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BOULDER COUNTY PLANNING COMMISSION PUBLIC HEARING

May 21, 2025 at 1:30 p.m.

Boulder County Courthouse, 3rd Floor, 1325 Pearl Street, Boulder Virtual and in-person

PUBLIC HEARING RE: SU-24-0006 WESTVIEW CHURCH DAY CARE

STAFF PLANNER: Pete L'Orange, Senior Planner

DATE ISSUED: May 14, 2025

Docket SU-24-0006: Westview Church Day Care

Request: Special Review/Site Specific Development Plan request to permit a

Day Care Center as a second principal use in an existing church

structure at 6710 Arapahoe Road.

Location: 6710 Arapahoe Road, located at the southwest corner of Arapahoe

Road and Westview Drive, in Section 35, Township 1N, Range 70W.

Zoning: Estate Residential (ER)

Applicants/Owner: Westview Church
Agent: Arthur "Bill" Stange

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SUMMARY

The subject application is for a Special Review to permit a Day Care Center in an existing church building on an approximately 5.6-acre property within the Estate Residential (ER) Zoning District. With the recommended conditions of approval, staff find the proposal can meet the Special Review Criteria in Article 4-601 of the Boulder County Land Use Code (the Code) and recommend conditional approval to the Boulder County Commissioners.

DISCUSSION

The subject parcel is an approximately 5.6-acre parcel, located south of Arapahoe Road (see Figure 1 below). The parcel has frontages on both Arapahoe Road and Westview Drive, with the physical access being off Westview Drive. It is immediately east of the Arapahoe Ridge High School campus, which is within the City of Boulder municipal limits, and immediate north of the Ridglea Hills platted subdivision. It is currently developed with a church, Westview Church. The church and associated parsonage were reviewed and approved through a Site Plan Review in 1994 (SPR-94-0031).

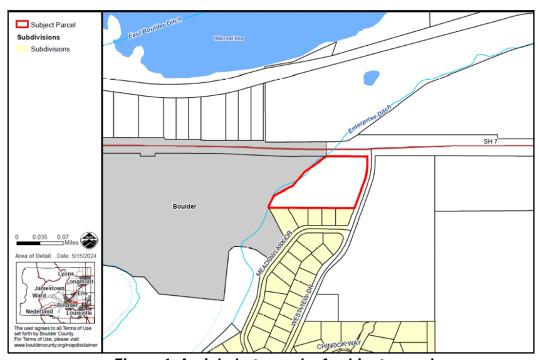


Figure 1: Aerial photograph of subject parcel.

The applicant has applied for a new day care as a second principal use, to be located in the existing building; no exterior modifications or expansions are proposed as part of this application. Per the application materials, the applicant proposes to partner with Sojournings Academy to establish a preschool for up to 50 children and eight staff members. The Code does not include "preschool" as a defined use. The definition in the Code for Educational Facility only includes from kindergarten up. Day Care Centers, however, are defined as "A facility which provides less than 24-hour care or supervision for

nine or more persons who are not related by blood, marriage, or adoption to the owner, operator, or manager, whether such facility operates at day or night, with or without compensation for such care, and with or without stated educational purpose." As such, "Day Care Center" is the defined use which the county has applied to preschool operations such as the one proposed here.

The daycare will use existing classroom space in the church building (see Figure 2 below) and no exterior modifications are proposed. The subject parcel also has approximately 50 existing parking spaces; no modifications to the parking lot are proposed, either.



Figure 2: Aerial photograph with subject parcel indicated in red.

Per the Boulder County Comprehensive Plan, the northern edge of the subject parcel is located within Agricultural Lands of Local Importance, and the southwest corner is a designated riparian area, which is associated with the Enterprise Ditch (see Figure 3 below). There is also a Viewshed Protection Score for Arapahoe Road (north of the subject parcel) ranging from 1.25 to 1.37 out of 5. These resources and the potential impacts on them resulting from the proposed use are discussed in the criteria review below.

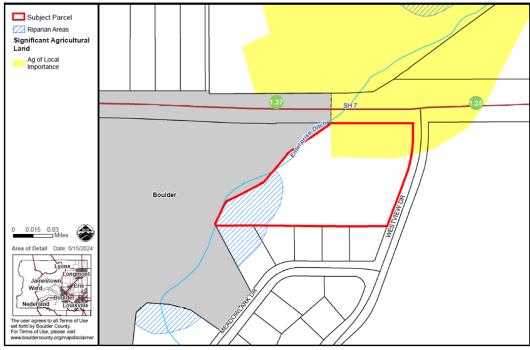


Figure 3: Comprehensive Plan map, with subject parcel indicated in red.

