE</b>			
Attached to Dwelling Unit		42	0	0			
West Parking Lot		4	0	1			
East Parking Lot		4	0	1			
On-Street Parking Spaces		12	0	0			
Subtotals		62	4	1			
<b>Total # of Spaces</b>				<b>67</b>			
Surface Parking @ 96 Arapahoe via Reciprocal Agreement		6	15	2			
Total # of Reciprocal Spaces				23			
Total # of Spaces with Reciprocal Spaces				<b>90</b>			
<b>96 ARAPAHOE (Parking Space Detail)</b>		<b>STANDARD</b>	<b>COMPACT</b>	<b>ACCESSIBLE</b>			
Attached to Dwelling Unit		4	0	0			
Surface Parking		0	11	1			
South Parking Lot		6	4	1			
Subtotals		10	15	2			
<b>Total # of Spaces</b>				<b>27</b>			

NOTE: A reciprocal Easement Agreement was executed between the owners of 90 and 96 Arapahoe. Included in this agreement is a shared parking program. The Reciprocal Easement Agreement was included with the original Site Review submittal and is referenced in the Shared Parking Table Addendum to the TDM plan, which details the utilization of the reciprocal parking spaces.

DIFFERENT CONCRETE COLOR AND/OR TEXTURE WHERE SIDEWALK CROSSES ROAD

NOTE: A reciprocal Easement Agreement was executed between the owners of 90 and 96 Avapahoe. Included in this agreement is a shared parking program. The Reciprocal Easement Agreement was included with the original Site Review submittal and is referenced in the Shared Parking Table Addendum to the TDM plan, which details the utilization of the reciprocal parking spaces.

**NOTE:**

1. REFER TO CIVIL FOR DIMENSIONED PARKING SPACES, DRIVE AISLES, CURB CUTS AND DRIVEWAYS.
2. TOPOGRAPHIC CONTOURS, BOTH EXISTING AND PROPOSED, ARE SHOWN FOR REFERENCE. REFER TO CIVIL DRAWINGS.
3. PLEASE REFER TO THE LANDSCAPE SERIES OF DRAWINGS FOR THE TECHNICAL DRAWINGS ASSOCIATED WITH THE SHORT-TERM BICYCLE PARKING



1 SITE - DWELLING UNIT PLAN  
1" = 30'-0"

DWELLING UNIT SCHEDULE			
UNIT NO.	ESTIMATED SQUARE FOOTAGE	NO. OF BEDROOMS	
BUILDING B			
LM-3	800	1	
LM-4	800	1	
BUILDING C			
LM-1	525	1	
LM-2	525	1	
M-1	525	1	
M-2	525	1	
BUILDING SITE A			
80-5	1400	3	
M-3	1400	3	
BUILDING SITE D			
80-4	1400	3	
LM-5	1400	3	
BUILDING SITE E			
M-4	2000	3	
M-5	2200	3	
M-28	2000	3	
BUILDING SITE F			
M-6	2200	4	
M-7	1900	3	
M-8	2200	4	
BUILDING SITE H			
M-11	1400	2	
M-12	2000	3	
BUILDING SITE I			
100-2	1400	3	
M-13	1800	3	
M-14	2000	3	
BUILDING SITE J			
M-15	2200	4	
M-16	2000	3	
BUILDING SITE K			
M-17	1800	3	
M-18	2100	3	
BUILDING SITE L			
M-19	2000	3	
M-20	2000	3	
BUILDING SITE M			
M-21	1900	3	
M-22	2200	3	
BUILDING SITE N			
100-4	1400	3	
120-4	1600	3	
BUILDING SITE O			
M-23	1600	3	
M-24	1800	3	
BUILDING SITE P			
M-25	1800	3	
M-26	1900	3	
BUILDING SITE Q			
100-3	1400	3	
120-2	1400	2	
BUILDING SITE R			
80-3	1400	3	
100-1	1400	3	
120-1	1400	2	
BUILDING SITE S			
80-1	1200	2	
80-2	1200	2	
BUILDING SITE T			
100-5	1400	3	
M-27	2000	3	
BUILDING SITE U			
120-3	1600	3	
M-10	1800	3	

