

**TOWN OF ERIE
PLANNING COMMISSION AGENDA ITEM
November 1, 2017**

SUBJECT: **Agenda #17-404:**
Public Hearing: Consideration Of A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For 101 Erie Parkway, Erie Commons Filing No. 3, 3rd Amendment, Lot 1A1, Block 1, Town Of Erie, Colorado.

CODE REVIEW: Erie Municipal Code, Title 10

PURPOSE: Public hearing for consideration of a Site Plan application for a medical building at 101 Erie Parkway, Erie, Colorado.

DEPARTMENT: Community Development

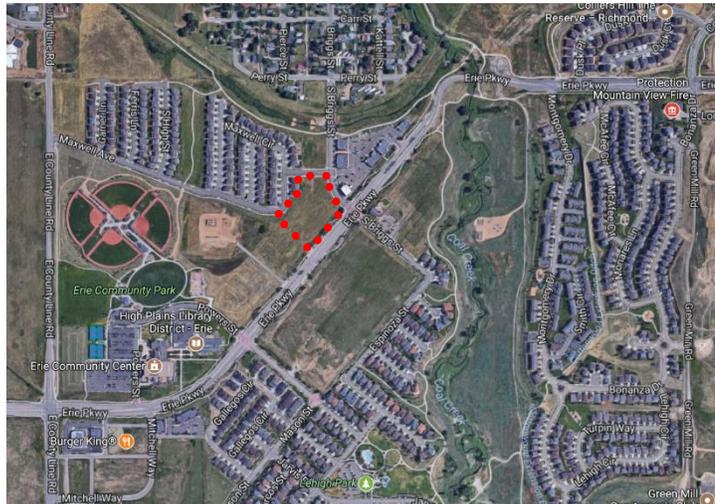
PRESENTER: Deborah Bachelder AICP, Planning Manager/Deputy Director of Planning & Development

STAFF RECOMMENDATION: Approval with Conditions

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Owner: Boulder Community Health
4141 Arapahoe Road, Suite 206
Boulder, CO 80303

Location: 101 Erie Parkway, Erie, CO
Erie Commons Filing 3, 3rd Amendment, Lot 1A1, Block 1



Existing Conditions:

Zoning: Erie Commons PD – Planned Development
Lot Size: 4.07 Acres
Existing Use: Vacant Lot

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	PD – Planned Development Erie Commons	Vacant Lot – Commercial Single Family
SOUTH	PD – Planned Development Erie Commons	Vacant Lot - Commercial
EAST	PD – Planned Development Erie Commons	Commercial
WEST	PD – Planned Development Erie Commons	Single Family Community Park

Site Specific Information:

The applicant is proposing to construct a medical office building that includes an urgent care facility.

Principal Building:

- Approximately 41,000 square feet, two story structure.
- Flat roof with 35 foot high parapet walls.
- Main entry door on northwest side of building, facing parking.
- Four-sided architectural finish with traditional brick façade treatment.
- Potential business sign location is on the 2nd floor wall facing S. Briggs Street.

Pedestrian Access:

- Public plaza on northeast side of building adjacent to S. Briggs Street provides entry from the street.
- An 8 foot pedestrian path is being added along rear of the site giving pedestrians access from Maxwell Avenue in two locations; and a potential future connection to the Community Park.
- A sidewalk is provided from Erie Parkway into the site.

Vehicular Access & Parking:

- Vehicular access to the site is provided from Erie Parkway and Maxwell Avenue.
- 170 off street parking spaces are provided.

Western Area Power Administration (WAPA):

- The WAPA power lines have been accommodated across the site with the poles located in a landscape island in the parking lot.

Compliance with Design Guidelines:

The Town of Erie and the Erie Commons PD have Design Guidelines that apply to the Site Plan application. Below is a summary of the major elements of the Site Plan and a staff determination on those that the applicant has met and those that the applicant is requesting “Alternative Equivalent Compliance” as allowed in Municipal Code 10.6.1.

Building Height and Setbacks:

- Building setback and height requirements have been met.

Building Orientation:

- The applicant has requested alternative equivalent compliance for building orientation.
- The applicant has requested alternative equivalent compliance for orientation of the loading bay toward Erie Parkway.

Building Materials and Mass:

- The style of the building meets the character requirements of the Erie Commons PD.
- The majority of the structure is constructed of brick with some sandstone and metal accents.