The subject parcel is located within Area III, Rural Preservation, of the Boulder Valley Comprehensive Plan (see Figure 4 below). There are also a number of public lands in the area, including Boulder County open space, City of Boulder, and City of Boulder Open Space and Mountain Parks parcels (see Figure 5 below).

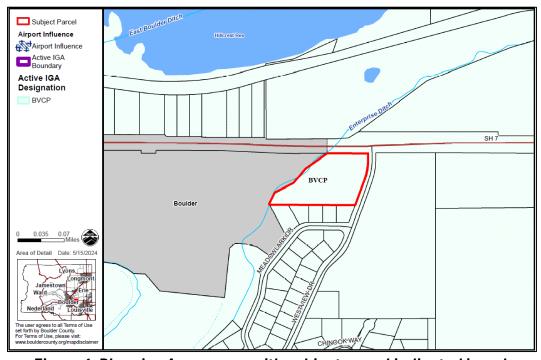


Figure 4: Planning Areas map, with subject parcel indicated in red.

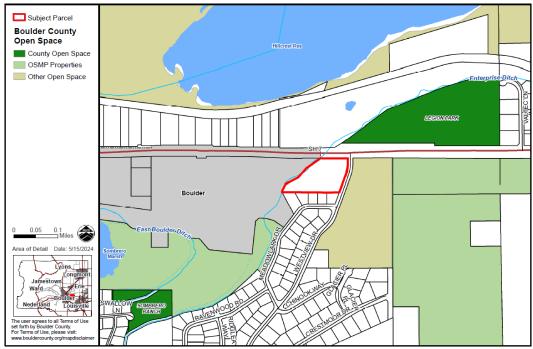


Figure 5: Public Lands and Open Space map, with subject parcel indicated in red.

As detailed in the criteria review below, staff find that the proposed daycare center (preschool) can meet the Special Review Criteria in Article 4-601 of the Code, with the recommended conditions of approval.

REFERRALS

This application was referred to the typical agencies, departments, and adjacent property owners. All responses received are attached and summarized below.

County Building Safety & Inspection Services Team: This team reviewed the proposal and stated that building permits and a design analysis will be necessary for a change in occupancy. They also noted that any work requiring permits will be required to meet Americans with Disabilities Act requirements.

Boulder County Public Health: This team reviewed the request and noted that their records indicate that a septic permit was issued for the existing structure in 1994, but that the application materials indicated the subject parcel is provided water and sewer service by Hoover Hill Water Service District. As such, Boulder County Public Health recommends that the applicant take appropriate steps to abandon the septic tank.

County Development Review Team – Access & Engineering: This team reviewed the proposal and confirmed the subject parcel has legal access to Westview Drive. They provided comment on the existing and required parking for the church and day care uses. They also reviewed the submitted Transportation System Impact Review (TSIR) and

generally agreed with its conclusions. However, in response to concerns raised by members of the public, the Access & Engineering staff also requested some additional information from the applicant regarding operations at the intersection of Westview Drive and Arapahoe Road; the level of service (LOS) for the turning movements and queueing at the intersection; traffic distribution on Westview Drive; and additional information regarding an increase in trips affecting a Colorado Department of Transportation access permit to Arapahoe Road.

Mountain View Fire Rescue: This agency reviewed the application and noted that they do not have any issue with the use. However, they did request a parking and vehicle staging plan for peak periods of drop off and pick up if the volume exceeds parking capabilities. They also noted that the smoke detection and alarm systems will need to be evaluated as part of the permitting process.

Colorado Department of Transportation: This agency reviewed the application and requested that the traffic memo be revised to address whether or not the site (daycare site, church site and single home) is increasing traffic by 20% or more at the CO 7 intersection in order to determine whether or not a CDOT Access Permit is required.

Adjacent Property Owners: Notices were sent to 73 adjacent property owners, and staff received ten letters in opposition, expressing concern about the traffic in the area, impacts to the Enterprise Ditch, and compatibility with a residential area.

Agencies that responded with no conflict: City of Boulder Open Space and Mountain Parks and Xcel Energy.

