



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.gov

BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

March 7, 2024 at 6:00 p.m.

Virtual via Zoom

STAFF PLANNER: Denise Grimm

Docket SU-21-0004: Malcolm-Peck Reception Hall

Request: Special Use Review to permit a Reception Hall hosting up to 162 events per calendar year, including 12 events with a maximum of 150 guests, and 150 events with a maximum of 12 guests.

Location: 5498 Flagstaff Road, on the south side of Flagstaff Road approximately .3 miles west of the intersection of Flagstaff Road and Bison Drive, in Section 10, Township 1S, Range 71W.

Zoning: Forestry (F) Zoning District

Owners: Greystone Malcolm-Peck LLC Et Al and Kirk Peck Et Al

Applicant: Jacqueline Malcom-Peck

Website: www.boco.org/SU-21-0004

PURPOSE

The role of the Historic Preservation Advisory Board (HPAB) is to serve as a referral body to review and comment on proposed development proposals which would affect historic properties eligible for landmark designation as determined by HPAB. HPAB needs to first discuss potential eligibility and if eligible, to comment on the plans.

BACKGROUND

We have received information for HPAB comment on a request for use of a property as a Reception Hall hosting up to 162 events per calendar year, including 12 events with a maximum of 150 guests, and 150 events with a maximum of 12 guests. Of the large events, only 8 will have amplified sound. See the attached application.

The recommendation of the historic site survey is that it qualifies for designation. The site form indicates that the property is eligible for designation under criteria 1 and 4. It's significant for its association with development of ranching and farming beginning in the 1880s. During this

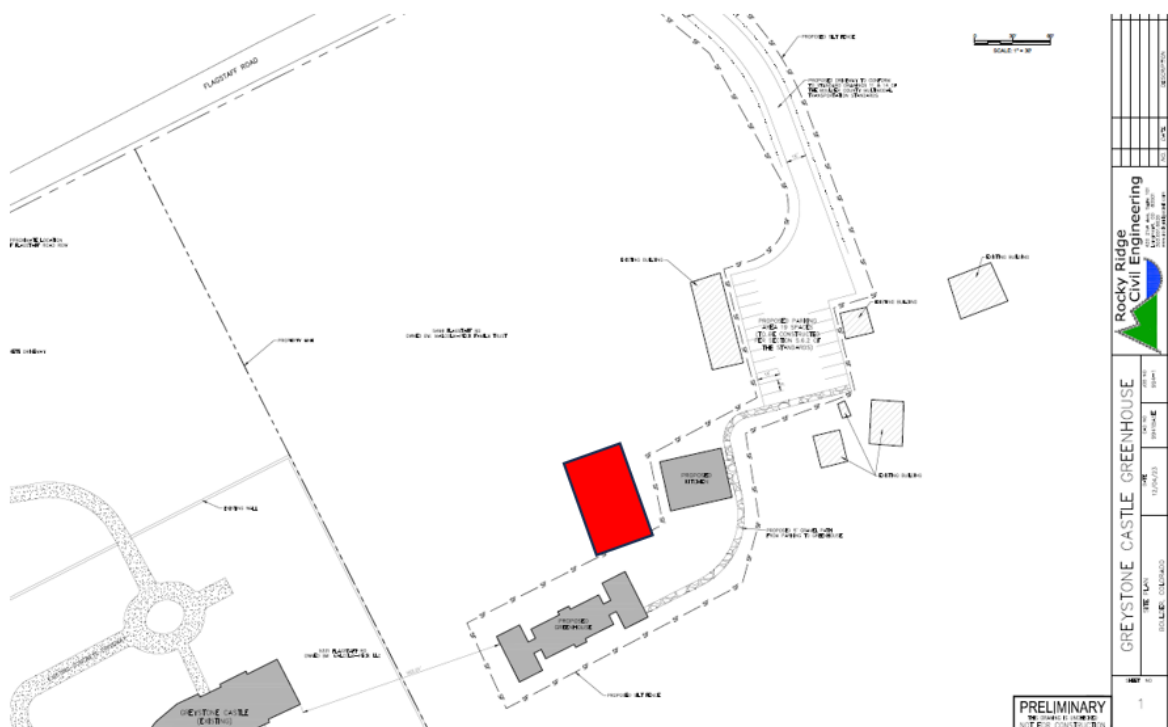
Claire Levy County Commissioner **Marta Loachamin** County Commissioner **Ashley Stolzmann** County Commissioner

early settlement period, many would be gold seekers turned to farming and ranching to earn a living. The Kossler Ranch is representative of this important trend. This property is also architecturally significant because of the cabin's pioneer log construction, and the other buildings' representation of early vernacular wood frame construction.

RECOMMENDATION

Staff recommends that the HPAB find the property is eligible for landmark designation. Staff also recommends that if the application is approved, that landmarking the site and all contributing features be a condition of approval. I would also recommend moving the designated parking (and any associated grading or ground disturbance) away from the structures with a minimum separation of 10 feet.

Staff has concerns about the proximity of the large greenhouse and kitchen facilities immediately adjacent to the historic cemetery (shown in red) and historic ranch complex and asks for board discussion and feedback.



COLORADO CULTURAL RESOURCE SURVEY
Architectural Inventory Form
(Page 1 of 6)

I. IDENTIFICATION

1. Resource number: **SBL8705**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Boulder (vicinity)**
5. Historic building name: **Kossler Cabin**

6. Current building name: **Malcolm Cabin**
7. Building address: **5331 Flagstaff Road**
8. Owner name: **Kirk S. Peck Residential Trust**
Owner address: **5331 Flagstaff Road**
Boulder, CO 80302

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1 South** Range **71 West**
 $\frac{1}{4}$ of $\frac{1}{4}$ of **SE** of **NE** of section **10**

10. UTM reference
Zone **13**
A. Easting: **472030** Northing: **4425470**
B. Easting: **472250** Northing: **4425590**
C. Easting: **472260** Northing: **4425420**
D. Easting: **472100** Northing: **4425330**

11. USGS quad name: **Eldorado Springs, Colorado 1965; photorevised 1971**

12. Lot(s): **n/a**
Block: **n/a**
Addition: **n/a**
Year of Addition **n/a**

13. Boundary Description and Justification:

This property is made up of a cabin, a one-room schoolhouse, a small cemetery, a privy, a series of cattle barns, and three other ranch buildings.

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____

Determined Eligible - National Register

Determined Not Eligible - National Register

Determined Eligible - State Register

Determined Not Eligible - State Register

Needs Data

Contributes to eligible National Register District

Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Square Plan

15. Dimensions in feet: **1024 square feet**
16. Number of stories: **1½**
17. Primary external wall material
Wood / Log
Wood / Vertical Siding

18. Roof configuration (enter one):
Gabled Roof / Side Gabled Roof

19. Primary external roof material (enter one):
Wood Roof / Shingle Roof

20. Special features (enter all that apply):
Porch
Chimney

22. Architectural style/ building type:
Other Style / Pioneer Log

21. General Architectural Description

Built in the late 1800s, this cabin features a square-shaped plan. The building now measures 32' by 32', including the original cabin which measures 20' N-S by 17½' E-W, and shed-roofed additions to the south and east. The original 1½-story cabin is supported by a stone foundation, with concrete pargeting. The walls are hand-hewn, squared, whole logs with concrete chinking, and with dovetail corner notching. The roof is a steeply-pitched side-gable, with wood shingles over 1x wood decking and 2x wood rafters. The rafter ends are exposed, and covered by a fascia board. A large stone chimney is located on the exterior of the north elevation. Windows in the original cabin are 4-light and 6-light hoppers and fixed-panes, with painted dark green wood frames and surrounds. A single painted dark green wood-paneled entry door, with two lights in its top rail, opens onto a concrete and flagstone stoop at the west end of the north elevation (facade). A one-story shed-roofed addition, built onto the west end of the south elevation, features squared whole log walls, with square-notched corners. A much newer shed-roofed addition, which covers all of the east elevation and wraps around to cover the east end of the north elevation, features vertical wood plank walls. A metal door, with a wood screen door, opens from this addition onto a wood deck on the south elevation.

29. Construction History (include description and dates of major additions, alterations, or demolitions:

This cabin was built by Austrian immigrant John J. Kossler, probably in the late 1880s. Built of hand-hewn squared whole logs, the original portion of the cabin measures 20' N-S by 17½' E-W. A 12' by 19' shed-roofed addition (also made of squared whole logs) was built onto the west end of the south elevation soon after the original construction. A much newer shed-roofed addition (of frame construction) covers all of the east elevation, and wraps around to cover the east end of the north elevation.

23. Landscape or setting special features:

This property is located on the south side of Flagstaff Road, southwest of Boulder. The surrounding terrain is mountainous, at an approximate elevation of 7600' above sea level.

24. Associated buildings, features, or objects

Please see the attached continuation sheet

IV. ARCHITECTURAL HISTORY**25. Date of Construction:**

Estimate **ca. 1885**

Actual

Source of information:

Boulder County Homestead Patent records; field estimate

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

John J. Kossler

Source of information:

Melissa Malcolm

28. Original owner:

John J. Kossler

Source of information:

Boulder County Homestead Patent records; Melissa Malcolm

30. Original location: yes

Moved **no**

Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Pioneer cattle ranch and farm**

35. Historical Background

The history of this property dates to the 1880s. The land was settled by Austrian immigrants John J. and Kreszenz Kossler in the mid-1880s, and was subsequently associated with the Kossler family until the late 1900s. Mr. and Mrs. Kossler were both born in Austria, John in 1841, and Kreszenz six year later in 1847. After separately immigrating to the United States, they both settled in Pennsylvania where they met and were married in 1877. Two years later, after giving birth to a daughter, Veronica, the Kosslers came west. Attracted by the lure of gold and silver, the young family initially located at Central City. Within a few years, though, they gave up on mining, and instead turned to farming to make a steadier, if less spectacular living. The Kosslers settled on this land in the mid-1880 where they established a herd of beef cattle and grew potatoes, among other crops. Irrigated crops were grown in the south pasture, while potatoes, which were a dryland crop, were raised in the north pasture. Along the way, in addition to Veronica, three more children were born to the Kosslers, Mary, Anna, and John. John J. Kossler passed away in 1895, at the relatively young age of 54. Kreszenz, his widow, did not pass away until 1932, when she was 85 years of age. The Kossler ranch was passed on to two subsequent generations of Kosslers, remaining with the family until it was finally split up in the 1970s. The main part of the ranch, including the ranch house and other buildings, were owned by Michael Murray for a short time in the early 1980s. He sold the property to its current owners in 1987.

36. Sources of Information

Malcolm, Melissa. Telephone interview with Carl McWilliams, March 13, 2001

"Boulder County, Colorado" [plat map], Published in 1940 by the Rocky Mountain Map Company.

Boulder County Assessor Real Estate Appraisal Card--Rural Master Index, 1949, 1950. Located at Carnegie Branch for Local History, Boulder Public Library.

Boulder County Treasurer's Ledgers 39 and 40, on file at the Carnegie Library, Boulder, CO.

"Historical Data Record, Boulder County Pioneer and Fourth of July Committee." (Data Record completed by Veronica Kossler Walker ca. 1935, on file at the Carnegie Library, Boulder, CO.

Marden Maps. Boulder County Ownership Plat, Map E4, 1953. Located at the Boulder Public Library, Carnegie Branch for Local History.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. Applicable National Register Criteria

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

Boulder County Local Landmark Areas of Significance

xx 1-501-A (1) The character, interest or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county.

1-501-A (2) The proposed landmark as a location of a significant local, county, state, or national event.

1-501-A (3) The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state or national history.

xx 1-501-A (4) The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction, or the use of indigenous materials.

1-501-A (5) The proposed landmark as identification of the work of an architect, landscape architect, or master builder, whose work has influenced the development in the county, state, or nation.

1-501-A (6) The proposed landmark's architectural, cultural, or archaeological significance.

1-501-A (7) The proposed landmark as an example of either architectural or structural innovation.

1-501-A (8) The relationship of the proposed landmark to other distinctive structures, districts, or sites which would be determined to be of historic significance.

Does not meet any of the above Boulder County Local Landmark Areas of Significance.

39. Area(s) of Significance:**Architecture; Agriculture; Ethnic Heritage / European****40. Period of Significance: ca. 1885 - 1951****41. Level of Significance:**

National:

State:

Local: xx**42. Statement of Significance**

Historic buildings on the historic Kossler Ranch are historically significant relative to eligible for inclusion in the National Register of Historic Places Criterion A, and Boulder County Criterion 1-501-A-(1), for its association with the development of ranching and farming beginning in the 1880s. During this early settlement period, many would be gold seekers turned to farming to earn a living. The Kossler Ranch is representative of this important trend. This property is also architecturally significant, under eligible for inclusion in the National Register Criterion C, and Boulder County Criterion 1-501-A-(4), because of the cabin's pioneer log construction, and the other buildings' representation of early vernacular wood frame construction. Because of some loss of integrity, though, (in particular a modern addition to the cabin's east elevation), the property is probably not individually eligible for inclusion in the National Register of Historic Places.

43. Assessment of historic physical integrity related to significance:

The Kossler Cabin, and related structures, retain an overall high measure of historic integrity. The cabin's integrity has been compromised to some extent by a modern addition to its east elevation, although the original pioneer log construction is still very much in evidence. The site's other buildings and structures have not been added onto, and the condition of many have been stabilized in fair to good condition, by the installation of metal roofs. One exception, however, is the cattle barn (site plan item E) which is in extremely deteriorated condition.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

Boulder County Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes:

No: **xx**

Discuss: **This property is in a rural isolated area.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **CM-183**

Frame(s): **1-3**

Negatives filed at: **Boulder County Parks and Open Space Department
2045 13th Street
Boulder, Colorado 80306**

48. Report title: **"Unincorporated Boulder County Historic Sites Survey Report"**

49. Date: **March 5, 2001**

50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**

24. Associated, Buildings, Features, and Objects (continued)**Tool Shed** (site plan item B; Roll CM-183, Frames 4-5)

1½-story square plan; 20' N-S by 20' E-W; oriented to the south; low stone perimeter walls, with concrete pargeting, foundation; earth floor; stained natural brown board-and-batten exterior walls; moderately-pitched front gable roof, with corrugated metal roofing material over 1x wood decking and log rafters; two 4-light fixed-pane windows, located in the upper gable end on the south elevation; one set of paired 4-light fixed-pane windows, located on the north elevation; two sets of paired vertical wood plank garage doors, side hinged with metal strap hinges, located on the south elevation; no additions; good condition.

Blacksmith Shop (site plan item C; Roll CM-183, Frames 6-7)

One-story rectangular plan; oriented to the north-northwest; 14½' by 16½'; wood timbers on grade foundation; stained natural brown board-and-batten walls; moderately-pitched front gable roof, with corrugated metal roofing material over 1x wood decking and 2x wood rafters; two sets of non-historic paired single-light casement windows, with painted dark green wood frames and surrounds, located on the south-southeast elevation; two non-historic 1x1 horizontal sliding windows, with painted dark green wood frames and surrounds, located on the east-southeast elevation; single painted dark green solid wood door, located on the north-northwest elevation; no additions; good condition.

Carriage Barn (site plan item D; Roll CM-183, Frames 8-9)

One-story rectangular plan; oriented to the north; 24' N-S by 14' E-W; wood timbers on grade foundation; earth floor; unpainted board-and-batten exterior walls, fastened to horizontal 2x wood members, in turn, fastened to vertical posts set in the ground (full-dimension lumber); moderately-pitched front-gable roof, with 1x wood decking over log rafters with exposed ends; no windows; large vertical wood plank barn door, located at the west end of the north elevation; no additions or notable alterations; deteriorated condition.

Cattle Barns (site plan item E; Roll CM-183, Frames 10-13)

One-story, L-shaped plan; 176' N-S by 23' E-W, with a 21' by 16' shed-roofed extension at the south end of the east elevation; oriented to the east; wood timbers on grade foundation; earth floors; stained natural brown vertical wood plank and board-and-batten exterior walls, fastened to pioneer log and full-dimension milled lumber framing, primarily with cut square nails; moderately-pitched side-gable roofs, with wood shingles over 1x wood decking and log rafters with exposed ends; two window openings, located on the east elevation, both covered with vertical wood plank shutters; five window openings located on the west elevation, two of which are covered with vertical wood plank shutters; vertical wood plank door, side hinged with metal strap hinges, located at the north end of the east elevation; open doorway located near the south end of the east elevation; no additions or notable alterations; deteriorated condition.

Loading Chute (site plan item F; Roll CM-183, Frames 14)

Located approximately 20' east of the cattle barns.

Architectural Inventory Form

(Continuation Sheet)

24. Associated, Buildings, Features, and Objects (continued)**Cemetery** (site plan item G; Roll CM-183, Frames 15-23)

The small cemetery on the property consists of seven grave markers, including those for: C.N. Hockaday, 1837-1910; Ida.; Mother Hanna Hockaday, 1842-1898; James S. Kelsay, 1815-1877; William S. Peck 1911-1987 and Lois E. Peck, 1914-1988; Harriet Sheppard Kelsay, 1816-1901; and "beloved infants" Bruce Buchanan, February 20, 1953 - February 21, 1953, and Mary Malcolm, September 5, 1955.

School House (site plan item H; Roll CM-183, Frames 24-25)

One-story rectangular plan; oriented to the south and east; 12' N-S by 26' E-W; stone foundation, with concrete pargeting; painted cream yellow horizontal weatherboard exterior walls, with painted dark green 1" by 6" corner boards; moderately-pitched gable roof, with wood shingles over 1x wood decking and 2x wood rafters with exposed ends; large stone chimney located on the exterior of the west elevation; two 4x4 horizontal sliding windows, and two 4-light windows, all with painted dark green wood frames and surrounds; a single painted dark green wood-paneled door opens onto a 4-step concrete stoop on the south elevation; a single painted dark green wood-paneled door with a wood screen door is located on the east elevation; no additions or notable alterations; good condition.

Shed (site plan item I; Roll CM-184, Frames 1-2)

One-story rectangular plan; oriented to the south; 12' N-S by 16' E-W; low poured concrete perimeter walls foundation; wood plank floor; unpainted vertical wood plank exterior walls; moderately-pitched side gable roof, with corrugated metal roofing material over 1x wood decking and 2x wood rafters with exposed ends; one small square window opening, covered with a wood shutter, is located on the north elevation; two 6-light hopper, or fixed-pane, windows, with unpainted wood frames, are located on the south elevation; a single wood-paneled door is located at the west end of the south elevation; no additions; good condition.

Privy (Three Hole) (site plan item J; Roll CM-184, Frames 3-4)

One-story rectangular plan; oriented to the northeast; 5' by 6'; wood timbers on grade and stone piers foundation; wood plank floor; stained natural brown horizontal weatherboard exterior walls, with 1" by 4" corner boards; moderately-pitched front gable roof, with wood shingles over 1x wood decking and 2x wood rafters with exposed ends; no windows; stained natural brown vertical wood plank door, located on the northeast elevation; no additions; good condition.