Trash Enclosure and Screening:

- The trash enclosure, located in the northwest corner of the site meets the materials requirement by using materials found on the principal building.

Parking:

- The number of parking spaces, parking space sizes and drive lanes meet the required numbers and dimensions.
- The applicant has provided the minimum bicycle racks for bike parking adjacent to the building.

Lighting:

- The principal building will have wall mounted and recessed cutoff fixtures.
- Parking lots have cutoff lighting on poles that are 25 feet tall.

Landscaping:

- The minimum requirement for landscaping has been met.
- All landscaping will be irrigated with an automatic irrigation system.

Landscaping:

- The applicant will restore the plant materials that are missing in the Erie Parkway right of way. Additionally, they will add a berm near the trash enclosure/service entry to provide additional screening.
- Screening requirements for those parking areas adjacent to streets and residential have been provided with berms, solid fencing and landscaping.

Requests for Alternative Equivalent Compliance:

Pursuant to Municipal Code 10.6.1 C. Alternative Equivalent Compliance, the “Purpose” states that:

“Alternative equivalent compliance is a procedure that allows development to occur where the intent of the design-related provisions of this Chapter is met through an alternative design. It is not a general waiver of regulations. Rather, the procedure permits a site-specific plan that is equal to or better than the strict application of a design standard.”

The applicant has requested alternative equivalent compliance for the elements listed below. The applicant materials include letters that address each of these requests fully; the information below is a summary of the requests. That portion of the Code that is being requested for Alternative Equivalent Compliance is highlighted in yellow; followed by an explanation of the alternative being requested.

1. Screening Enclosure:

- a. Municipal Code 10.6.4. G.3. requirements for screening of outdoor refuse/recycling collection receptacles are identified below:

b. Screening Enclosure

All outdoor refuse/recycling collection receptacles, other than those used by a single-family dwelling units, shall be screened from view on all sides by a durable sight-obscuring enclosure consisting of a solid fence or wall 6 feet in height that matches the building materials of the principal building that it serves. The access shall be screened with an opaque gate 6 feet in height. Donation bins are not required to provide screening for the public access areas of the facility. The enclosure shall be maintained in working order, and remain closed except during deposits and pick-ups.

- b. Applicant Request for Alternative Equivalent Compliance:

The applicant has requested that the height of the screening wall and gate be allowed to exceed 6 feet. The height of the screening wall is 7’ 8” tall which better fits the scale of the facility as attached to the building. Additionally, the applicant has provided a berm and landscaping between Erie Parkway and the enclosure to help visually screen the facility from the street.

2. Rooftop Mechanical Equipment:

- a. Municipal Code 10.6.4. G.6. requirements for screening of the rooftop equipment are identified below:

Rooftop mechanical equipment, including HVAC equipment and utility equipment that serves the structure, shall be screened. Screening shall be accomplished through the use of parapet walls or a sight obscuring enclosure around the equipment constructed of 1 of the primary materials used on the primary facades of the structure, and that is an integral part of the building's architectural design. The parapet or screen shall completely surround the rooftop mechanical equipment to an elevation equal to or greater than the highest portion of the rooftop mechanical equipment, then the rooftop equipment shall be enclosed by a screen constructed of 1 of the primary materials used on the primary façade of the building so as to achieve complete screening.

- b. Applicant Request for Alternative Equivalent Compliance:

The applicant has requested an alternative building material for the screen as the primary building materials are brick and stone. The applicant has requested that the mechanical screen be screened by light tan colored acrylic screen that matches the color of the light brick. The applicant has centralized the rooftop mechanical equipment so that the majority of the equipment screen wall will be screened by the parapet walls of the building.

3. Building Orientation:

- a. Municipal Code 10.6.8. C.3 requirements for orientation of the office building are identified below:

- a. All primary buildings shall be oriented towards a public street. If any such building is on a lot or tract with frontage on a public park of open space, it shall have equally detailed façade, constructed of equally high quality materials, facing such park or open space.
- b. If the proposed development consists of only 1 building, such building shall be oriented toward the primary abutting street.

