



Planning
Community Design
Landscape Architecture
3D Visualization

October 20, 2008

VIA EMAIL - hhippely@bouldercounty.org

Boulder County Land Use Department
P.O. Box 471
Boulder, CO 80306

ATT: Ms. Hannah Hippely - Planner

RE: SU-08-008 Boulder Dance - Referral Comments

Dear Hannah;

We have received a number of referral comments concerning the proposed Special Use Review for the Boulder Dance facility located at 6185 Arapahoe Road. As we have discussed, we have been unable to completely address some of the referral comment with adequate time for staff review of our responses prior to the October 29th docket review meeting. We understand that this will likely result in the staff determining at their October 29th meeting that this docket is not ready to proceed to Planning Commission and we would agree.

However, in an effort to demonstrate that we are actively working to resolve all unanswered questions concerning this docket we felt it would be appropriate to provide you an update of our activities resolving many of the questions that were identified as part of the referral process.

The following is a summary of the referral comments we have received and a description of our progress in resolving any concerns identified. For sake of brevity we have not included the eleven referral responses that responded with "no conflict"

1. **Boulder County Long Range Planning/City of Boulder Long Range Planning** - Based on the comments from Pete Fogg, County Long Range Planner, and the Susan Richstone, City Long Range Planner, we met with you, Pete and Susan. We discussed Pete's conclusions that the proposal results in the project being designated as "new urban development" and the proposed multiple uses are more appropriately located within the City of Boulder. Based on Pete's conclusions, Susan determined that the property would be required to annex if considered "new urban development". Based on our meeting, Pete and Susan felt that further analysis of Pete's conclusions was appropriate and that they would discuss the project further and respond with the results of their discussions. As of the date of this letter we have not received any communication from either Pete or Susan. Since this is a significant issue that impact how we proceed with this proposal, we are in agreement that the proposal is not ready for Planning Commission review until we have resolved this issue to the satisfaction of those involved.
2. **Boulder County Transportation Department** - We have reviewed the comments received for Anita Riley of the County Transportation Department and have provided these comments to Matt Delich, our traffic engineer. As noted by Anita, the project was also referred to Colorado Department of Transportation who provided one of the "no conflict" responses. We have

reviewed the comments provided related to parking lot layout and will prepare a revised parking lot layout that attempts to address these comments. We have requested that Matt Delich contact Anita directly to resolve the comment concerning the traffic study prepared for this proposal. Matt had proceeded with the preparation of the study based on communication with the County's Transportation Staff. Based on the comments received, it appears the communication was unclear and that additional work maybe needed to provide an adequate traffic study. Matt is attempting to setup a meeting with the appropriate staff members in the County Transportation Department to clarify what changes are required. If the Staff requires additional information based on data that presently is not available (i.e. traffic counts on adjacent street) our response will be delayed until the data can be collected and integrated into a revised traffic study.

3. **Rocky Mountain Fire District** - We have received a series of question from Ray Proulx concerning this property. As a result of Ray's comments we have meet on-site and completed a tour of the building which included the annual fire inspection. The annual inspection resulted in a conclusion of "no violations". The applicant has responded in writing (attached) to the questions submitted by the fire district and discussed on site. The responses were considered satisfactory by the fire district.
4. **Boulder County Building Division** - As you recollect the issue that initiated the need for the Special Use Review for this property was the result of code violations. We have met with Jeff Dwight- Chief Building Inspector and Pat Maynes, County Attorney and are proceeding with the Special Use Review diligently so that we will be allowed to submit for a building permit.
5. **Boulder County Health Department** - The Applicant will comply with State and local regulations identified in the comment from the Health Department. Because any planned disturbance of the site as part of this application is significantly below the threshold indentified we have not addressed the comments related to Land Disturbance and Stormwater Management.

Thank you for your help with this application. We look forward to resolving the remaining issues and proceeding with the formal review of this Special Use Review. As we resolve issues and are able to respond the items described above, we will stay in communication with you as to our progress.

Sincerely;
WINSTON ASSOCIATES, INC.
Robert L. Perletz ASLA

CC: Chuck Palmer - Boulder Dance chuck@river.com
Mathew Delich - Delich Associates matt@delichassoc.com