I.
SHED

J.
PRIVY

H.
SCHOOL HOUSE

A.
CABIN

B.
TOOL
SHED

C.
BLACKSMITH SHOP

D.
CARRIAGE
BARN

F. LOADING
CHUTE

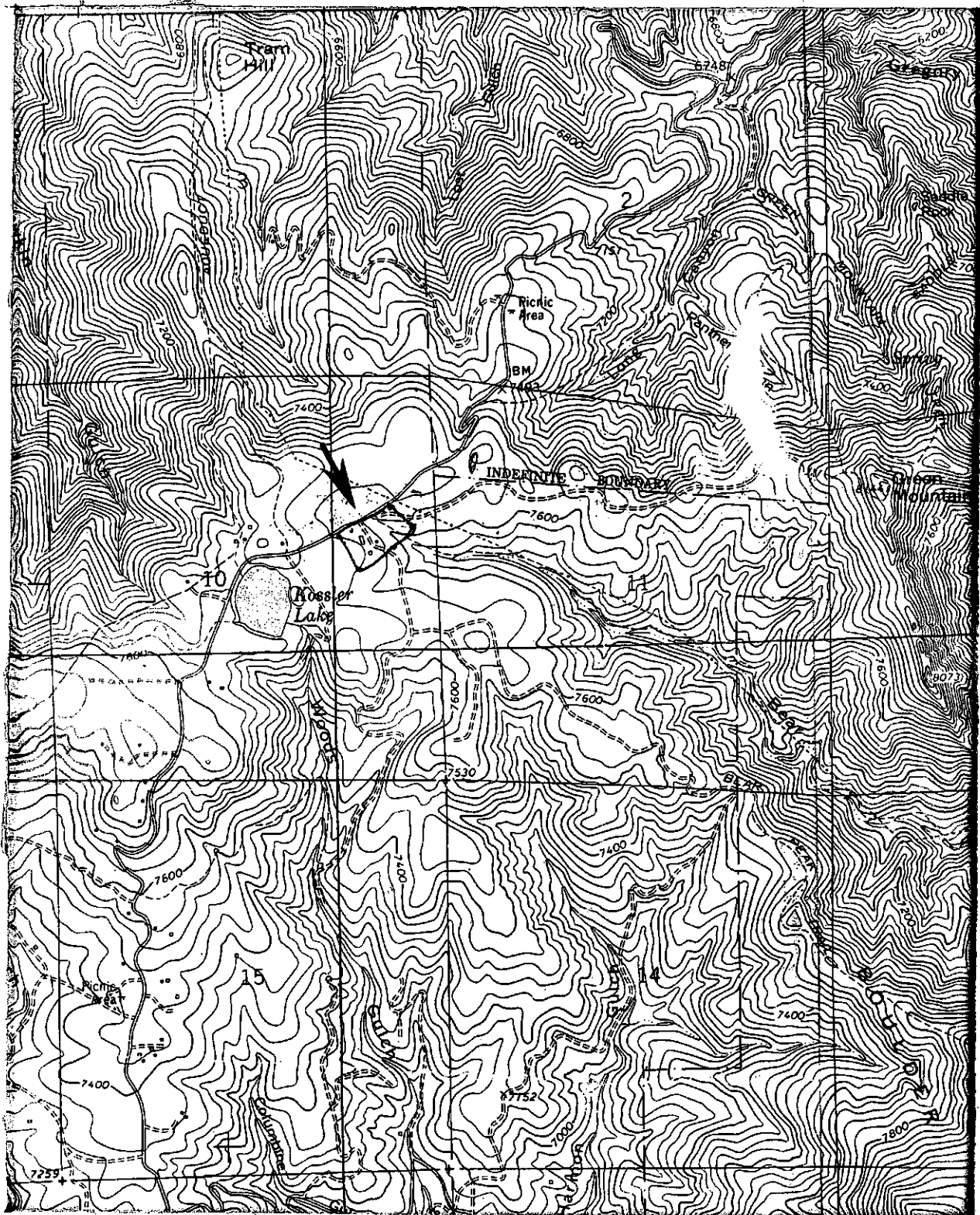
E.

CATTLE BARNS

G.
CEMETERY

SKETCH MAP

5331 Flagstaff Road, Boulder County, Colorado
(Approximate Scale: 1/4 inch = 20 feet)



. . . LOCATION MAP . . .

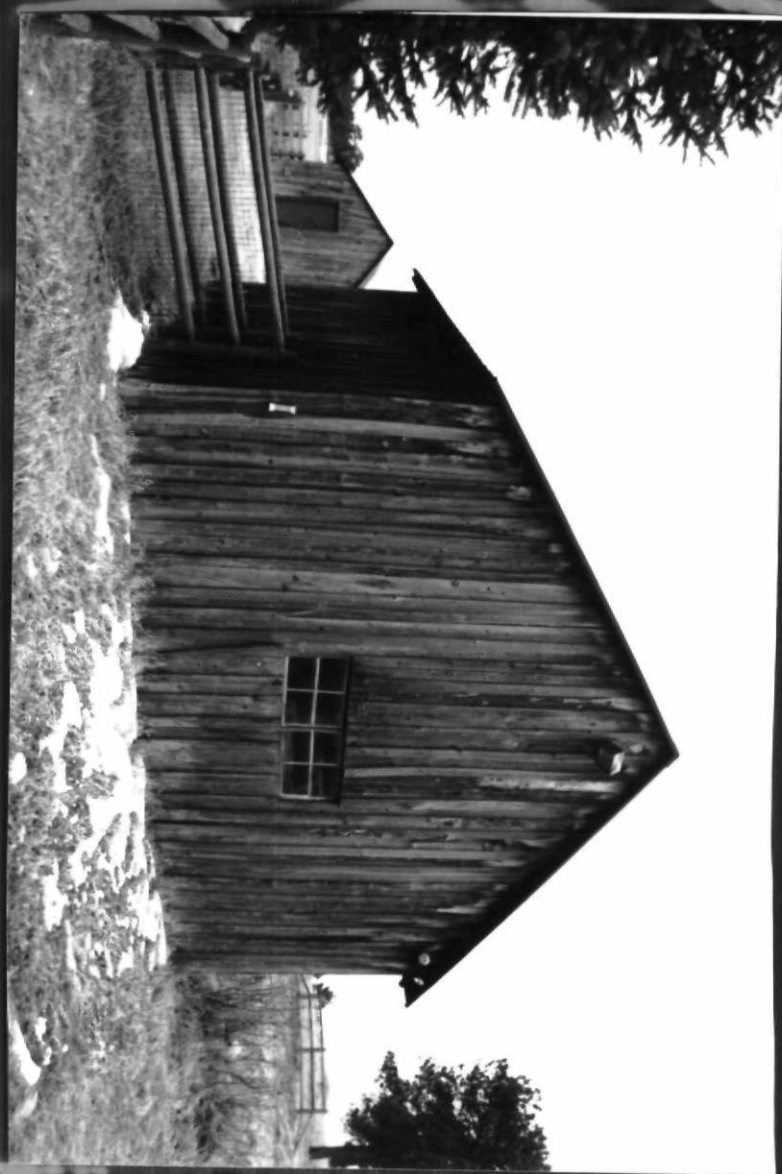
5331 Flagstaff Road, Boulder County, Colorado
(Copied from Eldorado Springs, Colorado USGS Quadrangle Map)



5BL8705 5331 Flagstaff Road, Boulder vicinity
Cabin
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 1
View to SE

5BL8705 5331 Flagstaff Road, Boulder vicinity
Cabin
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 2
View to South

5BL8705 5331 Flagstaff Road, Boulder vicinity
Cabin
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 3
View to NW



5BL8705 5331 Flagstaff Road, Boulder vicinity
Too Shed / Barn
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 5
View to SW

5BL8705 5331 Flagstaff Road, Boulder vicinity
Too Shed / Barn
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 4
View to NE

5BL8705 5331 Flagstaff Road, Boulder vicinity
Blacksmith Shop
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 6
View to East-Southeast



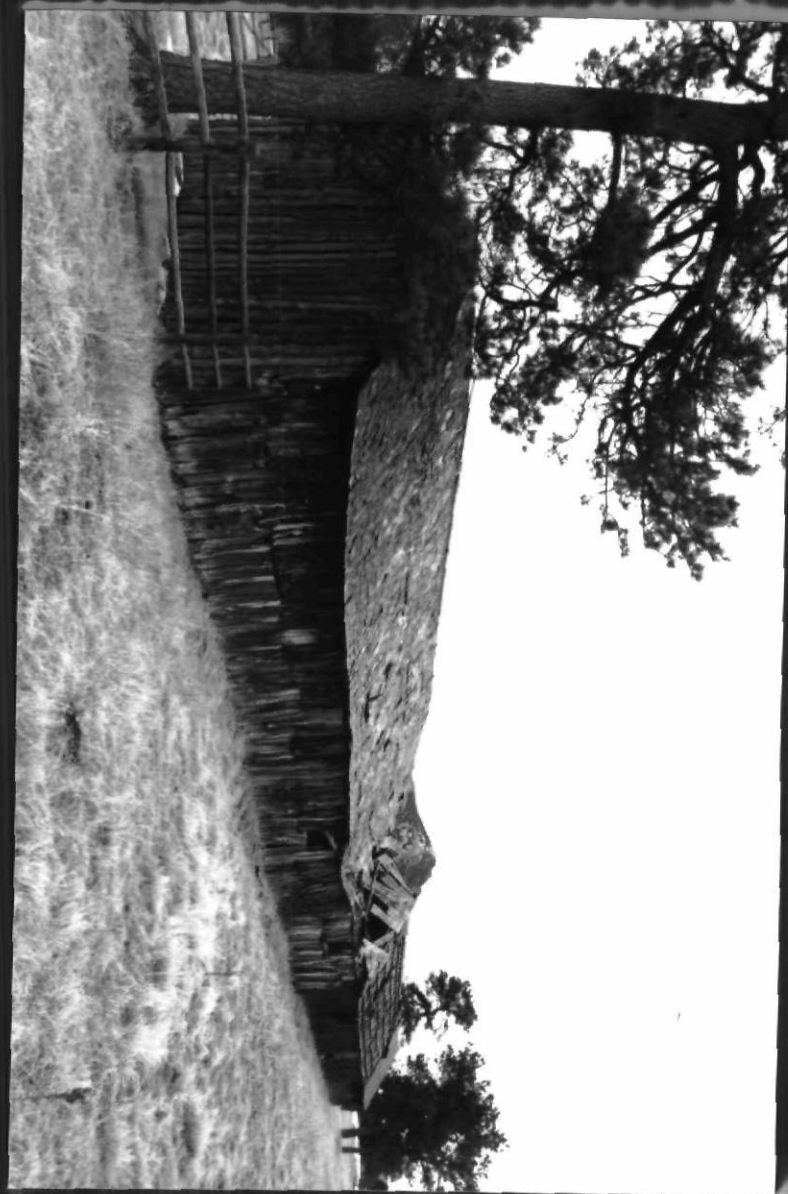
5BL8705 5331 Flagstaff Road, Boulder vicinity
Blacksmith Shop
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 7
View to West-Northwest

5BL8705 5331 Flagstaff Road, Boulder vicinity
Carriage Barn
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 8
View to SE

5BL8705 5331 Flagstaff Road, Boulder vicinity
Carriage Barn
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 9
View to NW

AVERY®

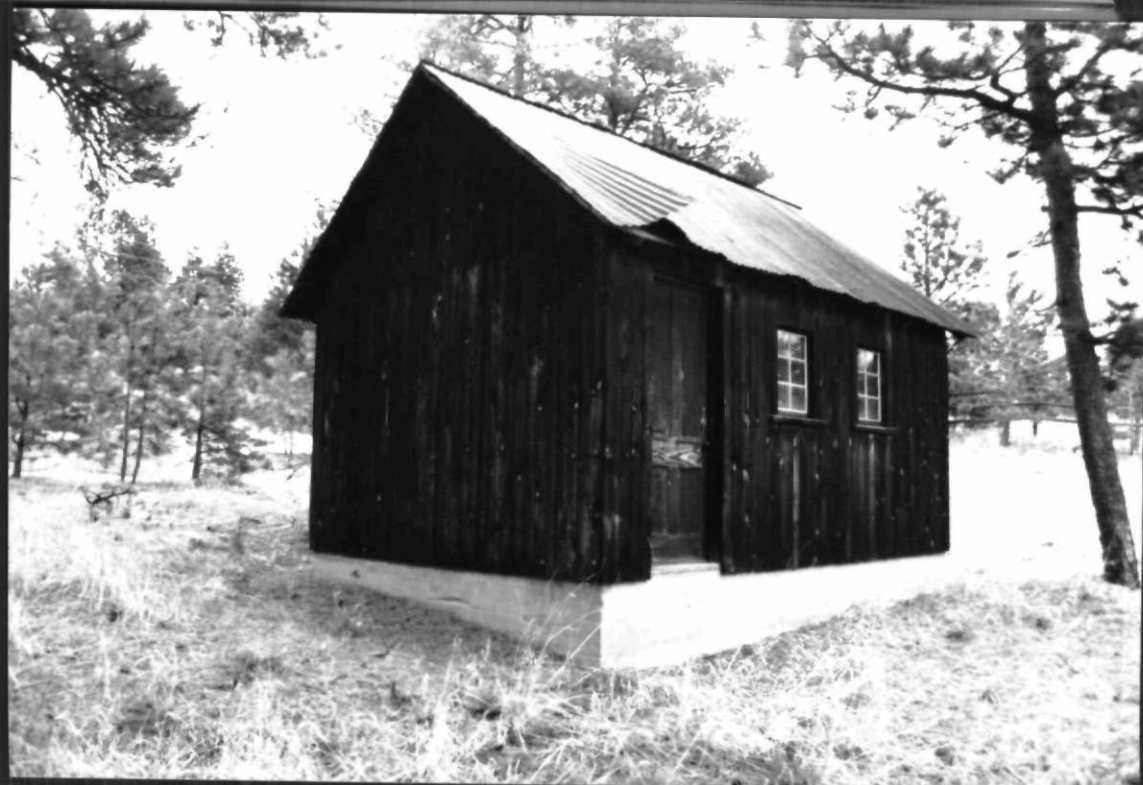
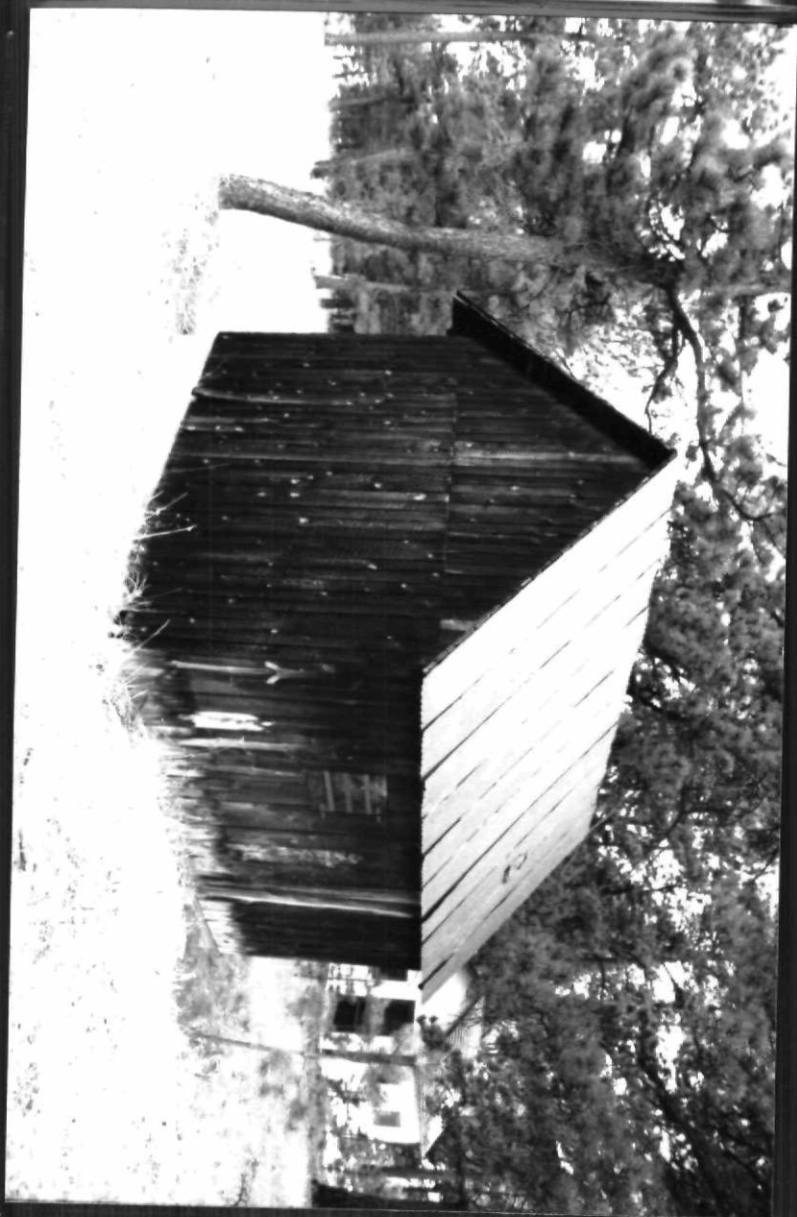
PP48



5BL8705
Cattle Barns
5 March 2001
5331 Flagstaff Road, Boulder vicinity
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183
Frame 11
View to SE

5BL8705
Cattle Barns
5 March 2001
5331 Flagstaff Road, Boulder vicinity
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183
Frame 10
View to NE