- b. Applicant Request for Alternative Equivalent Compliance:

The applicant is requesting alternative building treatments in lieu of facing the main entry toward a street. The main entry to the building is oriented to the parking lot. The western door is an urgent care exit only; and, the door facing S. Briggs Street is labeled as an exit door. To enhance the appearance of an entry on the street, the applicant has provided a formal stepped plaza and pergola on the S. Briggs Street side of the building. The plaza area between the sidewalk and the building includes street furnishings such as benches, trash receptacle and planter pots. Additionally, the applicant has provided 4 sided architecture where the detailing is consistent from the front of the building to the sides facing the streets.

4. Loading Bay:

a. Municipal Code 10.6.8. C.3 requirements for orientation of the loading bay are identified below:

b. Building functions that do not directly serve the public, such as loading bays, and blank walls, should not be placed directly along the street. Garages that face streets shall be recessed behind the façade of primary buildings.

b. Applicant Request for Alternative Equivalent Compliance:

The applicant requests that the loading bay be located adjacent to Erie Parkway. The loading bay is located just outside the screening enclosure, in the parking lot, adjacent to Erie Parkway. The alternative design for this area includes screening of the loading bay from the street with a berm and plant materials.

5. Wall Articulation:

a. Municipal Code 10.6.8. C.4. requirements for wall articulation are identified below:

b. Wall Articulation

Primary structures having single walls exceeding 40 feet in length shall incorporate 3 or more of the following features at least every 40 feet in length:

- i. Changes in color, graphical patterning, changes in texture, or changes in material;
- ii. Projections, recesses, and reveals, expressing structural bays or other aspects of the architecture with a minimum change of plane of 12 inches;
- iii. Windows and fenestrations;
- iv. Awnings; or
- v. Gable projections or other projecting architectural features.

b. Applicant Request for Alternative Equivalent Compliance:

The applicant requests that the Town extend the 40 foot length by less than 10% to accommodate the building patterning of windows and material changes. The alternative lengths proposed are 42'2" on the north and south elevations; and 43'6" on the east elevation on the second floor only.

6. Roofs:

a. Municipal Code 10.6.8. C.6.b. requirements for parapet walls where flat roofs are used are identified below:

Where flat roofs are used, a parapet wall at least 18 inches in height shall be used on all sides of the structure. The design or height of the parapet

shall include at least 1 change in setback or height of at least 3 feet along each 60 linear feet of façade.

b. Applicant Request for Alternative Equivalent Compliance:

The applicant is requesting an alternative to the requirement for a change in height in the parapet from 3' to 2'6". The lowest point of the parapets meets the minimum 18" requirement; however, the change in height proposed is 2'6" instead of the 3' required by Code. The applicant is asking for 2'6" so that they can keep the building within the 35 foot building height limit.

Alternative Equivalent Compliance Analysis:

The requests for Alternative Equivalent Compliance listed above were reviewed for conformance with Municipal Code 10.6.1. C.5. Approval Criteria. Staff finds the requests in compliance with the Approval Criteria listed below.

- a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard;
 1. Screening Enclosure: The applicant has integrated the trash/recycling enclosure into the medical office building at a scale that matches the building. Additionally, the additional 1'8" of height to the screening enclosure has been minimized by providing a berm and landscaping between the enclosure and Erie Parkway.
 2. Rooftop Mechanical Equipment: The applicant has provided an alternative, lighter weight alternative in the same color as one of the primary brick colors. This alternative is the same or better than the standard.
 3. Building Orientation: The applicant has provided a main entry door and primary façade that orients to the parking lot for the ease of customer use. To address both street frontages, the applicant has provided building architectural details that are on all sides of the building. The S. Briggs Street frontage is the more pedestrian oriented street and the applicant has provided a tiered plaza space with a pergola, seating, and other pedestrian amenities. The building orientation with the other street frontage improvements are the same or better than the standard.
 4. Loading Bay: The loading bay has been located adjacent to Erie Parkway and the trash enclosure. The service oriented area has been adequately screened with a berm and landscaping. The screening approach provides the same or better design solution as the standard.
 5. Wall Articulation: The wall articulation requirement has only been extended by a distance less than 10 percent of the 40 feet. The overall architectural character of the building is maintained by extending the length of the wall articulation; providing the same or better design solution as the standard.
 6. Roofs: The applicant has provided a change in parapet height that is 2'6" which still meets the intent of the standard while ensuring that our maximum

building height of 35 feet has been met. The 2'6" parapet height change has provided the same or better design solution as the standard.