Agencies that did not respond: Boulder County Long Range Planning; Boulder County Parks & Open Space – Natural Resources Planner; Boulder County Stormwater team; Boulder County Assessor; Boulder County Attorney; Boulder County Child Health Promotion; Boulder County Sheriff; Boulder County Treasurer; Boulder County Surveyor; Enterprise Ditch Company; Hoover Hill Water Service District; City of Boulder Planning & Development Services; Colorado State Department of Early Childhood; Spanish Hills Architectural Design Committee; and Spanish Hills HOA.

SPECIAL REVIEW CRITERIA

The Community Planning & Permitting staff have evaluated the Special Review standards for approval of a Day Care Center in the Estate Residential Zoning District, per Article 4-601 of the Code, and finds the following:

(1) Complies with the minimum zoning requirements of the zoning district in which the use is to be established, and will also comply with all other applicable requirements;

As discussed above, the existing church use has been previously reviewed and approved through docket SPR-94-0031.

The proposed day care center is considered a second principal use, to be located in the existing building; no exterior modifications or expansions are proposed as part of this application. Day care centers are allowed in the Estate Residential zoning district through the Special Review process. Per Article 4-512.D.3 of the Code, day care centers are required to provide one parking space per employee plus one space per 200 feet of floor area. Based on the application materials, this proposed day care center will have eight staff members, and the existing building is recorded at 12,000 square feet. As such, per the Code, the day care is required to provide a total of 68 parking spaces; there are currently 66 parking spaces on site. Article 4-516.Y.3 of the Code, however, states that the county can deviate from the required number of parking spaces required for a particular use, based on the specific circumstances of the proposal. When there are multiple uses, the parking required for the most intensive use is applied. In this case, the approved church use is considered the more intensive use. The existing parking lot has 66 parking spaces, which meets the parking requirement for the church use. Additionally, the typical hours of use for the day care center and church use do not overlap. Therefore, staff find there is no parking conflict between the two uses. Finally, the Code applies the parking requirement to total floor area. In this case, the applicants are proposing to only use the lower level of the existing structure for the day care center. As such, the effective floor area for the day center is only the 6,000 square feet of the lower level. This would require 30 parking spaces, plus eight spaces for the employees. As such, staff find that no additional parking is required for the day care use, and recommend approval of the proposed day care center with a deviation from the parking requirements to allow the use of the existing 66 parking spaces. As there are no changes or increases to the parking lot required, the electrical vehicle charging station requirements under Article 4-516.Y.5.c are not triggered by this application.

In accordance with Article 4-512.D.5.a, staff recommend as a condition of approval that the applicants obtain and maintain all applicable local, state, and federal permits.

Per Article 7-1600 of the Code, all exterior lighting fixtures must be shielded such that the light is projected below the horizontal plane created by the shield. During an April 10, 2025 site visit, staff noted multiple exterior light fixtures on the west façade and one exterior light fixture on the east façade which are not compliant with this requirement. While fixtures installed prior to August 5, 2003, the effective date of Article 7-1600, are allowed to remain, Article 7-1600.B.1 requires that lighting fixtures be in compliance with this Article for "all proposed new land uses." As the proposed day care is a new land use, the exterior lighting fixtures must be brought into compliance. As such, staff recommend that as a condition of approval that the

applicants replace non-compliant fixtures with fixtures which are in accordance with Article 7-1600.

Therefore, as conditioned, staff find this criterion can be met.

Will be compatible with the surrounding area. In determining compatibility, the Board should consider the location of structures and other improvements on the site; the size, height and massing of the structures; the number and arrangement of structures; the design of structures and other site features; the proposed removal or addition of vegetation; the extent of site disturbance, including, but not limited to, any grading and changes to natural topography; and the nature and intensity of the activities that will take place on the site. In determining the surrounding area, the Board should consider the unique location and environment of the proposed use; assess the relevant area that the use is expected to impact; and take note of important features in the area including, but not limited to, scenic vistas, historic townsites and rural communities, mountainous terrain, agricultural lands and activities, sensitive environmental areas, and the characteristics of nearby development and neighborhoods;

The subject parcel is located immediately adjacent to an existing residential area. The proposed day care center use is a relatively low-impact use, which is consistent with the character of a residential area. Additionally, no modifications are proposed for the existing structure. As such, staff find the proposal will not have any adverse impacts on the character of the surrounding area.

Therefore, staff find this criterion is met.

(3) Will be in accordance with the Boulder County Comprehensive Plan;

Staff reviewed the proposed project in relation to the Boulder County Comprehensive Plan and identified several goals and policies which are particularly applicable to this proposal.