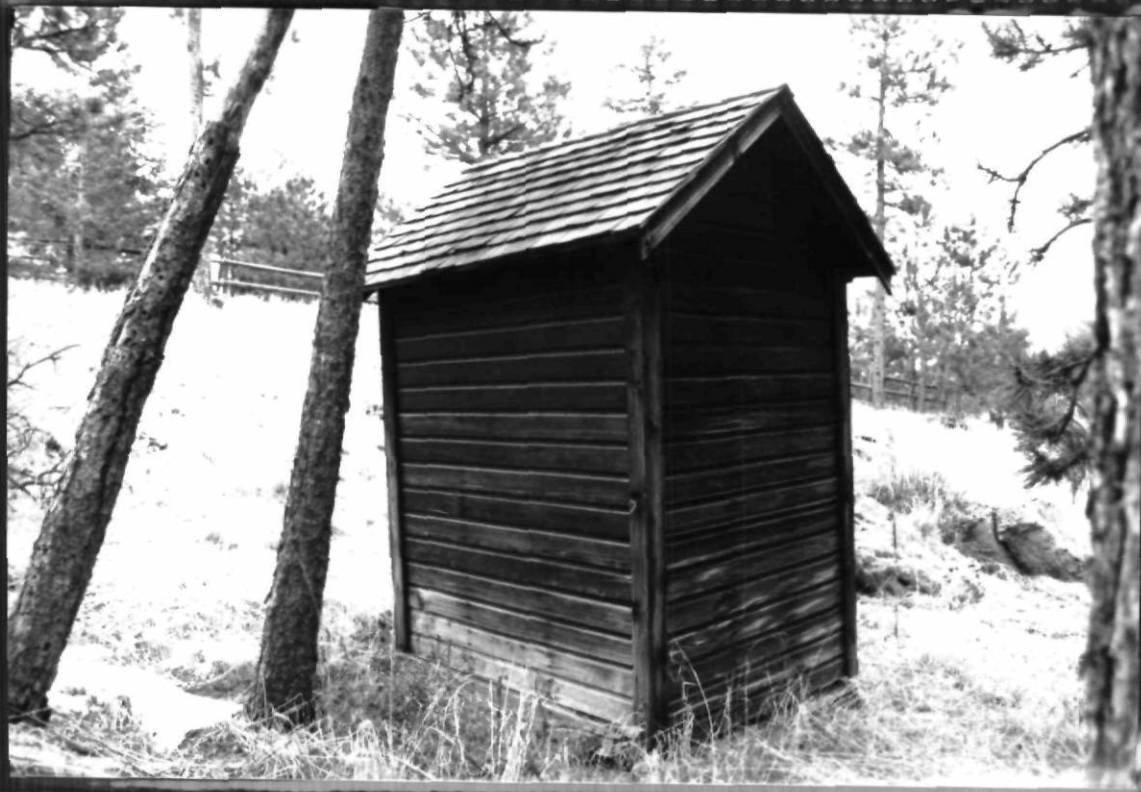
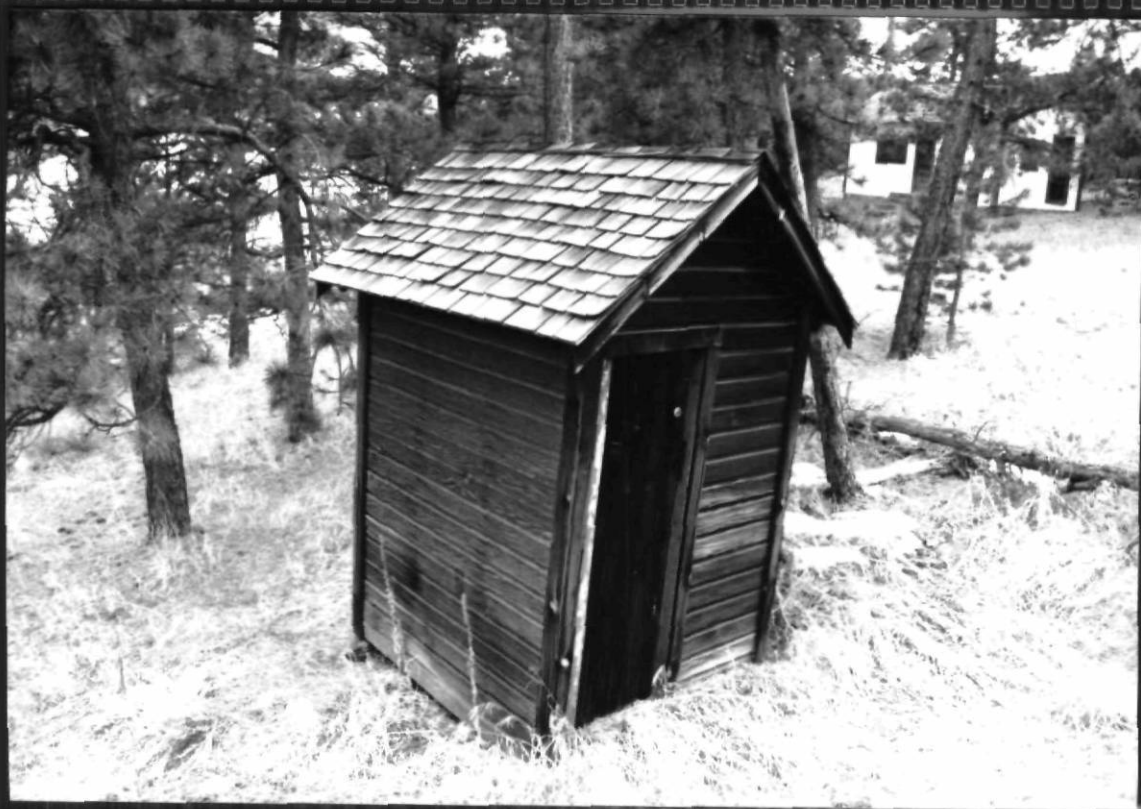
5BL8705
Cattle Barns
5 March 2001
5331 Flagstaff Road, Boulder vicinity
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183
Frame 12
View to SW



5BL8705 5331 Flagstaff Road, Boulder vicinity
School House
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 25
View to SE

5BL8705 5331 Flagstaff Road, Boulder vicinity
Shed
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-184 Frame 1
View to NE

5BL8705 5331 Flagstaff Road, Boulder vicinity
Shed
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-184 Frame 2
View to SW



5BL8705 5331 Flagstaff Road, Boulder vicinity
Privy
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-184 Frame 3
View to NW

5BL8705 5331 Flagstaff Road, Boulder vicinity
Privy
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-184 Frame 4
View to SE

5BL8705 5331 Flagstaff Road, Boulder vicinity
School House
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 24
View to NW



5BL8705 5331 Flagstaff Road, Boulder vicinity
James S. Kelsay grave marker
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 19
View to West

5BL8705 5331 Flagstaff Road, Boulder vicinity
William S. Peck grave marker
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 20
View to West

5BL8705 5331 Flagstaff Road, Boulder vicinity
Harriet Sheppard Kelsay grave marker
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 21
View to West



5BL8705 5331 Flagstaff Road, Boulder vicinity
Bruce Buchanan / Mary Malcolm grave marker
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 22
View to West

5BL8705 5331 Flagstaff Road, Boulder vicinity
Joseph Wallace Malcolm Jr. grave marker
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 23
View to West



YAWA.

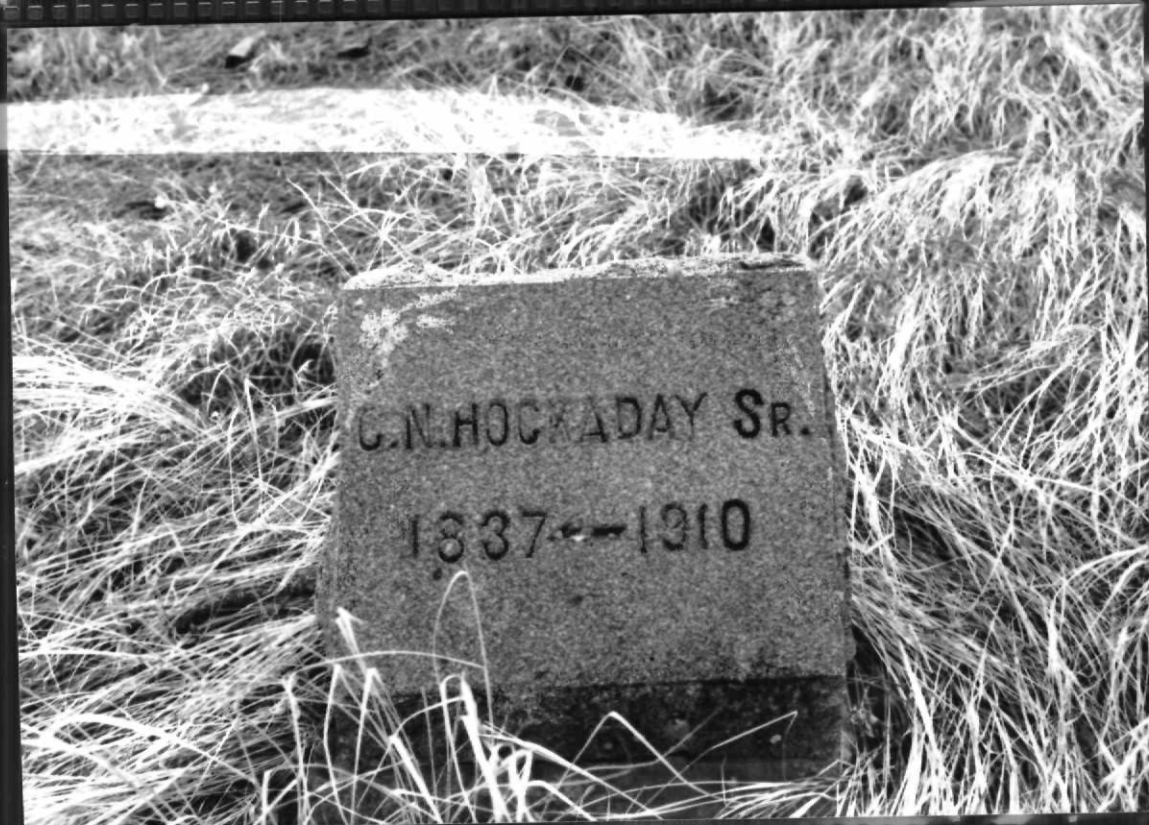
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5BL8705 5331 Flagstaff Road, Boulder vicinity
Cattle Barns
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 13
View to NW

5BL8705 5331 Flagstaff Road, Boulder vicinity
Loading Chute
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 14
View to NW

5BL8705 5331 Flagstaff Road, Boulder vicinity
Cemetery overview
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 15
View to West



5BL8705 5331 Flagstaff Road, Boulder vicinity
C.N. Hockaday Sr. grave marker
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 16
View to West

5BL8705 5331 Flagstaff Road, Boulder vicinity
"Ida." grave marker
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 17
View to West

5BL8705 5331 Flagstaff Road, Boulder vicinity
Hanna Hockaday grave marker
5 March 2001
Negative located at: Boulder County Parks & Open Space Department
2045 13th Street, Boulder, CO 80306
Photographed by Carl McWilliams
Roll CM-183 Frame 18
View to West



Boulder County Land Use Department

Courthouse Annex Building
2045 13th Street • PO Box 471 • Boulder, Colorado 80302
Phone: 303-441-3930
Email: planner@bouldercounty.org
Web: www.bouldercounty.org/lu
Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Use Only

Intake Stamp

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name	
		Malcolm-Peck Reception Hall	
<input type="checkbox"/> Appeal	<input type="checkbox"/> Modification of Site Plan Review	<input type="checkbox"/> Road Name Change	<input type="checkbox"/> Special Use (Oil & Gas development)
<input type="checkbox"/> Correction Plat	<input type="checkbox"/> Modification of Special Use	<input type="checkbox"/> Road/Easement Vacation	<input type="checkbox"/> State Interest Review (1041)
<input type="checkbox"/> Exemption Plat	<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Resubdivision (Replat)	<input type="checkbox"/> Site Plan Review Waiver	<input type="checkbox"/> Variance
<input type="checkbox"/> Limited Impact Special Use	<input type="checkbox"/> Rezoning	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Other:
<input type="checkbox"/> Limited Impact Special Use Waiver		<input checked="" type="checkbox"/> Special Use/SSDP	
<input type="checkbox"/> Location and Extent			
Location(s)/Street Address(es) 5498 Flagstaff Road, Boulder CO 80302			
Subdivision Name			
Lot(s)	Block(s)	Section(s)	Township(s)
Area in Acres	Existing Zoning	Existing Use of Property	Range(s)
Proposed Water Supply	Proposed Sewage Disposal Method		
600 ft well on property	current sewage system / porta poddies		

Applicants:

Applicant/Property Owner		Email	
Jacqueline Malcolm-Peck		jacquelinemp8@gmail.com	
Mailing Address 5331 Flagstaff Rd			
City	State	Zip Code	Phone
Boulder	CO	80302	303-941-8877
Applicant/Property Owner/Agent/Consultant		Email	
Mailing Address			
City	State	Zip Code	Phone
Agent/Consultant		Email	
Mailing Address			
City	State	Zip Code	Phone

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner	Printed Name	Date
	Jacqueline Malcolm-Peck	6/21/21
Signature of Property Owner	Printed Name	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.



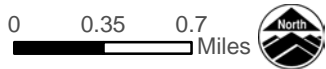
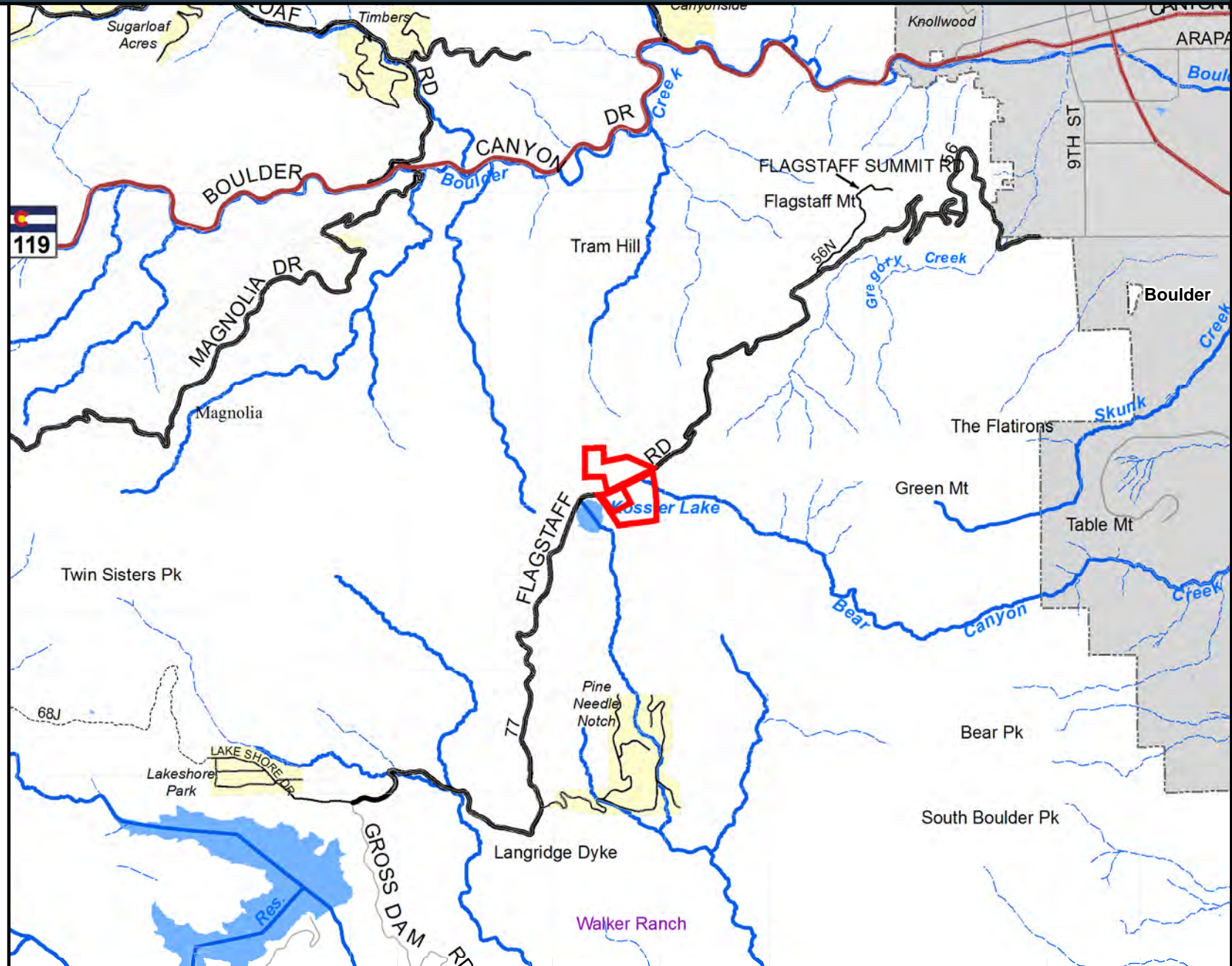
Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

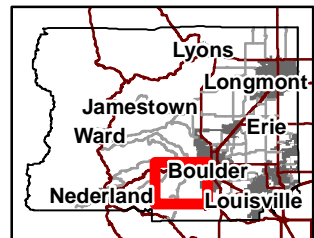
Vicinity

5498 FLAGSTAFF RD

- Subject Parcel
- Municipalities
- Subdivisions**
- Subdivisions



Area of Detail Date: 8/16/2021



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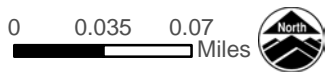
Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

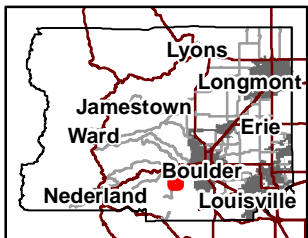
Location

5498 FLAGSTAFF RD

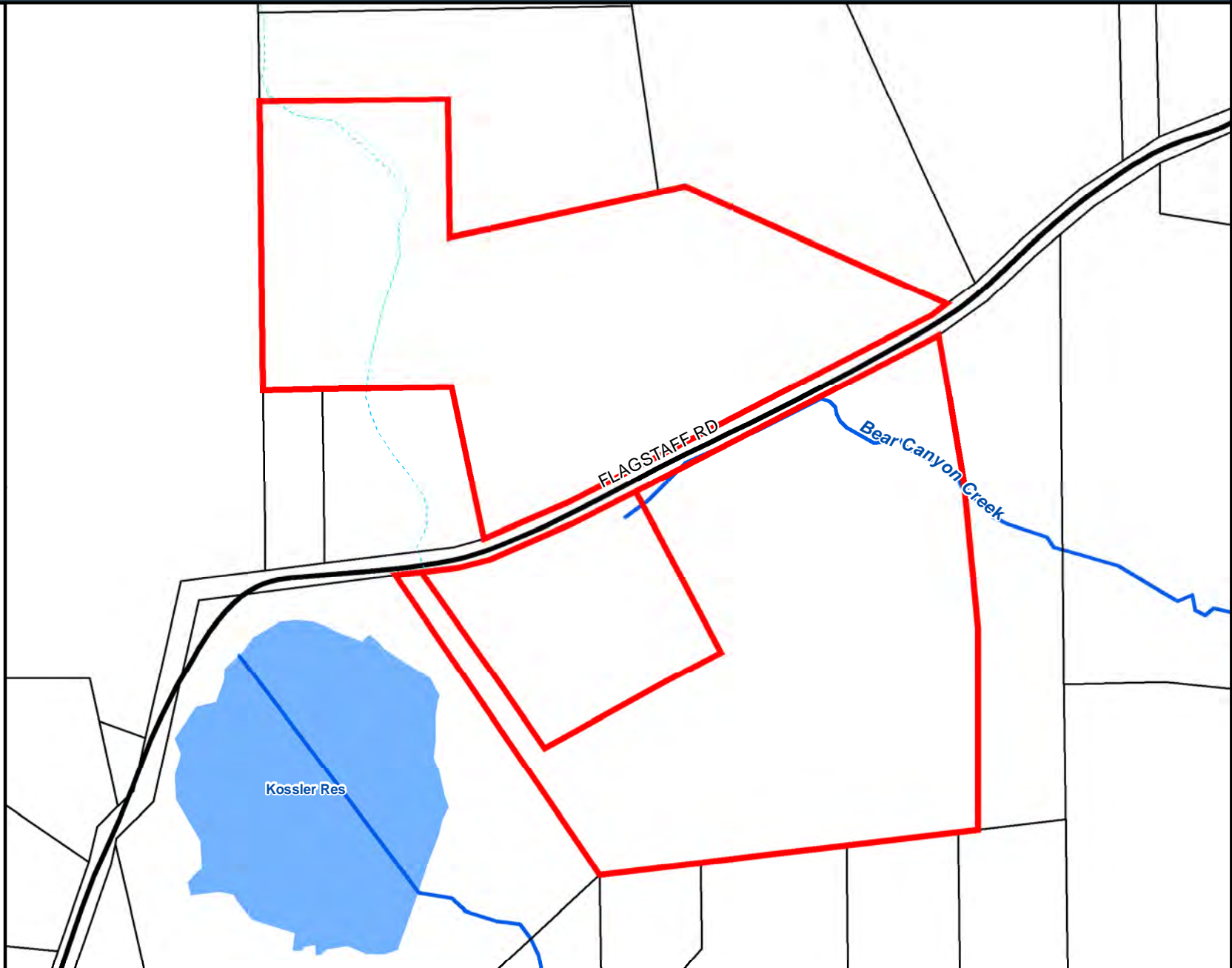
 Subject Parcel



Area of Detail Date: 8/16/2021



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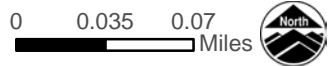
Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

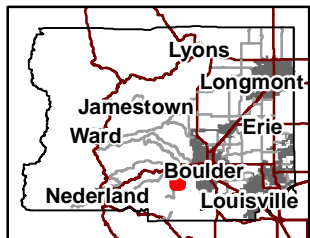
Aerial

5498 FLAGSTAFF RD

 Subject Parcel



Area of Detail Date: 8/16/2021



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Community Planning & Permitting