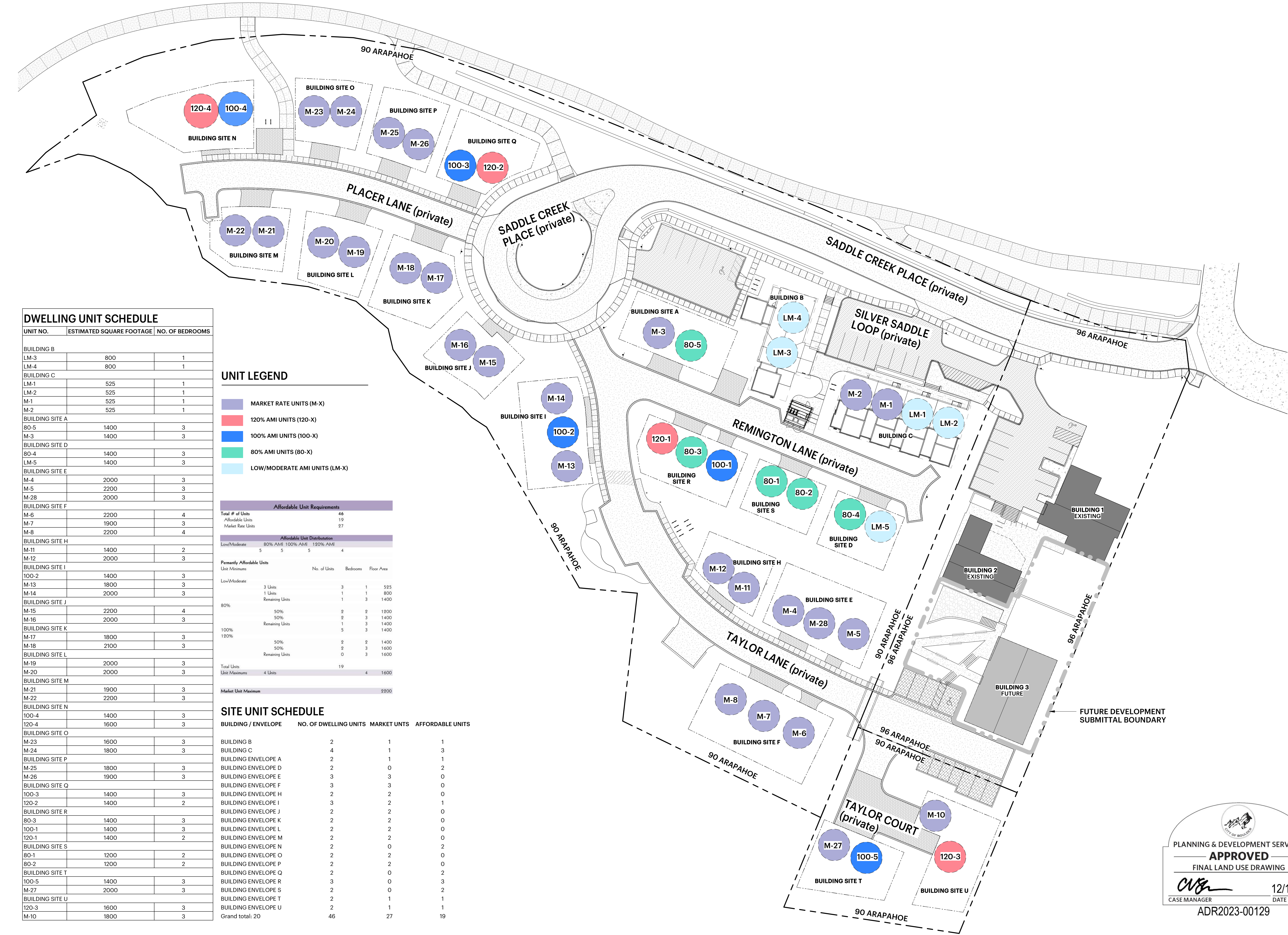
UNIT LEGEND

- MARKET RATE UNITS (M-X)
- 120% AMI UNITS (120-X)
- 100% AMI UNITS (100-X)
- 80% AMI UNITS (80-X)
- LOW/MODERATE AMI UNITS (LM-X)

Affordable Unit Requirements			
Total # of Units	46		
Affordable Units	19		
Market Rate Units	27		
Affordable Unit Distribution			
Low/Moderate	80% AMI	100% AMI	120% AMI
	5	5	4
Permanently Affordable Units			
Unit Minimums	No. of Units	Bedrooms	Floor Area
Low/Moderate			
3 Units	3	1	525
1 Units	1	1	800
Remaining Units	1	3	1400
80%			
50%	2	2	1200
50%	2	3	1400
Remaining Units	1	3	1400
100%	5	3	1400
120%			
50%	2	2	1400
50%	2	3	1600
Remaining Units	0	3	1600
Total Units		19	
Unit Maximums	4 Units	4	1600
Market Unit Maximum			
			2200