- b. The proposed alternative achieves the goals and policies of the Town's Comprehensive Master Plan to the same or better degree than the subject standard;
 - 1. Screening Enclosure: The screening enclosure has been designed as an integral part of the medical building providing a higher level of architectural character along our community gateway corridor of Erie Parkway.
 - 2. Rooftop Mechanical Equipment: The rooftop mechanical equipment screen materials is equal to or better than our standard for screening of the equipment on the rooftop. The screen in conjunction with the parapet walls have provided a higher level of architectural character along the community gateway corridor of Erie Parkway.
 - 3. Building Orientation: The applicant has provided a main entry door and primary façade that orients to the parking lot for the ease of customer use. To address both street frontages, the applicant has provided building architectural details that are on all sides of the building. The S. Briggs Street frontage is the more pedestrian oriented street and the applicant has provided a tiered plaza space with a pergola, seating, and other pedestrian amenities. The building orientation and associated improvements have provided good pedestrian circulation into the building and has oriented the parking away from Erie Parkway so that the enhanced architecture is adjacent to the street.
 - 4. Loading Bay: The screening of the loading bay with a berm and landscaping has provided a better character along our community gateway corridor of Erie Parkway.
 - 5. Wall Articulation: The wall articulation requirement has only been extended by a distance less than 10 percent of the 40 feet. The overall architectural character of the building is maintained by extending the length of the wall articulation; provided a higher level of architectural character along the community gateway corridor of Erie Parkway.
 - 6. Roofs: The applicant has provided a change in parapet height that is 2'6" which still meets the intent of the standard while ensuring that our maximum building height of 35 feet has been met. The 2'6" parapet height change has provided the same or better design solution as the standard.
- c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject design standard.
 - 1. Screening Enclosure: The applicant has provided adequate screening of the facility in a design that best compliments that building scale and is equivalent or better than the standard.
 - 2. Rooftop Mechanical Equipment: The rooftop mechanical equipment screen materials is as good or better than our standard for screening of the

equipment on the rooftop. The screen in conjunction with the parapet walls have provided a higher level of architectural character that benefits the community.

3. Building Orientation: The orientation of the building to the parking area provides ease of access to the urgent care and medical offices; and, the exterior improvements provide an equivalent or better streetscape experience for the community.
4. Loading Bay: The loading bay has been located adjacent to Erie Parkway and the trash enclosure. The service oriented area has been adequately screened with a berm and landscaping. The screening approach provides the same or better design solution as the standard.
5. Wall Articulation: The wall articulation requirement has only been extended by a distance less than 10 percent of the 40 feet. The overall architectural character of the building is maintained by extending the length of the wall articulation; provided a higher level of architectural character along the community gateway corridor of Erie Parkway.
6. Roofs: The applicant has provided a change in parapet height that is 2'6" which still meets the intent of the standard while ensuring that our maximum building height of 35 feet has been met. The 2'6" parapet height change has provided the same or better design solution as the standard.

Site Plan Analysis:

The Site Plan was reviewed for conformance with Municipal Code 10.7.12. F.9 Approval Criteria. Staff finds the Site Plan in compliance with the Site Plan Approval Criteria as listed below.

- a. The Site Plan is generally consistent with the Town's Comprehensive Master Plan;
Staff: The Site Plan is generally consistent with the Comprehensive Master Plan.
- b. The Site Plan is generally consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
Staff: The Site Plan is consistent with the proposed plat.
- c. The Site Plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;
Staff: The Site Plan generally complies with the development and design standards of the Code with the exception of those specific requests for alternative equivalent compliance.
- d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable.

Staff: The applicant has provided design solutions to minimum any impacts on the adjacent residential neighborhood by providing screening for the parking area and proposing down lighting on the building and in the parking lot.

- e. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.

Staff: The development is generally compatible with the surrounding land uses.

Neighborhood Meeting:

As required by the Municipal Code a Neighborhood Meeting was held as follows:

Neighborhood Meeting Date: September 20, 2017
Neighborhood Meeting Location: Erie Community Center

The required posted and mailed notice of the Neighborhood Meeting was provided as required.

Public Notice:

The required notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly: October 11, 2017
Property Posted: October 13, 2017
Letters to Adjacent Property Owners within 300': October 13, 2017