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Aerial

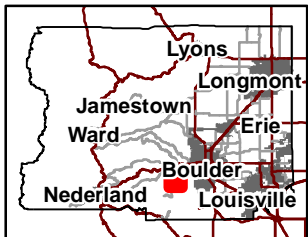
5498 FLAGSTAFF RD

 Subject Parcel

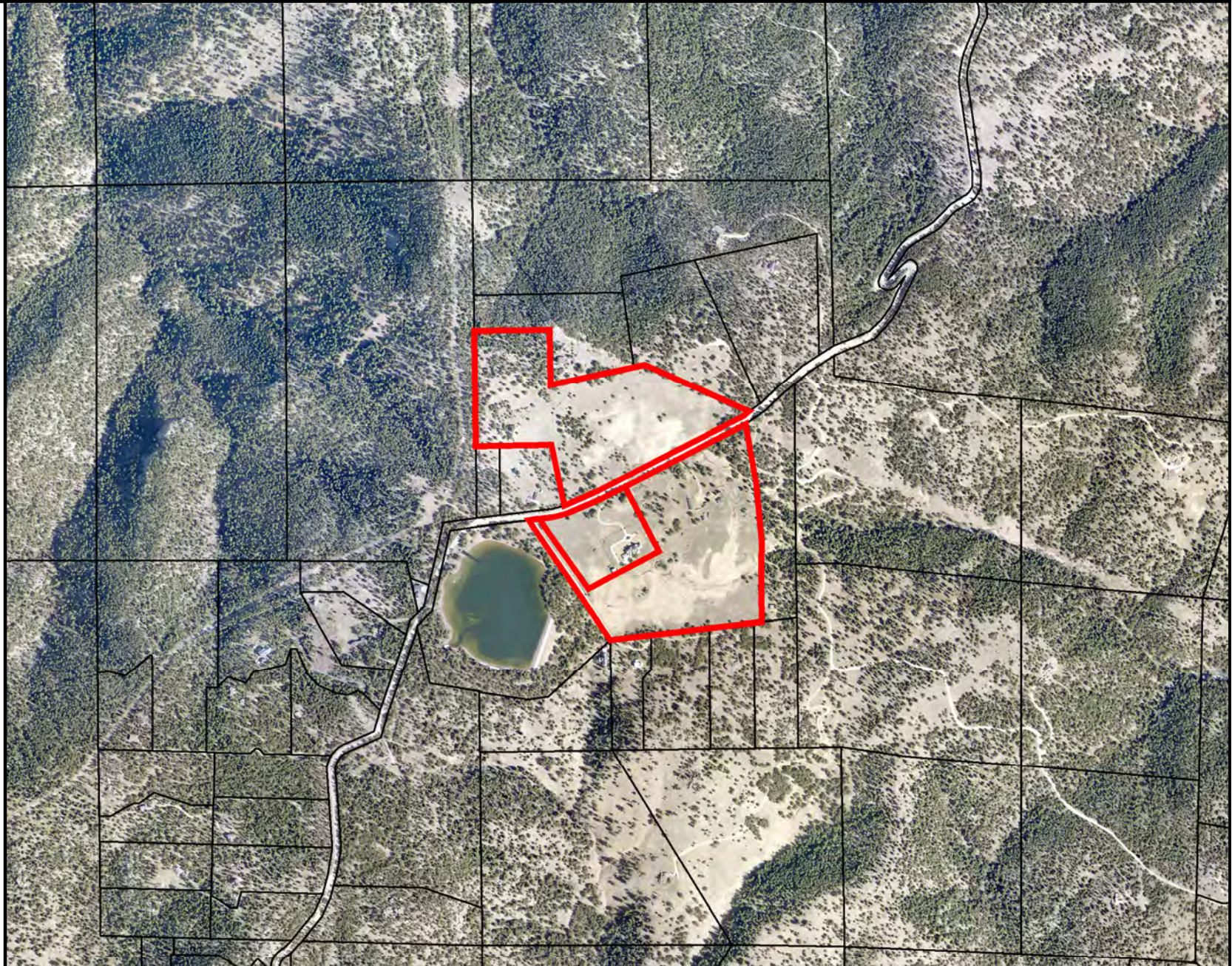
0 0.085 0.17
Miles



Area of Detail Date: 8/16/2021



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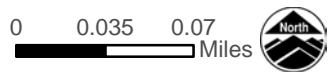
Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

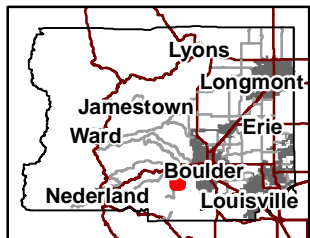
Comprehensive Plan

5498 FLAGSTAFF RD

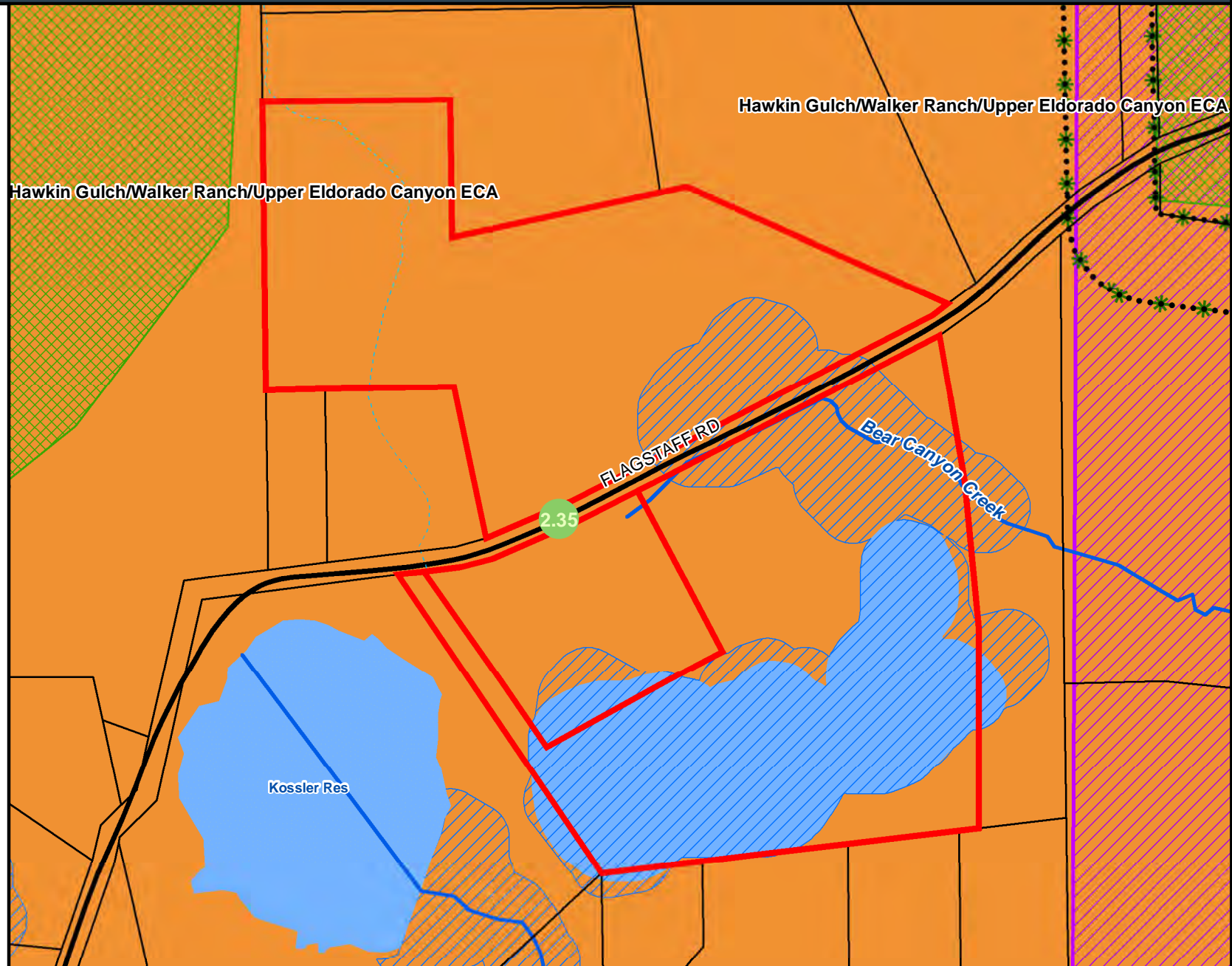
- Subject Parcel
- NLNA Buffer
- Environmental Conservation Areas
- Riparian Areas
- Wetlands
- High Biodiversity Areas**
 - B2: Very High Biodiversity Significance
 - Natural Landmarks
 - Natural Areas
 - Rare Plant Areas



Area of Detail Date: 8/16/2021



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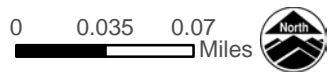
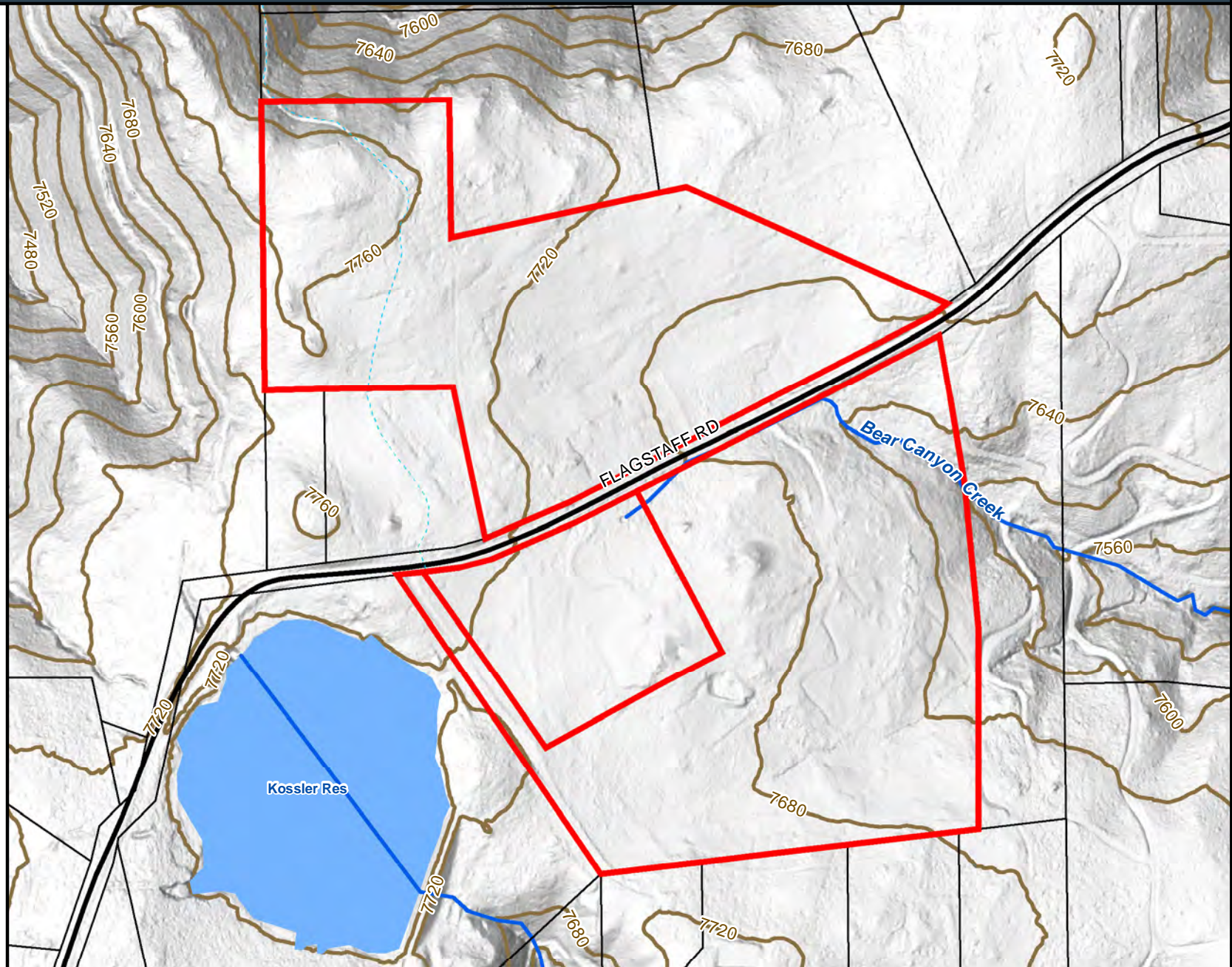
Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

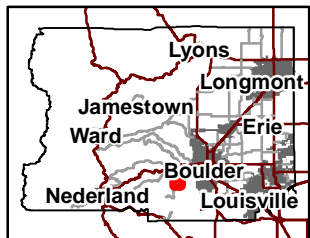
Elevation Contours

5498 FLAGSTAFF RD

-  Subject Parcel
-  Contours 40'



Area of Detail Date: 8/16/2021



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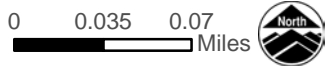
Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

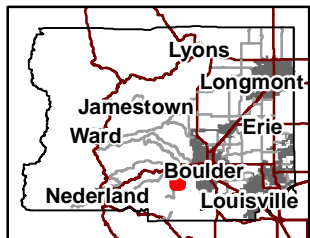
Geologic Hazards

5498 FLAGSTAFF RD

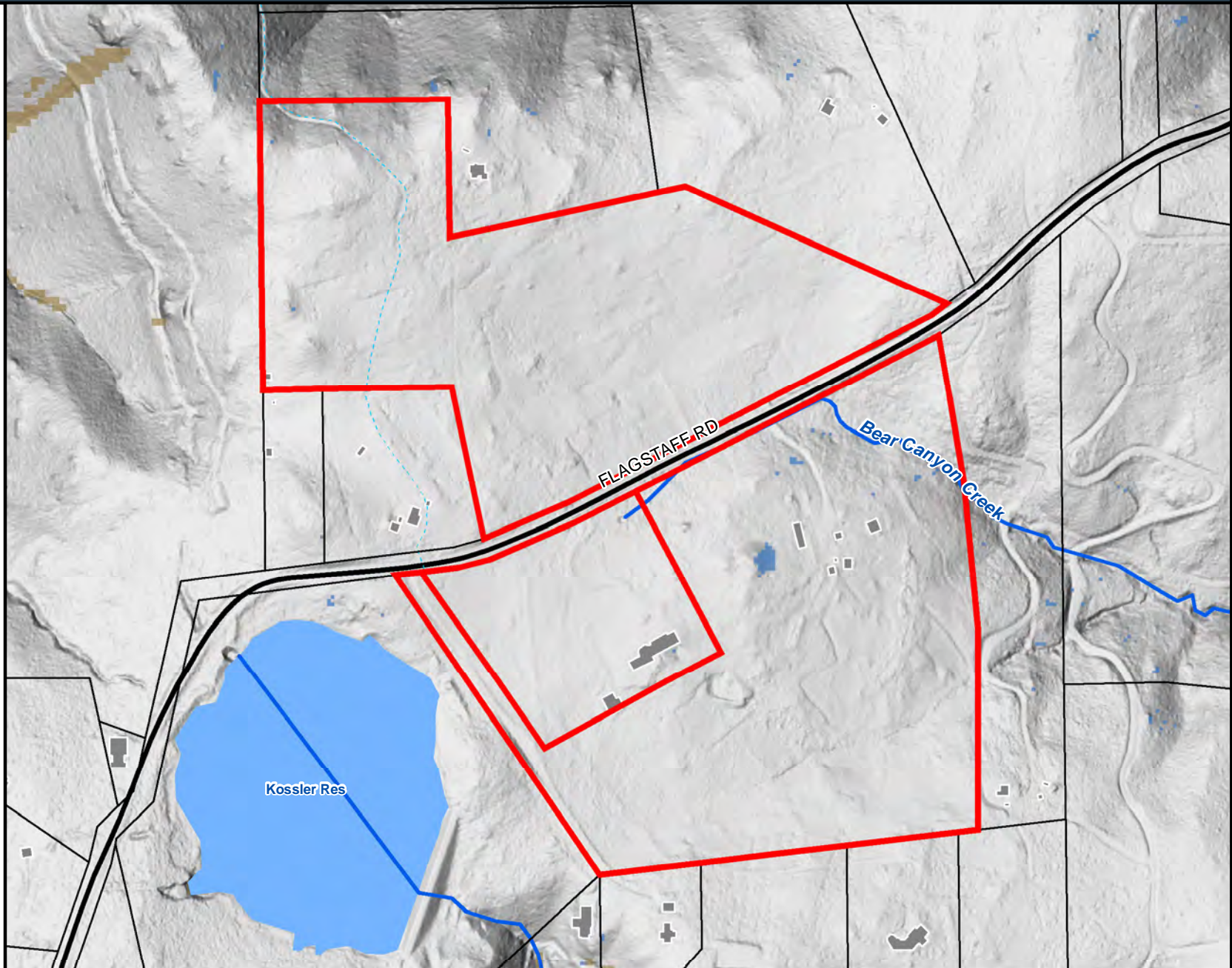
-  Subject Parcel
-  Debris flow susceptibility area
-  Landslide high susceptibility area



Area of Detail Date: 8/16/2021



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Community Planning & Permitting