SITE UNIT SCHEDULE

BUILDING / ENVELOPE	NO. OF DWELLING UNITS	MARKET UNITS	AFFORDABLE UNITS
BUILDING B	2	1	1
BUILDING C	4	1	3
BUILDING ENVELOPE A	2	1	1
BUILDING ENVELOPE D	2	0	2
BUILDING ENVELOPE E	3	3	0
BUILDING ENVELOPE F	3	3	0
BUILDING ENVELOPE H	2	2	0
BUILDING ENVELOPE I	3	2	1
BUILDING ENVELOPE J	2	2	0
BUILDING ENVELOPE K	2	2	0
BUILDING ENVELOPE L	2	2	0
BUILDING ENVELOPE M	2	0	2
BUILDING ENVELOPE N	2	2	0
BUILDING ENVELOPE O	2	2	0
BUILDING ENVELOPE P	2	2	0
BUILDING ENVELOPE Q	2	0	2
BUILDING ENVELOPE R	3	0	3
BUILDING ENVELOPE S	2	0	2
BUILDING ENVELOPE T	2	1	1
BUILDING ENVELOPE U	2	1	1
Grand total: 20	46	27	19



LAND USE CASES	
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PRELIMINARY PLAT	LUR2019-00027
FINAL PLAT	TEC2019-00049
TECHNICAL DOCUMENTS	TEC2019-00048

90 and 96 Arapahoe  
Saddle Creek + September School  
90 and 96 Arapahoe, Boulder, CO

Revision Schedule		
No.	Date	Description
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3	10.15.2018	Site Review Response 02
4	02.19.2019	Site Review Response 03
5	04.15.2019	Site Review Response 04
6	05.29.2019	Site Review Corrections
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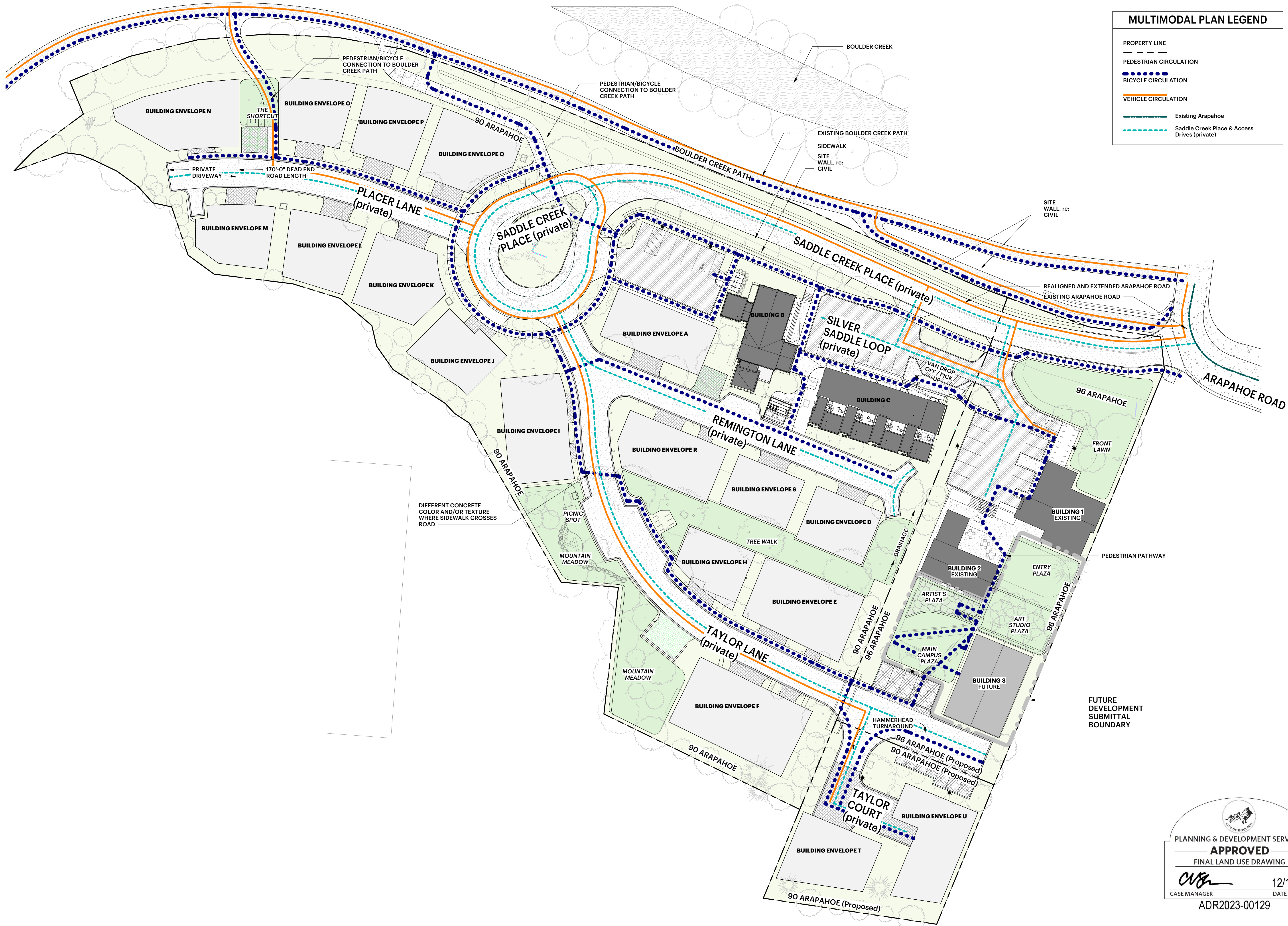
PROJECT NO:	17.6440
DATE:	10.29.2021