2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Public Lands & CEs

5498 FLAGSTAFF RD

 Subject Parcel

Boulder County Open Space

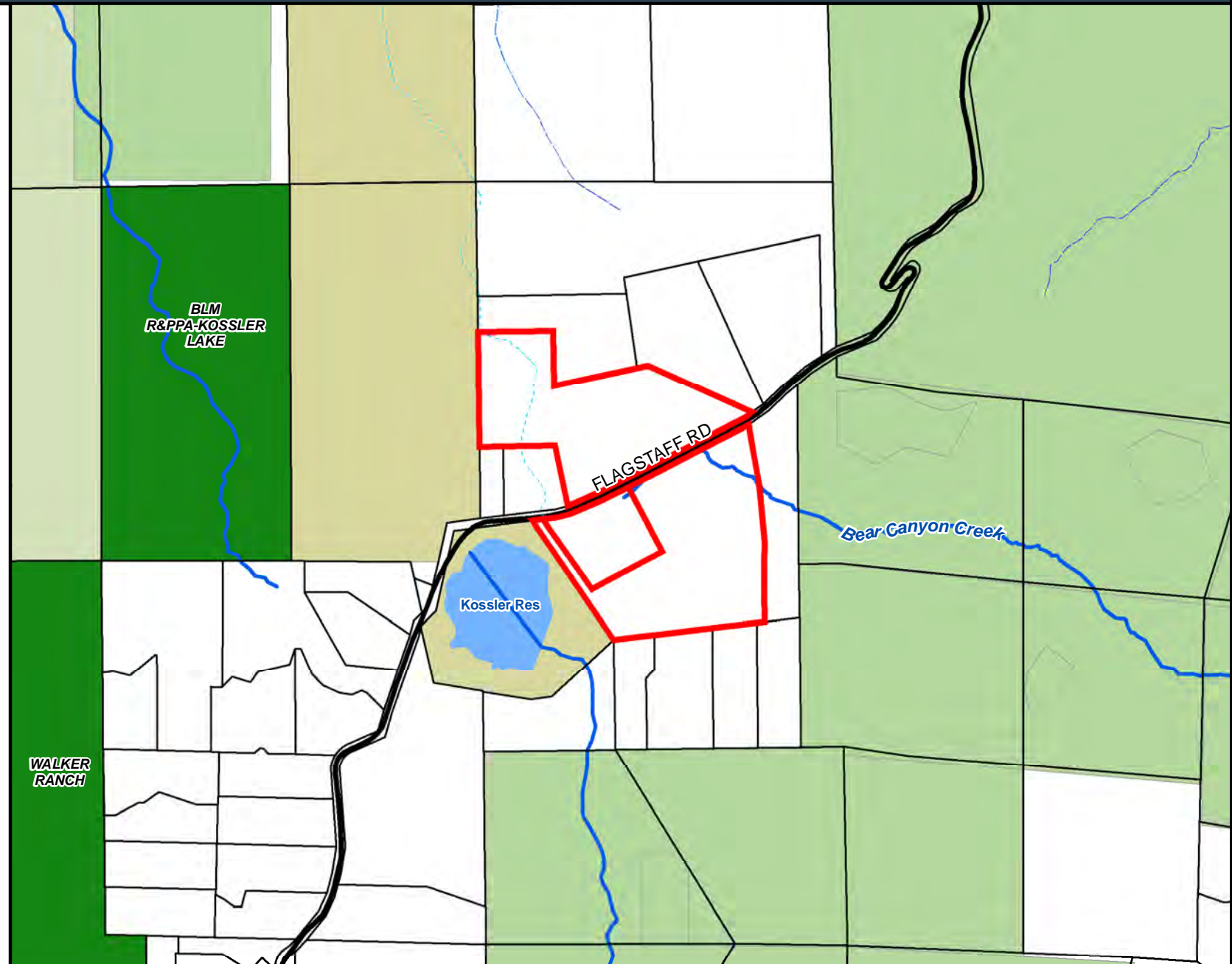
 County Open Space

 OSMP Properties

 Other Open Space

Federal Lands

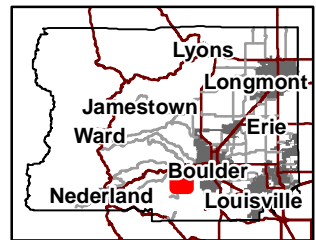
 USFS Land



0 0.085 0.17
Miles



Area of Detail Date: 8/16/2021



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Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

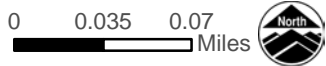
Zoning

5498 FLAGSTAFF RD

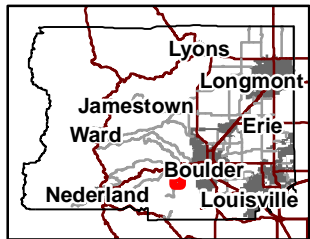
 Subject Parcel

Zoning Districts

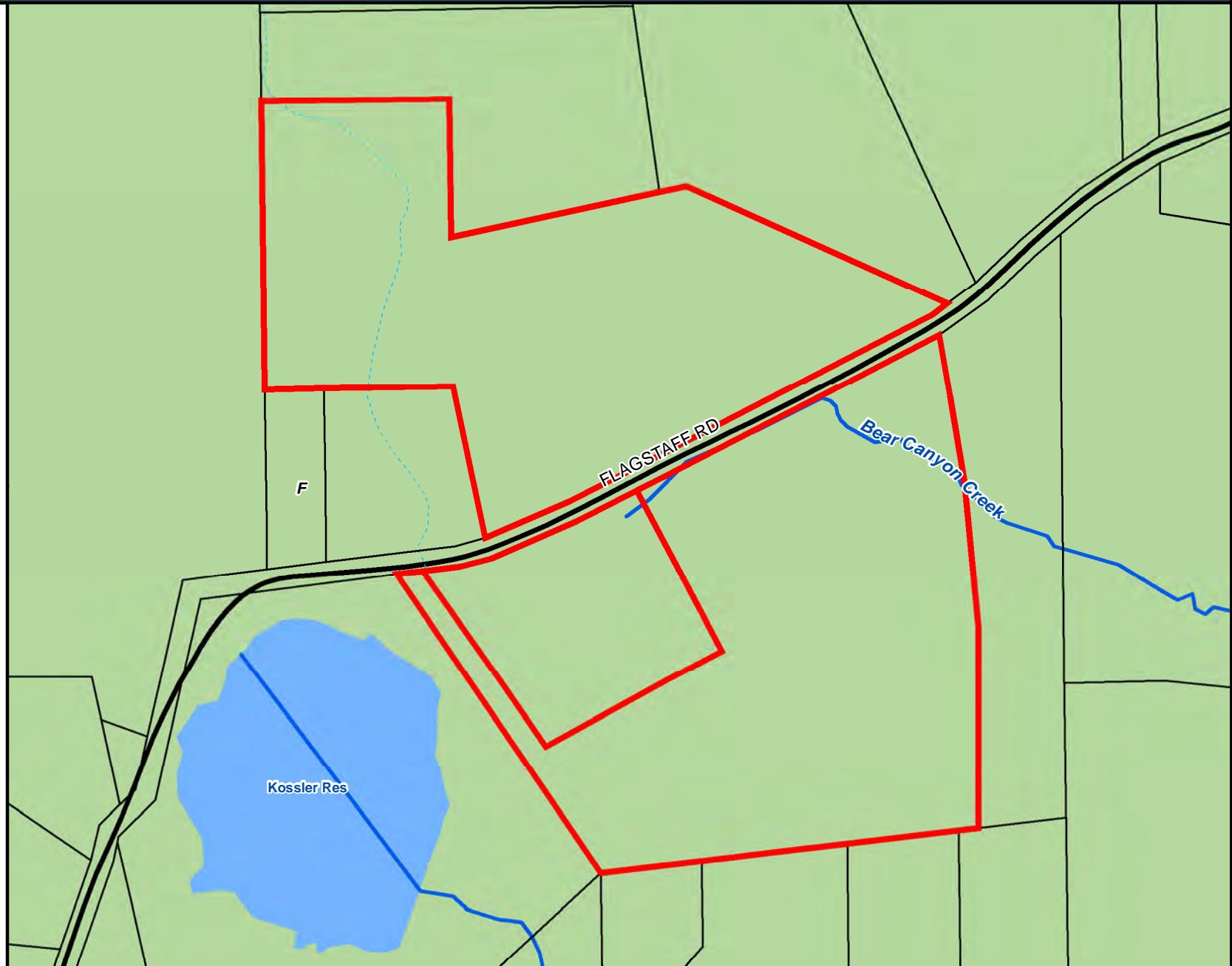
 Forestry



Area of Detail Date: 8/16/2021



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Site Plan Review Fact Sheet

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expedite the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

Structure #1 Information

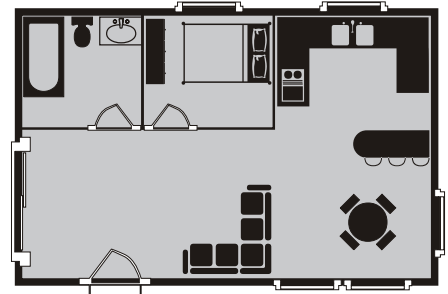
Type of Structure: (e.g. residence, studio, barn, etc.)		Green	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		sq. ft.	Deconstruction:
Are new floor areas being proposed where demolition will occur? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)			
Proposed Floor Area (New Construction Only)		<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total
Basement:	sq. ft.	sq. ft.	sq. ft.
First Floor:	sq. ft.	sq. ft.	18*40=720
Second Floor:	sq. ft.	sq. ft.	sq. ft.
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.
Total:	sq. ft.	sq. ft.	sq. ft.
			Total Bedrooms

Project Identification:

Project Name:	SU-21-0004
Property Address/Location:	5495 Flagstaff Rd
Current Owner:	Greystone Malcolm-Peck, LLC
Size of Property in Acres:	60 acres

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. **Covered porch area that is attached to the principal structure is not included (see Article 18-131A).** The shaded area on the diagram indicates the area counted as square feet.



Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		kitchen - on a "tiny home trailer bed with wheels"	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		sq. ft.	Deconstruction:
Are new floor areas being proposed where demolition will occur? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)			
Proposed Floor Area (New Construction Only)		<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total
Basement:	sq. ft.	sq. ft.	sq. ft.
First Floor:	sq. ft.	sq. ft.	24*24= 576 ft
Second Floor:	sq. ft.	sq. ft.	sq. ft.
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.
*Covered Porch:	sq. ft.	sq. ft.	24*15= 360 ft
Total:	sq. ft.	sq. ft.	sq. ft.
			Total Bedrooms

Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studies, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

If a Limited Impact Special Review is required, then call 303-441-3930 and ask for a new Pre-Application conference for the Limited Impact Special Review.

*See Article 18-131A for definition of covered porch.

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review is required. Limited Impact Special Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas			
Berm(s)			
Other Grading			
Subtotal			Box 1
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation			
Material cut from foundation excavation to be removed from the property			

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:
5498 Flagstaff Road

Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.

We are not planning on building the greenhouse until Spring of 2023. We are wanting the outdoor kitchen to be in by August 2022. There is no foundation on the ground is needed for the kitchen "tiny home" since it is mobile and comes with its foundation already. No grading or ground work is needed for this. We will place pea gravel down underneath our parking area to mitigate any risk with people starting their cars in the grass.
We will also put gravel down underneath where the tent goes for safety as well.
The greenhouse will be placed in a flat location closely located where it is set on the site plan. No grading required as well for the greenhouse.


Is Your Property Gated and Locked?

Yes, please set an appointment with me.

Note: If county personnel cannot access the property, then it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature 	Print Name Jacqueline Malcolm-Peck	Date April 15, 2022
---	------------------------------------	---------------------

Site Plan Review Fact Sheet

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expedite the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.)				Restrooms in "tiny house"	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)				sq. ft.	Deconstruction: sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	
Basement:	sq. ft.	sq. ft.	sq. ft.	14'	
First Floor:	sq. ft.	sq. ft.	24'x8'=192	Exterior Wall Material	rustic metal
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color	black/brown
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	Roofing Material	rustic metal
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.	Roofing Color	black/brown
Total:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms	

Structure #2 Information

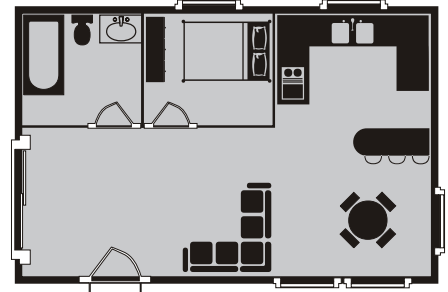
Type of Structure: (e.g. residence, studio, barn, etc.)					
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)				sq. ft.	Deconstruction: sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	
Basement:	sq. ft.	sq. ft.	sq. ft.		
First Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material	
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color	
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	Roofing Material	
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.	Roofing Color	
Total:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms	

Project Identification:

Project Name:	SU-21-0004
Property Address/Location:	5495 Flagstaff Rd
Current Owner:	Greystone Malcolm-Peck, LLC
Size of Property in Acres:	60 acres

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. **Covered porch area that is attached to the principal structure is not included (see Article 18-131A).** The shaded area on the diagram indicates the area counted as square feet.



Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studies, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

If a Limited Impact Special Review is required, then call 303-441-3930 and ask for a new Pre-Application conference for the Limited Impact Special Review.

*See Article 18-131A for definition of covered porch.

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review is required. Limited Impact Special Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas			
Berm(s)			
Other Grading			
Subtotal			Box 1
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation			
Material cut from foundation excavation to be removed from the property			

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:
5498 Flagstaff Road

Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.

There is no foundation on the ground needed for the "tiny home" since it is mobile and comes with its foundation already. No grading or ground work is needed for this.
The restrooms will be placed in a flat location closely located to where it is set on the site plan. Electricity and water will be connected to the recent barn that was built in 2006 on the left corner of the site plan. Sewage is also located on the site plan and will be planned to be drained often. Lines can be run to connect. Another option is to have its own sewage tanks that is independent from the other system near the restrooms that are emptied weekly.


Is Your Property Gated and Locked?

Yes, please set an appointment with me.

Note: If county personnel cannot access the property, then it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature 	Print Name Jacqueline Malcolm-Peck	Date April 15, 2022
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Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review is required. Limited Impact Special Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas	240	240	480
Berm(s)			
Other Grading			
Subtotal	240	240	480
Box 1			
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation	450	250	700
Material cut from foundation excavation to be removed from the property			0

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:
All excess material from foundation earthwork will be placed on site.

Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.

Is Your Property Gated and Locked?

Note: If county personnel cannot access the property, then it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature <i>Colin Geminden</i>	Print Name Colin Geminden	Date 12/04/23
---------------------------------	---------------------------	---------------

SU 21-0004 PROPOSAL : NARRATIVE DESCRIPTION

NATURE OF EVENTS

The primary activity on the property for the SU is intimate dinners, receptions, and community non profit events. Our goal for any gathering we have is to honor my mother, Melissa Malcolm-Peck and the legacy and impact she had in Boulder County. Her non-profit organization - The Highest Image Foundation - supports local charities in the Boulder County area for at-risk children and teenagers, neglected seniors, and abused animals. Our goal is to have some proceeds give back to the charities she represented. My great grandfather, Joseph Malcolm was a pioneer to Boulder County and loved this area.

Growing up on Flagstaff Mountain, made our family deeply appreciate the gorgeous landscape that we are lucky to call home. It made me respect Flagstaff Mountain and the hairpin turns that go back and forth as I learned to drive as a teenager. Boulder made me grateful to be able to access our gorgeous nature. And today, that is what people are searching for and needing more than ever. They are also searching for community and unity. It is my hope to share some of that beauty for small sized dinners. People are looking to get away from the hustle and bustle but still want to gather around a table and share stories. We want to highlight what is already here. We seek to continue to keep the property as protected as possible.

SHUTTLES AND CITIZEN SAFETY

We propose to have a maximum of 15 vehicles on the property grounds at one given time including staff and guests. We will require all gatherings to have vans to drive guests up. The sprinter van can carry up to 14 passengers per shuttle. The shuttle won't exceed 14 feet in length. Each dinner will have an estimated two cars per dinner (six people in each car). There will not be overlap of the larger events with the smaller dinners.

For the larger events, there will be up to 4 shuttles holding 31 people each that are 27 feet in length. These shuttles will be taxing on site to get people off the property quickly in case of emergency. There will be up to 9 vendor cars. There will be 6 staff carpooling cars and 3 vendors will be parking on site. There will be an estimated 4 other vendors dropping off and then leaving the property to pick up after the event (florals, rentals, decor, etc). This will be rented out by our suggested shuttle companies: Hermes, Presidential, or Eight Black. This is written out in detail in the contract/appointment that mandates guests will minimize traffic and maximize safety at all times. Dinners are not allowed to take place if the client does not have a shuttle booked. We also can partner with local hotels like the St. Julien which has excellent shuttle drivers. These policies in turn also address citizen safety. In case of an emergency, the shuttles that are needed to "evacuate guests" are already taxing on site and ready to take guests to town. This will help on time efficiency and making sure transportation is already there to take guests out.

DRIVEWAY

We will use the existing dirt driveway. We will follow procedures according to MMTS and the standards for how wide, how steep, and the placement of the drainage ditch. These materials are submitted supplementally.

SU 21-0004 PROPOSAL : NARRATIVE DESCRIPTION

NUMBER OF EVENTS

We propose to be able to have up to 156 dinners per calendar year. We propose to have up to 12 larger events capped at 150 guests. Our intention is to not do any more larger events than we were previously at 12 days out of the year. We expect this number to be less than 12 events in actuality. We propose to have the amplified noise events at only 8 per year which is 4 events less than the last two years. The other four will be events that do not need music.

NUMBER OF GUESTS

We propose to have up to 12 guests per small dinner. We propose to have up to 12 events with up to 150 people. We anticipate an average of 8 events a year. Some years maybe none at all, some years closer to four - to six, some at twelve. These events will happen under a tent at 5498 Flagstaff Road and not at the main house.

AMPLIFIED SOUND

The 156 small dinners will not have any amplified sound. For the eight events with amplified sound, we propose to modify and decrease the number of hours of amplified sound from 5 hours to 3 hours. We also propose to decrease the length of amplified sound from 11pm to 10pm. We currently conduct a sound check with our closest neighbor. And we also offer to do a sound check with any other neighbors that are close enough to actually hear the noise. We have tested with a decibel reader and have been under 50DB at recent events. We test at 3pm and do a sound check with the band or DJ. We propose to have the amplified noise events at only 8 per year. We propose to have the noise level at 35DB or lower.

WILDLIFE IMPACT

We do address these concerns about wildlife. We are limiting this and meeting the community request and will limit noise, volume, and sound.

With a maximum of 3 hours per amplified event of 8 days, that is 24 hours a maximum per year that wildlife may be exposed to sound. That is 8,736 hours in the year divided by 36 is 0.2% of the year that wildlife will be exposed to sound.

TRAFFIC MITIGATION

To mitigate traffic parking into town we recommend parking garages on Walnut Street and the parking at the Embassy Suites and Hilton Garden Inn has a paid private parking for guests who are staying. This will help mitigate the impact for the public parking garages. We recommend these two hotels and the St. Julien to the people coming to the events.

Below are some additional ways to mitigate traffic impact:

- There is truck regulation on Flagstaff Mountain for maximum length on larger trucks, so we always inform the companies to not bring up larger than 27 feet. They are diligent because they do not want to be fined and break code on Flagstaff Road.

SU 21-0004 PROPOSAL : NARRATIVE DESCRIPTION

- This is enforceable through contracts. They do not want to be on bad terms with us or else we will not work with them again. If a company has a breach of contract with vehicle length, we will fine the company and not work with them again.
- The larger trucks over 27 feet simply do not fit through the gate and they cannot deliver the materials if they cannot fit up the gate. They would not be able to complete their services, and this is motivating for them to use box vans and smaller vehicles. These larger trucks will only be going up the road a maximum of 12 days out of the year.

AREA OF ACTIVITY

These dinners will happen in a location away from the main road, adjacent to our pond and minimizing light and sound impact from Flagstaff Road. People will not be able to see the gatherings while driving on Flagstaff Mountain since it is on the other side of the meadow. People will have the dinners either in the greenhouse or at a community table in front of the kitchen. The larger tents will be put in the back meadow and will be far away from the road.

EMERGENCY PLAN

Entrance and egress plan will be created by the fire Marshall at the Rocky Mountain Fire District on Flagstaff Mountain. Fire trucks are able to safely come in and out of the gates on the property. It is 13 feet wide and will fit fire trucks safely. We are located about .3 mile from the fire station. They are also able to access the property from our dirt road adjacent to the meadow if they need a bigger entrance.

GREENHOUSE

We plan to have a greenhouse in order to grow local food/flowers that will be used for the dinners and also CSA for neighbors to pick up fresh vegetables and herbs, host gardening/educational classes, and engage at the farmers market. Pilkington Optifloat™ Tint - is a type of body-tinted solar control glass that will be used, with low light reflection and high energy absorption. It is a gray tinted glass that does not reflect the sun like normal greenhouse glass panes. It has a subdued color range, complementing natural surroundings. It is also solar controlled. This glass material minimizes internal and external reflection, reducing uncomfortable glare from the sun. In addition, there will be shades for the entire roof which also help to mitigate any visual impact. Any lighting inside will be dimmable as well. We also have a light engineer who calculates the exact amount that the light travels and its impact. We are also able to add additional large tree plantings around the greenhouse in order to blend in as well with the scenery. The construction of the tinted glass happens within 3 weeks, and it is a quick and efficient process.

BATHROOMS

We plan to have 6 bathroom stalls built out with ADA Compliance.

FOOD AND BEVERAGE

Any equipment used to cook we propose to clean on site with a commercial dishwasher up to code.

ON SITE KITCHEN

SU 21-0004 PROPOSAL : NARRATIVE DESCRIPTION

The kitchen will be professionally built by Altman Consulting and his team. Altman has built well-renowned kitchens in town like The Kitchen on Pearl Street and others. Our mission is to be as sustainable as possible by growing our own food. This kitchen will be commercially permitted through Boulder County Health.

The inspiration behind the greenhouse and kitchen stems from wanting to nurture our community through education about how food can be grown and prepared locally. During Covid, many realized they didn't know how to feed themselves or their families every day. The purpose of our greenhouse is to empower people with knowledge of how to grow their own food and to teach them how to be sustainable by saving seeds instead of relying on outside sources. It's possible to help them feel like they are able to feed themselves without going to a restaurant to get a good meal. Our local gardener wants to host classes to showcase how to grow in our climate and our chefs will give ideas on how to cook it with what we can grow ourselves. It is possible to have a small herb garden in a pot, even if you are in the smallest of apartments. Or if you live in a small house, to transform a backyard shed into a beautiful working greenhouse.

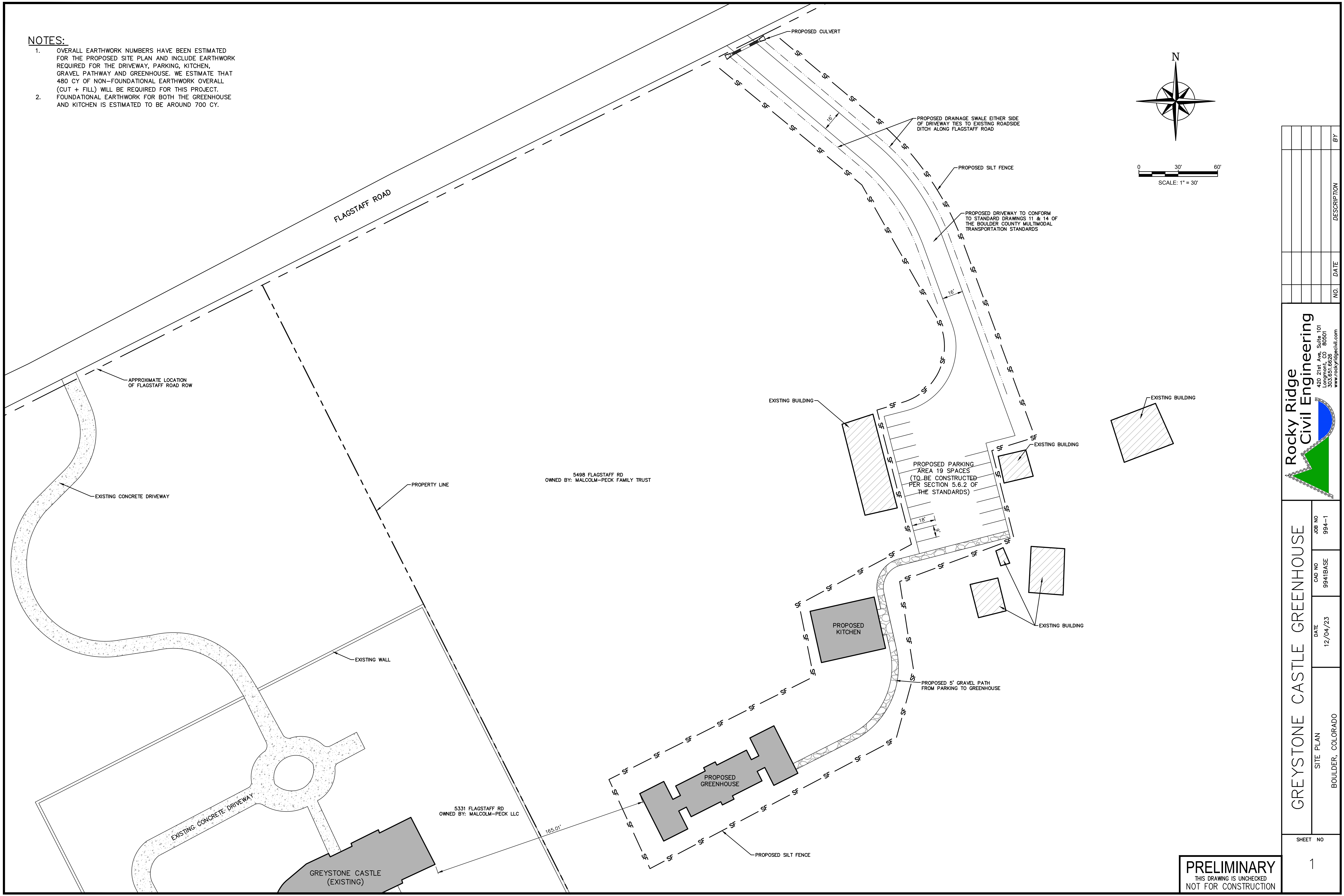
There's a pasta restaurant on Abbot Kinney Blvd in Santa Monica, named Felix Trattoria. The restaurant concept was a risk. The risk was to give up revenue every year in order to feature a "workshop" where the guest could see the work behind the pasta. The chef/owner ultimately decided to forgo the lost revenue of the removed seats in order to have the glass kitchen in the middle of the restaurant for guests to understand the time and the craft that goes into every bite of pasta. They decided to highlight tradition and respect for their ingredients instead of money. That is how they ended up transcending their guests' evening. The chef/owner hoped that their evening would not stop there, but that they would talk about the way pasta should be made. It became more than going out for dinner. The dinner turned into conversation and how to continue the art of making a seemingly simple dish. This is how traditions are passed down generation to generation. This is how recipes and ingredients are preserved. It is saved by people like that chef going out of their way to take the time to show guests an "old-fashioned" and slow process of nurturing food. Knowing more about the way our food is grown is how we preserve our crops and nurture our families.

I have a similar hope to showcase the heirloom seeds our ancestors worked hard to save. My mom had an affinity for rare breeds and heirloom crops. She had collected and preserved rare heirloom seeds. I want to highlight her seeds in our greenhouse.

We want to be able to host small classes in the greenhouse, bring in speakers, professional gardeners, and greenhouse managers, to host children or adults for educational sessions and life-enrichment. I want to continue the legacy my mother left and help people learn how to grow food again. Not everyone will be able to be raised on a farm or ranch, but it is possible for someone to transform their little window sill with herbs or convert a backyard shed into a small greenhouse where they can become more self-sufficient and realize the beauty of growing food that is more nutritious for your friends and family. We become more sustainable by using what is in our backyards and our resources as a platform to enrich the community and our families.

NOTES:

1. OVERALL EARTHWORK NUMBERS HAVE BEEN ESTIMATED FOR THE PROPOSED SITE PLAN AND INCLUDE EARTHWORK REQUIRED FOR THE DRIVEWAY, PARKING, KITCHEN, GRAVEL PATHWAY AND GREENHOUSE. WE ESTIMATE THAT 480 CY OF NON-FOUNDATIONAL EARTHWORK OVERALL (CUT + FILL) WILL BE REQUIRED FOR THIS PROJECT.
2. FOUNDATIONAL EARTHWORK FOR BOTH THE GREENHOUSE AND KITCHEN IS ESTIMATED TO BE AROUND 700 CY.



NO.	DATE	DESCRIPTION	BY

Rocky Ridge
Civil Engineering

420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
www.rockyridgecivil.com

SHEET	NO
1	1

SITE PLAN	DATE	CAD NO	JOB NO
BOULDER, COLORADO	12/04/23	9941BASE	994-1

GREYSTONE CASTLE GREENHOUSE

PRELIMINARY
THIS DRAWING IS UNCHECKED
NOT FOR CONSTRUCTION

ENTRANCE/EGRESS/ FIRE MITIGATION

EMERGENCY PROTOCOL

- ☐ In the event of an emergency, in terms of entrance and egress for the fire trucks or emergency vehicle will be able to come from Mountain View Fire District. They will drive down Flagstaff Road and drive in to the dirt paved driveway. The trucks will be able to drive up the road into the gravel lot. This can be seen on the map with the red line. They would be able to access the three locations (tent, greenhouse or kitchen) from there. If a vehicle is coming from town, they would also be able to drive into the dirt driveway from town.
- ☐ The emergency vehicle would also be able to exit the same way: down the gravel driveway and make a left turn to get back to the fire station or right turn to go down Flagstaff Mountain to the nearest hospital in town.
- ☐ In terms of emergency egress, guests would be either exiting from the (tent, greenhouse or kitchen) and walking on the red exit line to get to the shuttles taxiing parking location. The shuttles or vans will be waiting on site and not needing to re access Flagstaff Mountain in order to evacuate guests.
- ☐ Guests would then get onto the shuttles and go back into town.

FIRE MITIGATION AND AWARENESS

- ☐ We plan to make the property Wildfire Partner Certified. We have been talking with Kate Dunlap for some ways to mitigate potential fire risk. Wildlife Partners comes to the property and identify specific risks and what to do about it. We plan to have our team take a fire mitigation classes as well. Wildfire Partners also offer classes and will help us to prepare for any fire situation.
- ☐ Wildlife Partners will communicate changes or ways we can protect your property/buildings, and once implemented we would get a wildlife partner certification. This is then visible to first responders and there is a plaque that we stake at the end of the driveway.
- ☐ They can identify potential tree risks and certain ways to mitigate a crown fire verse a ground fire which is must easier to put out and will not spread as fast.
- ☐ They will identify certain bushes or trees that are more flammable or easier to spread the fire.
- ☐ They will also help to instil preventative measures as well. Some of these measures mean having a water hose by each building in order to help mitigate the spread.
- ☐ We would be able to hose down the outside of the building and any surrounding grasses.