Dwelling Unit Plan



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1 SITE - MULTIMODAL PLAN AND OPEN SPACE PLAN  
1" = 30'-0"



MULTIMODAL PLAN LEGEND

PROPERTY LINE  
PEDESTRIAN CIRCULATION  
BICYCLE CIRCULATION  
VEHICLE CIRCULATION

Existing Arapahoe  
Saddle Creek Place & Access Drives (private)

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DATE: 10.29.2021

Multimodal Plan and Open Space Plan

PLANNING & DEVELOPMENT SERVICES  
APPROVED  
FINAL LAND USE DRAWING  
CVB  
CASE MANAGER  
DATE 12/18/23  
ADR2023-00129



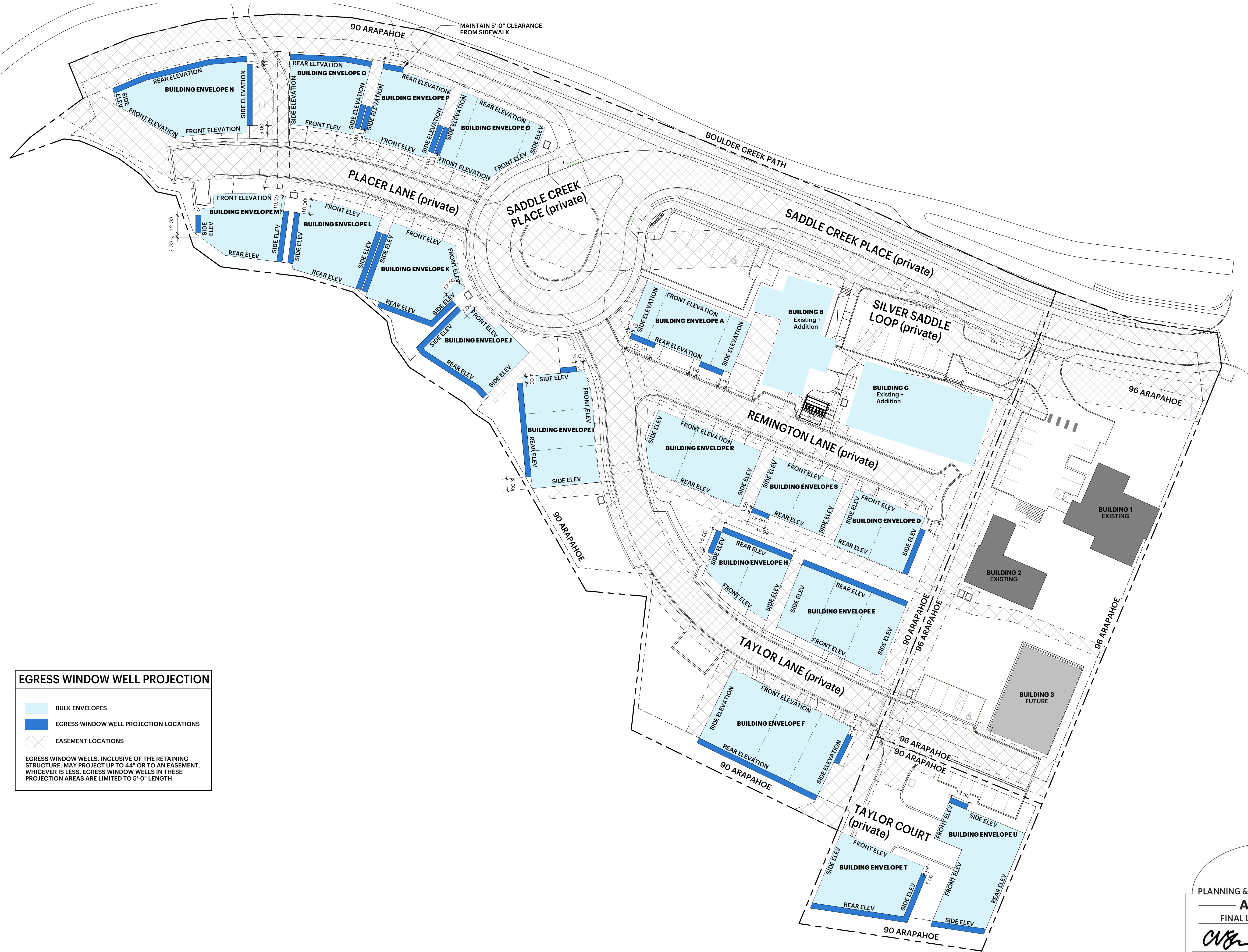
EGRESS WINDOW WELL PROJECTION

BULK ENVELOPES

EGRESS WINDOW WELL PROJECTION LOCATIONS

EASEMENT LOCATIONS

EGRESS WINDOW WELLS, INCLUSIVE OF THE RETAINING STRUCTURE, MAY PROJECT UP TO 44" OR TO AN EASEMENT, WHICHEVER IS LESS. EGRESS WINDOW WELLS IN THESE PROJECTION AREAS ARE LIMITED TO 5'-0" LENGTH.



CITY OF BOULDER

PLANNING & DEVELOPMENT SERVICES

APPROVED

FINAL LAND USE DRAWING

CVE

CASE MANAGER

12/18/23

DATE

ADR2023-00129

PROJECT NO: 17.6440  
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ALLOWED EGRESS WINDOW WELL PROJECTIONS

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No.	Date	Description
9	05/05/2022	Minor Mod
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SR 1.17



### 5.3: BUILDING ARTICULATION - SIDING, TRIM, & MATERIALS

THE SIDING AND TRIM DETAILS criteria promote building textures which provide an overall level of quality and consistency within the neighborhood, without being too literal or imitative. An overall sense of proportion, quality, and level of detail is more important to the overall quality than literal interpretations of historic details. Some things to consider:

WALLS & TRIM should be of a consistent material on all sides of a cohesive mass. Texture is important. Material and pattern changes may be employed to distinguish volumes, hierarchy, and define design elements.

ALLOWABLE WALL MATERIALS INCLUDE:

- Wood Vertical and Horizontal Siding
- Concrete or Resin Panels: Subject to approval
- Board and Batten: Subject to approval
- Galvanized or Galvalume Metal Panels
- Steel panels: Subject to approval
- Marine Grade Plywood: Subject to approval
- Wood Shingles
- Brick: Shape, Color and Texture subject to approval
- Natural Full-depth Stone Veneer
- Precast concrete caps & details: Subject to approval
- Wood and cementitious trim
- STUCCO IS NOT ALLOWED

~~• NO FALSE STRUCTURAL TRIM DETAILS~~

- Adhered Natural Thin Veneer Stone, detailed with full corners and deep inset windows (4" from face of stone to glass): Subject to Approval.

DETAILS include trim materials and cladding shapes, attachments, colors, and patterns. Simple and elegant detailing is paramount.

HERE ARE A FEW TRIM RULES:

- Siding and clapboard must stop at the edge of trim - DO NOT install trim over siding (unless approved by ARC)
- Corner, Door, and Window trim should be simple and employ thin profiles where possible
- Metal cladding trim should employ minimal widths and proportions - NOT commercial-type detailing
- Shaped trim profiles (e.g.'ogee') NOT ALLOWED
- Minimize flashing exposure at drips and material transitions, base of walls, chimney flashing, etc.
- Light fixtures should be simple, and shall be dark sky compliant



METAL AS PANELS APPLIED TO ROOFS, WALLS, AND TRIM.



HORIZONTAL AND VERTICAL NATURAL WOOD SIDING IN LAPPED, BUTT, AND TONGUE AND GROOVE CONFIGURATIONS ARE ENCOURAGED.



MASONRY AS NATURAL STONE VENEERS AND BRICKS ARE ALLOWABLE IN A VARIETY OF STYLES AND CONFIGURATIONS.