DRIVEWAY
ENTRANCE

TAXI
PARKING

KITCHEN

GRAVEL PATH

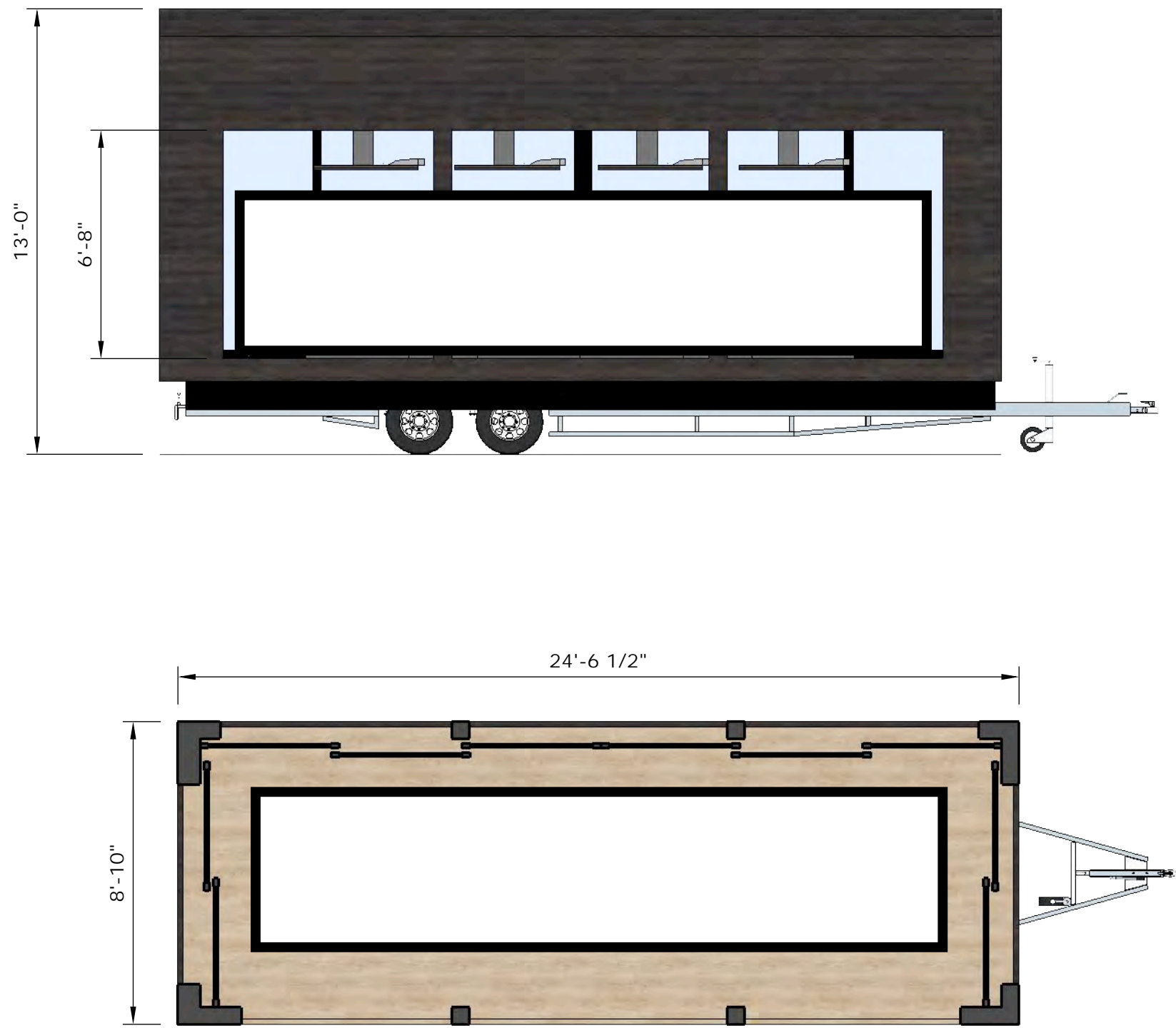
GREENHOUSE

STAFF
P

TENT

Prep/plating trailer

Elevation and Architectural



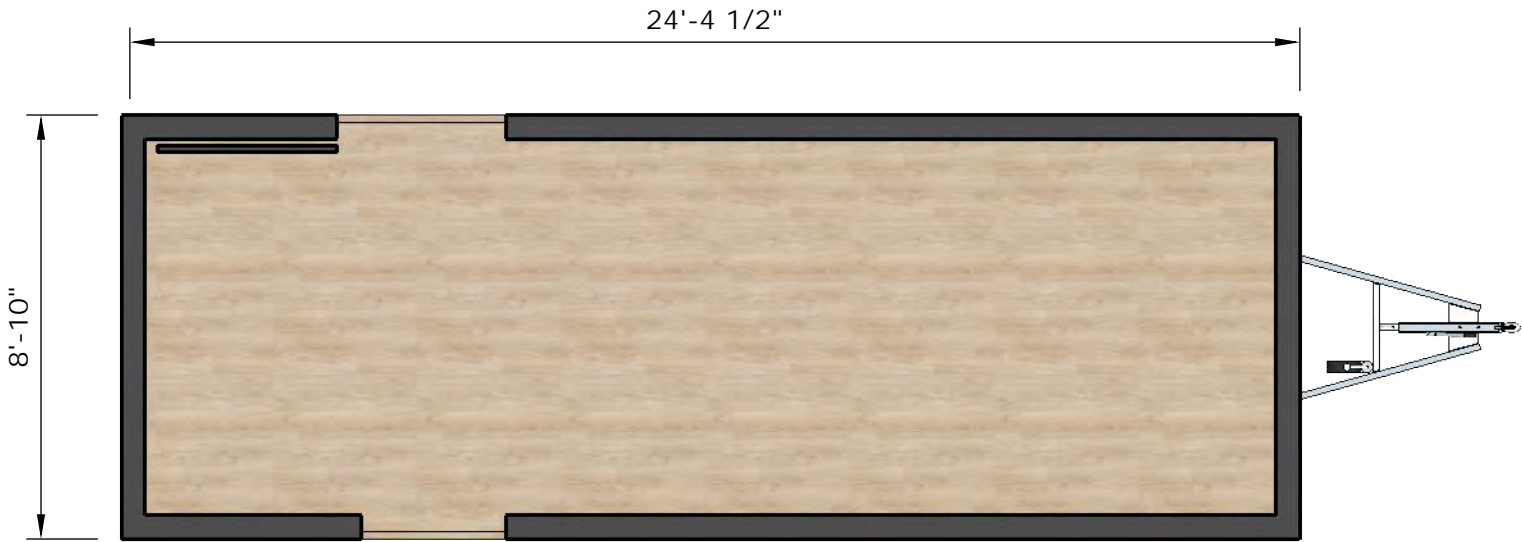
Kitchen Trailer

Elevation and Architectural



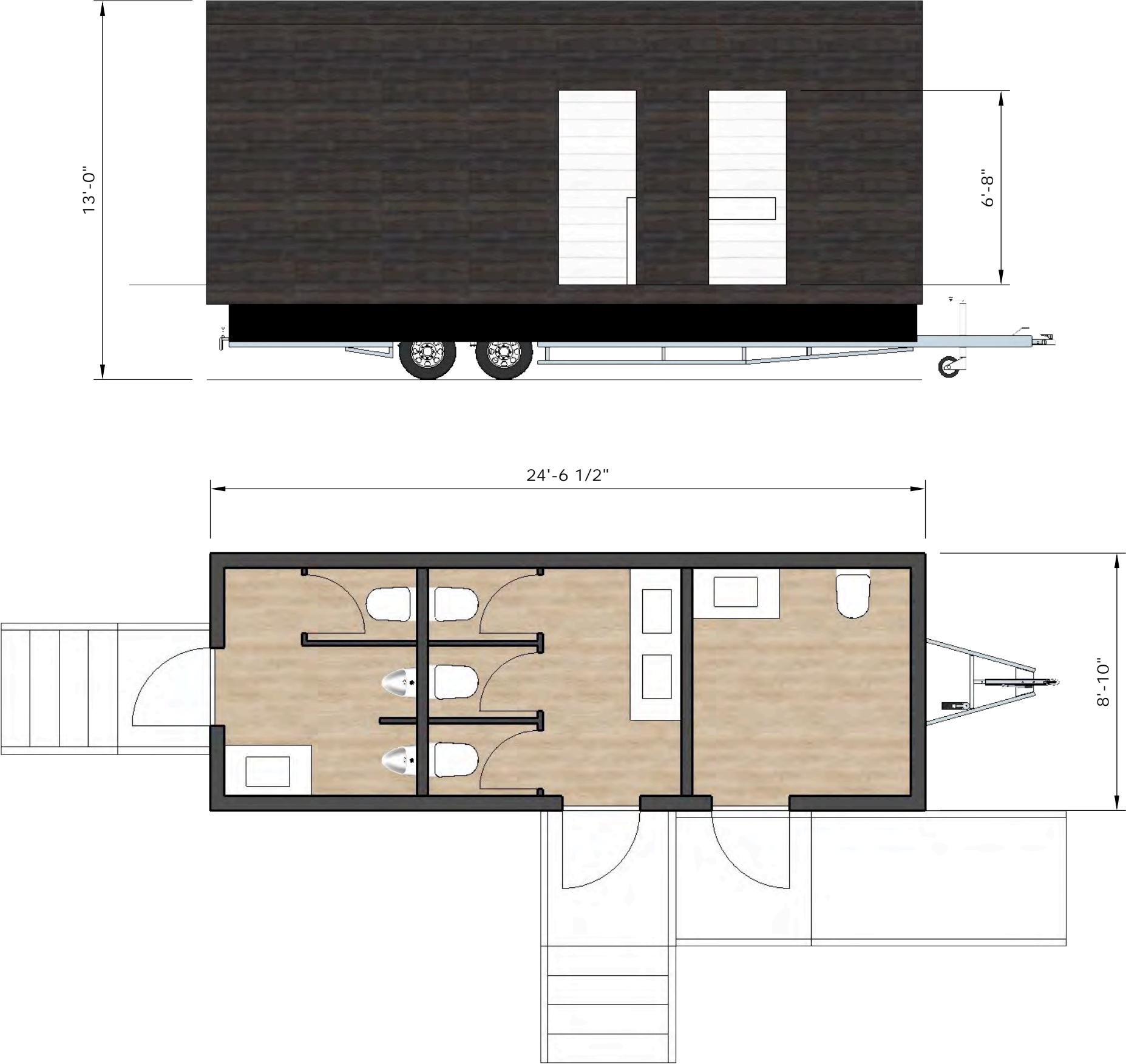
Storage Trailer

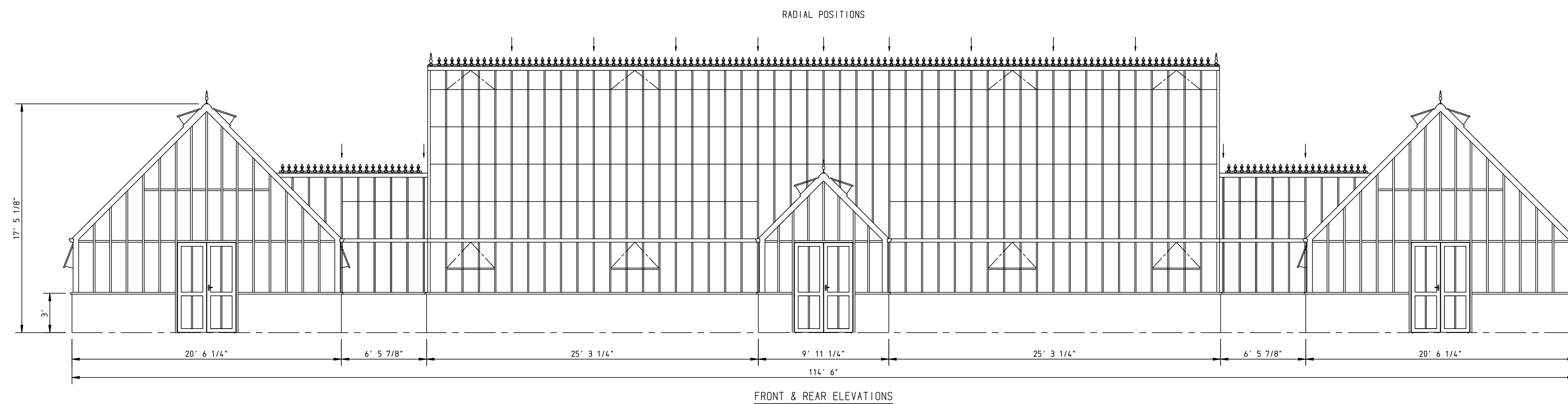
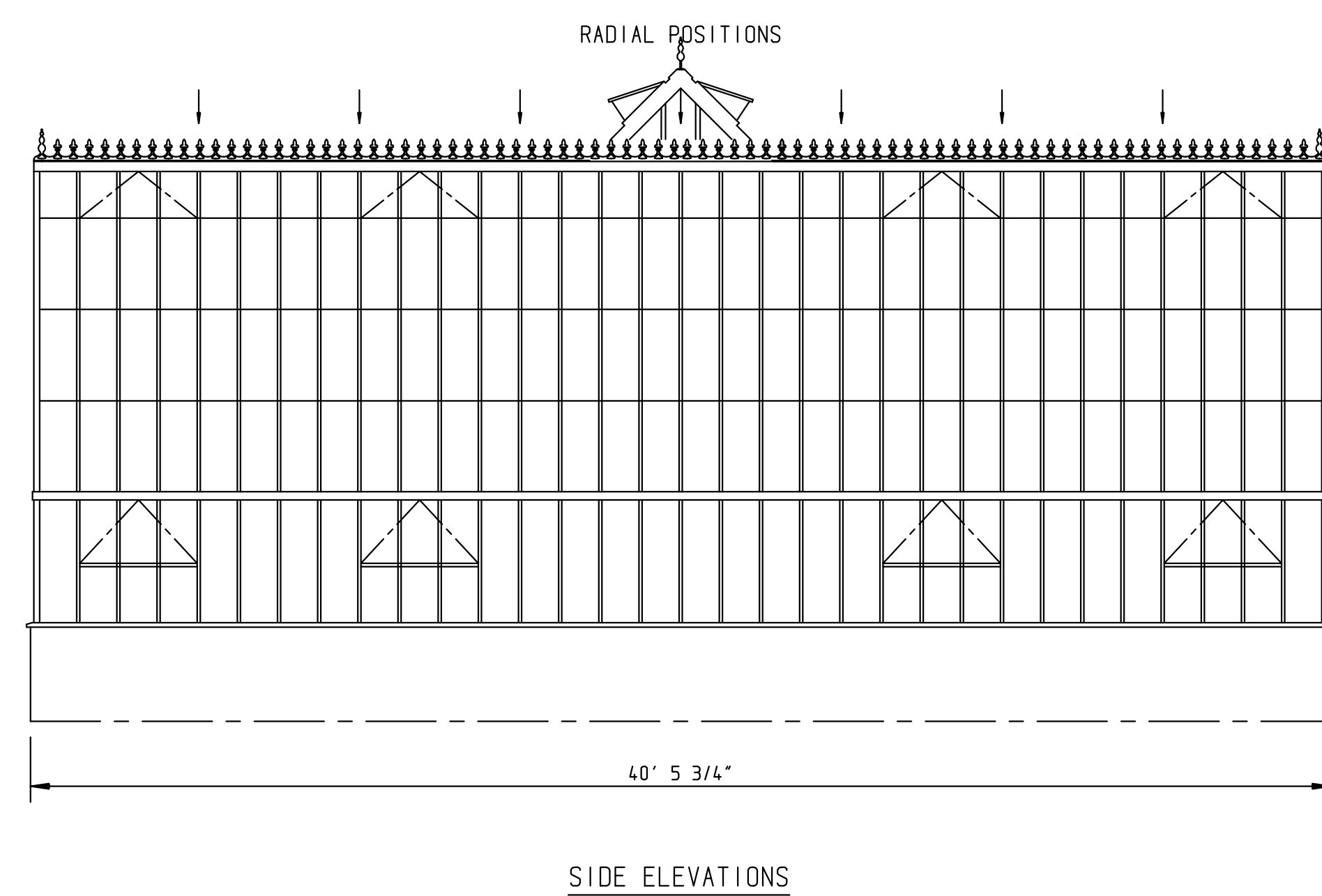
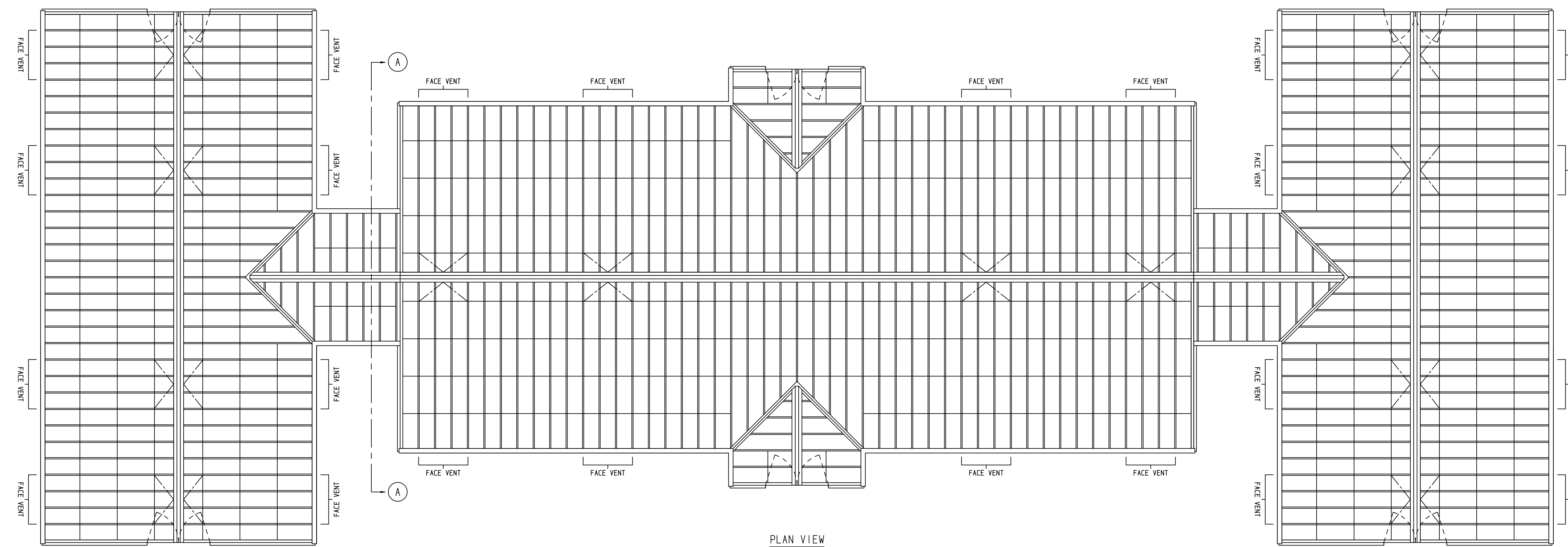
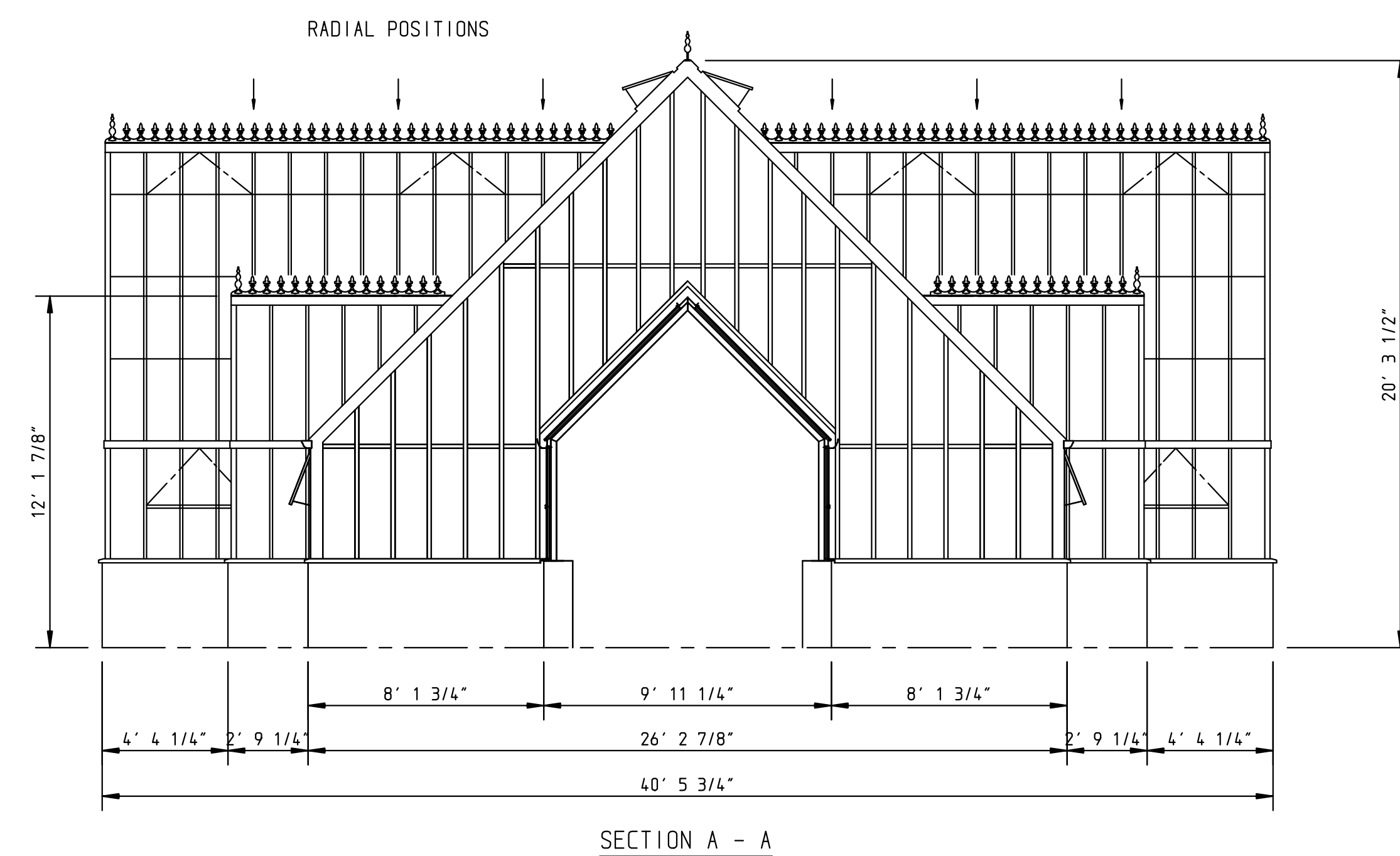
Elevation and Architectural



Bathroom Trailer

Elevation and Architectural





PLEASE NOTE: THIS IS A PROVISIONAL
DRAWING - DO NOT BUILD TO
THIS DRAWING

GENERAL NOTES:
STRUCTURE BUILT IN ALUMINIUM ALLOY
POLYESTER POWDER COATED
ROOF VENTS OPERATED BY HYDRAULIC CHECK AUTOVENTS
VERTICAL FACE VENTS OPERATED BY MANUALLY
GLAZED IN TOUGHENED SAFETY GLASS
ALUMINIUM SWING DOORS COMPLETE WITH LOCKS
OGEE ALUMINIUM GUTTERS
COMPLETE WITH CAST CRESTING AND FINIALS

DESCRIPTION:

PROVISIONAL
GENERAL ARRANGEMENT DRAWING
VICTORIAN BESPOKE GLASSHOUSE

CLIENT:-
GREYSTONE CASTLE GLASSHOUSE

HARTLEY BOTANIC INC
340C Fordham Road
Wilmington, MA 01887
Tel: 781 933 1993

DRAWN: IAN	MODIFICATION:	CHECKED: RM
DATE: 14.12.22	SCALE: 1:50	



Body-tinted solar control
Pilkington **Optifloat™** Tints





Pilkington **Optifloat™** Grey
Toyota, Oslo
Norway

Pilkington **Optifloat™** Tints

Pilkington **Optifloat™** Tint is a range of uncoated body-tinted solar control glasses, with low light reflection and high energy absorption.

The glasses come in a variety of colors: Green, Blue-Green, Graphite Blue, Grey and Bronze.

Applications

- Commerical buildings requiring solar control
- Low/mid/high rise buildings
- Medical/Hospital
- Educational facilities/Schools
- Office buildings
- Retail buildings



Pilkington **Optifloat™** Blue-Green
Northern Alberta Institute of Technology
Alberta, Canada

Features & Benefits

- Solar control, reducing the need for air conditioning.
- Low internal and external reflection, reducing uncomfortable glare from the sun.
- High light transmittance.
- Subdued colour range, complementing other building materials and natural surroundings.
- Can offer additional thermal insulation performance when combined in an insulating glass unit with a low-emissivity glass, such as Pilkington **Energy Advantage™** low-e.
- Can be laminated, toughened, bent and enamelled using standard techniques.
- Can be used in monolithic form or incorporated in insulating glass units.
- Available in a wide range of sizes from 3 mm to 12 mm thicknesses (depending on the color).

The products are particularly suitable for applications that demand solar control without the use of surface coating, for residential or commercial applications. To achieve thermal insulation, the products have to be combined with a low-emissivity glass in an insulating glass unit.



Pilkington **Optifloat™** Blue-Green
DHMP - Denver, CO

Single Glass Performance Data^{1, 10}

	Nominal Glass Thickness		Visible Light ²			Solar Energy ²			U-Factor ⁵			Solar Heat Gain Coefficient ⁷	Shading Coefficient ⁸
	in.	mm	Transmittance ³ %	Reflectance ⁴ %		Transmittance ³ %	Reflectance ⁴ %	UV Transmittance ² %	U.S. Summer [*]	U.S. Winter [*]	European ^{6**}		
				Outside	Inside								
Pilkington Optifloat™													
Grey	1/8	3	61	6	6	59	6	35	0.94	1.04	-	0.69	0.80
	3/16	5	50	6	6	48	5	26	0.93	1.03	-	0.62	0.71
	1/4	6	44	5	5	41	5	21	0.93	1.02	-	0.57	0.66
	5/16	8	33	5	5	31	5	14	0.92	1.01	-	0.51	0.59
	3/8	10	28	5	5	26	5	11	0.91	1.00	-	0.48	0.55
	1/2	12	19	4	4	17	4	7	0.89	0.98	-	0.42	0.49
Bronze	1/8	3	68	6	6	65	6	37	0.94	1.04	-	0.73	0.84
	3/16	5	44	5	5	39	5	16	0.92	1.01	-	0.57	0.65
	1/4	6	51	6	6	48	5	22	0.93	1.02	-	0.62	0.72
	5/16	8	39	5	5	34	5	13	0.91	1.00	-	0.53	0.61
	3/8	10	39	5	5	34	5	13	0.91	1.00	-	0.53	0.61
	1/2	12	29	5	5	25	4	8	0.89	0.98	-	0.48	0.55
Blue-Green	1/4	6	75	7	7	48	6	32	0.93	1.02	-	0.62	0.72
	5/16	8	70	7	7	40	5	25	0.92	1.01	-	0.57	0.66
	3/8	10	67	6	6	36	5	21	0.91	1.00	-	0.54	0.63
Green	1/4	6	76	7	7	46	6	29	0.93	1.03	-	0.60	0.70
Graphite Blue	1/4	6	61	6	6	54	6	37	0.93	1.02	-	0.67	0.77
	5/16	8	54	6	6	46	5	30	0.92	1.01	-	0.61	0.70

Double Glass Performance Data^{1, 10}

	Nominal Glass Thickness		Visible Light ²			Solar Energy ²			U-Factor ⁵						Solar Heat Gain Coefficient ⁷	Shading Coefficient ⁸
	in.	mm	Transmittance ³⁰ %	Reflectance ⁴ %		Transmittance ³ %	Reflectance ⁴ %	UV Transmittance ² %	U.S. Summer [*]		U.S. Winter [*]		European ^{6**}			
				Outside	Inside				Air	Argon	Air	Argon	Air	Argon		
Pilkington Optifloat™ Tint Outer Lite and Pilkington Optifloat™ Clear Inner Lite																
Grey	1/4	6	39	7	12	32	6	17	0.50	-	0.47	-	2.8	-	0.45	0.52
Bronze	1/4	6	45	8	12	38	7	18	0.50	-	0.47	-	2.8	-	0.50	0.58
Blue-Green	1/4	6	67	12	14	39	8	26	0.50	-	0.47	-	2.8	-	0.50	0.58
Green	1/4	6	68	12	14	38	8	23	0.50	-	0.47	-	2.8	-	0.48	0.56
Graphite Blue	1/4	6	54	9	13	43	8	29	0.50	-	0.47	-	2.8	-	0.55	0.63
	5/16	8	48	8	13	37	7	24	0.49	-	0.47	-	2.8	-	0.49	0.56
Pilkington Optifloat™ Tint Outer Lite and Pilkington Energy Advantage™ Thermal Control Low-e Inner Lite (coating on #3 surface)																
Grey	1/4	6	36	7	14	27	7	13	0.33	0.28	0.33	0.29	1.9	1.6	0.40	0.46
Bronze	1/4	6	42	8	14	32	8	14	0.33	0.28	0.33	0.29	1.9	1.6	0.45	0.52
Blue-Green	1/4	6	62	13	15	34	9	21	0.33	0.28	0.33	0.29	1.9	1.6	0.45	0.52
Green	1/4	6	63	13	15	33	9	18	0.32	0.28	0.33	0.29	1.9	1.6	0.44	0.50
Graphite Blue	1/4	6	50	10	14	37	10	23	0.33	0.28	0.33	0.29	1.9	1.6	0.50	0.57
	5/16	8	44	9	14	31	8	19	0.33	0.28	0.33	0.29	1.9	1.6	0.44	0.50

An insulating unit consists of two lites of equal glass thickness, containing 1/4 in. lites: 1/2 in. airspace and 1 in. overall thickness.

*U.S. U-Factor (Btu/hr.sq ft. °F) is based on NFRC/ASTM standards.

**European U-Factor (W/sq m K) is based on EN 410/673 (CEN) standard.

All performance values are center-of-glass values calculated by the LBNL Window 5.2 program.

See Pilkington Architectural Product Guide for explanation of superscript references-^{1, 10}.

This publication provides only a general description of the product. Further, more detailed, information may be obtained from your local supplier of Pilkington products. It is the responsibility of the user to ensure that the use of this product is appropriate for any particular application and that such use complies with all relevant legislation, standards, codes of practice and other requirements. To the fullest extent permitted by applicable laws, Nippon Sheet Glass Co. Ltd. and its subsidiary companies disclaim all liability for any error in or omission from this publication and for all consequences of relying on it. Pilkington, "Activ," "Energy Advantage," "Optifloat," and "Solar-E" are trademarks owned by Nippon Sheet Glass Co. Ltd, or a subsidiary thereof.



Pilkington North America

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buildingproducts.pna@nsg.com

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www.pilkington.com/na



July 28, 2023

Ms. Anita Riley
Boulder County Transportation Department
2525 13th Street, P.O. Box 471
Boulder, CO 80304

Dear Anita:

This Transportation System Impact Letter (TSIL) for a special use permit at 5498 Flagstaff Road addresses the study area, existing facilities, current traffic, trip generation, geometry, and impacts of approved projects at and near the proposed development. The proposed project site is located near Greystone Castle (5331 Flagstaff Road) in Boulder County, Colorado. This study conforms to a Transportation System Impact Letter per the Boulder County Multimodal Transportation Standards. A Transportation Pre-Application Methodology Letter (TP-AML) was submitted on June 9, 2022. A copy of the Transportation Pre-Application Methodology Letter and Boulder staff comments are provided in Appendix A. The scope of this study was discussed with the owner/developer and Boulder County staff.

The site location is shown in Figure 1. The current available daily traffic data on Flagstaff Road is 1,011 vehicles at Station 434 in 2022, west of Flagstaff Summit Road approximately 2 miles east of the proposed site. Flagstaff Road is a two lane road with minimal shoulders and a posted speed of 25 mph in this area. There are no transit services, pedestrian facilities, or bike lanes on Flagstaff Road. The nearest trail in the vicinity is Green Mountain West approximately half a mile to the east.

The site plan is shown in Figure 2. This property is approximately 5 miles west of the Baseline/Flagstaff-Gregory intersection in Boulder. The site (5498 Flagstaff Road) is on the south side of Flagstaff Road and south of the Greystone Castle. It will use the existing driveway access at the 5498 Flagstaff Road properties. Greystone Castle wedding venue plans to host weddings and celebrations of 10-200 guests. There will be a maximum of 24 events per year.

Currently, on an average day there are 10 employees and 10 guests on site. Employees, currently and will continue to carpool to the site. In the employee contract, they ensure they can ride together with other employees. This reduces the number of vehicles to the site. This results in a rate of 3-4 persons per vehicle or approximately 3-4 employee vehicles on site daily. Guests typically have a occupancy of 2-3 persons per vehicles or approximately 3-5 vehicles on site. This employees and guests currently and will continue to use the 5331 Flagstaff Road Access (Greystone Castle).

The wedding events typically occur on Thursday, Fridays, or Saturdays beginning after 5:00 pm. Greystone Castle will only have one event at a time and only plans to have one event per weekend. There may be one event in the middle of the week. It is likely that a weekday event would begin later, approximately 6:30-7:00 pm. The wedding event venue land use is not contained in the common trip generation reference compiled by the Institute of Transportation Engineers. Therefore, information provided by the owners was used to determine a trip generation for this type of land use. Greystone Castle will only have parking for 15 vehicles. Wedding guests will be shuttled from hotels in Boulder to the wedding venue. Typical wedding event attendance is in the range of 50-200 people. The average wedding attendance is estimated at 115 people. For the purpose of this analysis, the average 115 person event was used. It is assumed that 10 parking spaces will be for event staff (DJ, Photographer, Wedding Planner, etc.) and the Bride and Groom's entourage (assume 15 people) using small sprinter vans. A shuttle vehicle can carry up to 27 people/vehicle. Therefore, the remaining 100 guests (115 guest minus 15 entourage) will need 4 shuttle vehicles (100/27) transport guests. This results in 14 vehicles (10 private vehicles plus 4 shuttle vehicles) or 28 trip ends to/from the site for an average event. The peak entering traffic (on the order of 90 percent) occurs within one half hour prior to the start of an event. Therefore, approximately 13 vehicles will enter the site in the hour prior to an event. Exits from a wedding event tend to be spread over a longer period of time. It is estimated that not more than 50 percent (~7 vehicles) will exit the site at the time when the event is over. Exits will occur 5-7 hours after the start of an event. The trip distribution for this use is likely be to/from the Boulder area. The trip distribution is estimated to be 100 percent to/from the east.

The sight distance for the Flagstaff Road/5498 Flagstaff Road Access intersection exceeds 500 feet to the west (for a right-turn) and exceeds 500 feet to the east (for a left-turn). Based on a passenger car and a design speed of 25 mph, the intersection sight distance for these accesses should be 280 feet for a left-turn from a stop and 240 feet for a right-turn from a stop. Therefore, the entering sight distance criteria for AASHTO are met.

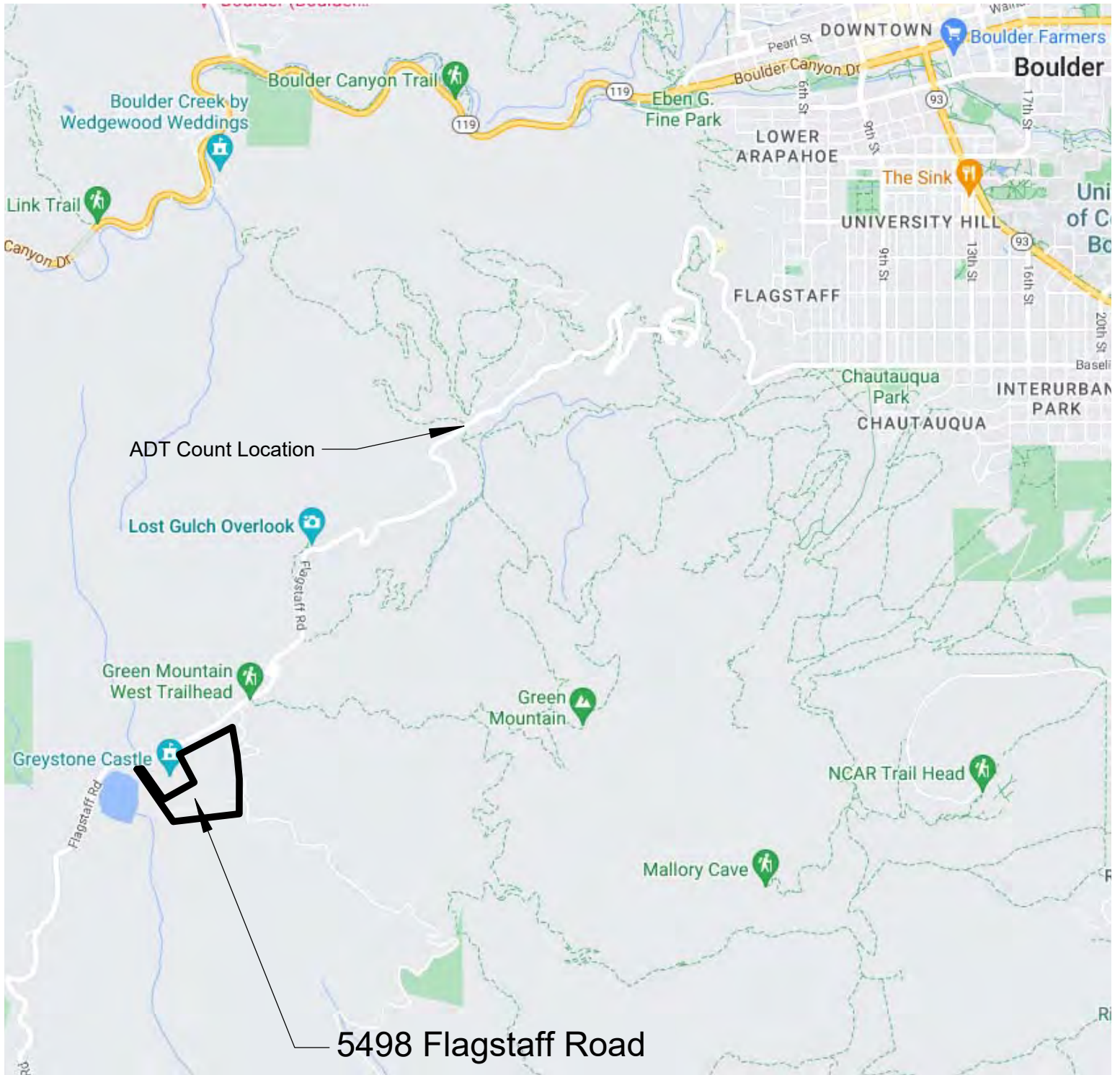
Do not hesitate to contact me if you have questions or desire additional information.

Sincerely,


Joseph M. Delich, PTOE

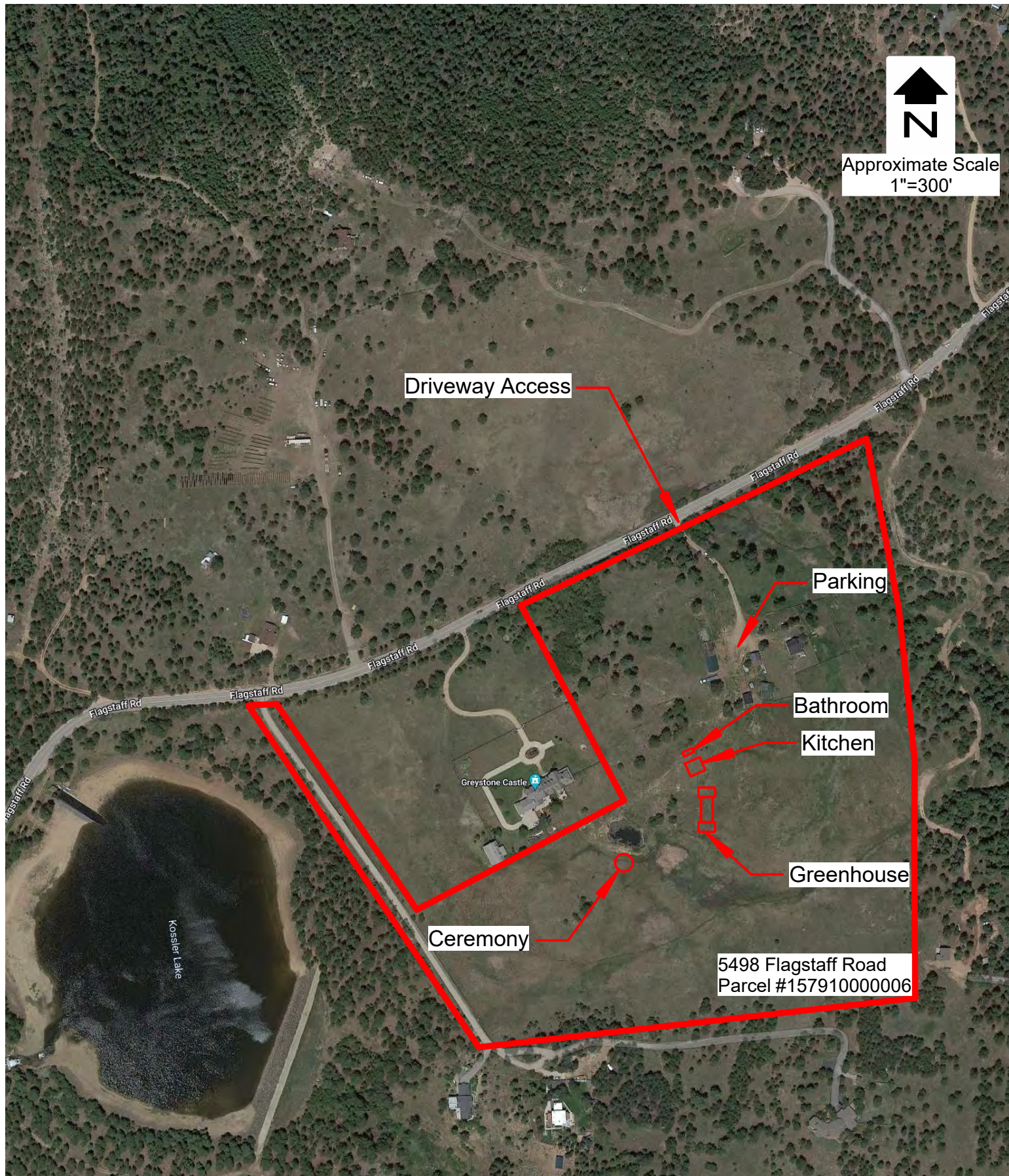


File: 2236LT02



SITE LOCATION

Figure 1



SITE PLAN

Figure 2

APPENDIX A



June 9, 2022

Jennifer Severson
Boulder County Transportation Department
2525 13th Street, P.O. Box 471
Boulder, CO 80304

Dear Jennifer:

This Transportation Pre-Application Methodology Letter (TP-AML) addresses the proposed methodology for the transportation system impact analysis per the Boulder County Multimodal Transportation Standards for the expansion of a wedding venue at Greystone Castle (5331 Flagstaff Road) in Boulder County. This TP-AML will address the difference in the trip generation as well as other elements.

The site location is shown in Figure 1. There are two proposed wedding venue sites. The first is located south of Flagstaff Road and south of the Greystone Castle. It will use the existing driveway access at 5331 Flagstaff Road. The second site is north of Flagstaff Road. It will use the existing driveway access at 5498 Flagstaff Road. Greystone Castle plans to host weddings and celebrations of 10-200 guests.

The wedding events typically occur on Fridays, Saturdays, and Sundays beginning after 5:00 pm. Greystone Castle will only have one event at a time and only plans to have one event per weekend and one maybe in the middle of the week. It is likely that a weekday event would begin later, approximately 6:30-7:00 pm. The wedding event venue land use is not contained in the common trip generation reference compiled by the Institute of Transportation Engineers. Therefore, information provided by the owners was used to determine a trip generation for this type of land use. Employees, currently and will continue to carpool to the site. Greystone Castle will only have parking for 15 vehicles. Wedding guests will be shuttled from hotels in Boulder to the wedding venue. Typical wedding event attendance is in the range of 50-200 people. The average wedding attendance is estimated at 115 people. For the purpose of this analysis, the average 115 person event was used. It is assumed that 10 parking spaces will be for event staff (DJ, Photographer, Wedding Planner, etc.) and the Bride and Groom's entourage (assume 15 people) using private vehicles. A shuttle vehicle can carry up to 27 people/vehicle. Therefore, the remaining 100 guests (115 guest-15 entourage) will need 4 shuttle vehicles (100/27) transport guests. This results in 14 vehicles (10 private vehicles plus 4 shuttle vehicles) or 28 trip ends to/from the site for an average event. The peak entering traffic (on the order of 90 percent) occurs within one half hour prior to the start of an event. Therefore, approximately 13 vehicles will enter the site in the hour prior to an event. Exits from a wedding event tend to be spread over a longer period of time. It is estimated that not more than 50 percent (~7 vehicles) will exit the site at the time when the event is over. Exits will occur 1-4 hours after the start of an event.

Current available daily traffic data on Flagstaff Road is 1520 vehicles, west of Flagstaff Summit Road. The trip distribution for this use is likely be to/from the Boulder area. Preliminary trip distribution is estimated at: 100 percent to/from the east. Future traffic forecasts, if necessary, should be obtained from sources provided by Boulder County Transportation or agreed upon growth rates on the key roads/streets.

The primary travel mode will be by private automobile/shuttle for employee and guest related trips. There is no bus stop near this site. There are no bike lanes on Flagstaff Road.

Based on the above analysis, there will be less than 30 trip ends during an average event. Therefore, based upon the above, no additional Transportation System Impact Analysis is required for this land use proposal.

Do not hesitate to contact me if you have questions or desire additional information.

Sincerely,


Joseph M. Delich, P.E.



File: 2236LT01

Subject: PAMS response for 5331 Flagstaff Road
From: "Riley, Anita" <anriley@bouldercounty.org>
Date: 3/9/2023, 6:55 PM
To: "Joseph@delichassoc.com" <Joseph@delichassoc.com>, "joe@delichassoc.com" <joe@delichassoc.com>
CC: "Walker, Samuel" <swalker@bouldercounty.org>, "Thomas, Mike" <mthomas@bouldercounty.org>, "jacquelinemp8@gmail.com" <jacquelinemp8@gmail.com>

Hello Joseph,

Thank you for submitting this PAMS. I've reviewed the PAMS and find the information remains relevant despite the updated information that one site is now proposed rather than two. This is because the PAMS anticipates a maximum of one event per day.

The efforts to minimize trips to and from the venue are appreciated. However, I believe the number of trips for an event are underestimated for the following reasons:

- It's difficult to control carpool rates for employees or for the wedding party. Therefore, I assumed the DRCOG Regional model rate of 1.37 persons per vehicle;
- Similarly, it's difficult to ensure shuttles will be filled to capacity and additional shuttle trips are likely; and
- The number of event staff could vary considerably. For instance an event may include the use of a band is rather than a DJ.

One event can easily approach, or exceed, 50 trips. That said, the trips would nearly always occur during off-peak hours. For that reason, a Transportation System Impact Analysis at the Letter Level (TSIL) will be required with your development application.

This should include, without limitation :

- Evaluation of existing and future conditions for :
 - Multimodal transportation facilities and services
 - Project average daily traffic (ADT) volume on adjacent roadways
 - Access spacing dimensions
 - Sight distance
 - Accident history
- Conclusions and Mitigations recommendations for :
 - Sight distance for the project access
 - Access location
 - Multimodal transportation infrastructure appropriate to the location – this may include parking facilities for shuttles

For more details about the TSIL requirements, please refer to the [Boulder County Multimodal Transportation Standards](#), section 4.5.

Please let me know if you have any questions,



Anita Riley, AICP | Principal Planner

Planning Division | Boulder County Community Planning & Permitting

P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302

anriley@bouldercounty.org | **Direct:** (303) 413-7512 | **Main:** (303) 441-3930 | www.boco.org/cpp

*Please note that my office hours are Monday through Thursday, 7:00 am to 5:30 pm.

NEW - The Front Desk email has changed to: cppfrontdesk@bouldercounty.org! We will continue to be able to receive correspondence from landusefrontdesk@bouldercounty.org as it will be forwarded during this transition.



Anita Riley, AICP | Principal Planner

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