<u>Countywide Goal 1: Cluster Development</u>. This goal states that future urban development should be located in or adjacent to existing urbanized areas in order to prevent sprawl and strip development. As discussed above, the subject parcel is located adjacent to a developed residential neighborhood and is adjacent to City of Boulder. Therefore, staff find the proposal is consistent with this goal.

<u>Public Health Element Policy PH 1.03 Childcare Service</u>. This policy states that the county supports efforts to ensure that there are adequate childcare services and facilities throughout the county. The proposed day care center would provide

childcare and pre-K educational services in this part of the county. Therefore, staff find the proposal is consistent with this policy.

Staff have not identified any conflicts with any other goals or policies of the Bouder County Comprehensive Plan.

The subject parcel is located in the Area III Rural Preservation area of the Boulder Valley Comprehensive Plan (BVCP). Per the BVCP, the Rural Preservation areas are areas where rural land uses and character are to be maintained and preserved. However, due to the subject parcel's immediate proximity to the City of Boulder and the Ridglea Hills subdivision, staff find that locating a day care center in an existing structure would not result in any adverse impacts on the Rural Preservation area.

Therefore, staff find this criterion is met.

(4) Will not result in an over-intensive use of land or excessive depletion of natural resources. In evaluating the intensity of the use, the Board should consider the extent of the proposed development in relation to parcel size and the natural landscape/topography; the area of impermeable surface; the amount of blasting, grading or other alteration of the natural topography; the elimination or disruption of agricultural lands; the effect on significant natural areas and environmental resources; the disturbance of plant and animal habitat, and wildlife migration corridors; the relationship of the proposed development to natural hazards; and available mitigation measures such as the preservation of open lands, the addition or restoration of natural features and screening, the reduction or arrangement of structures and land disturbance, and the use of sustainable construction techniques, resource use, and transportation management.

As discussed above, the proposed day care center would be located in an existing structure, adjacent to the City of Boulder in an already developed neighborhood. The existing church use has a low level of activity during the hours/days the day care center would be operating; while the day care center would increase the level of activity on the subject parcel, staff find a day care center is also a low-intensity use. Additionally, as discussed above, the existing parking lot is more than sufficient for the day care center use and will not require any modifications or expansions, so the proposal will not result in any increase in the amount of land being developed. As such, staff find the proposal will not result in an over-intensive use of the land. Additionally, staff do not anticipate any adverse impacts to any natural resources.

Therefore, staff find this criterion is met.

(5) Will not have a material adverse effect on community capital improvement

programs;

There is no indication the proposal will have an adverse effect on community capital improvement programs, and no referral agency has responded with such a concern.

Therefore, staff find this criterion is met.

(6) Will not require a level of community facilities and services greater than that which is available;

Staff do not anticipate the proposal will have an adverse effect on community facilities and services, and no referral agency responded with any such concerns.

Therefore, staff find this criterion is met.

(7) Will support a multimodal transportation system and not result in significant negative impacts to the transportation system or traffic hazards;

The subject property has physical access at Westview Drive, a paved Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Residential Collector. Legal access has been demonstrated via adjacency to both the Arapahoe Avenue and Westview Drive ROWs. The ROW width of Westview Drive at this location is 60 feet, whereas the nominal required ROW width for a Residential Collector is 70 feet. However, given the scope of this application, staff find that no additional ROW dedication will be required.

Staff reviewed the Transportation System Impact Review (TSIR) and generally agrees with its conclusions. However, the Access & Engineering staff requested the following revisions to the TSIR to address concerns expressed by community members through this application process, including the following:

- a. Addressing the operations at the intersection of Westview Drive and Arapahoe Road. Specifically, addressing the level of service (LOS) for the turning movements and queueing at the intersection;
- b. Addressing the distribution at Westview Drive; and
- Responding to a Colorado Department of Transportation request for additional information regarding an increase in trips affecting a CDOT access permit.

The revised TSIR must be submitted and reviewed by staff before a hearing before the Board of County Commissioners will be scheduled.

As discussed above, staff find the existing parking lot does not require any expansion or modification to accommodate the day care center use. Based on staff

observations on-site, the parking lot currently has 66 parking spaces, six of which are ADA compliant spaces with two being van accessible. Docket LU-94-0004 Seventh Day Baptist Church Grading Project required 21,600 square feet of parking to comply with the Zoning Resolution, therefore this requirement has been met.

Westview Church complies with the current Land Use Code parking requirements for churches. The Code mandates one parking space per 30 square feet of worship area, along with additional parking for incidental uses. However, at Westview Church, incidental uses occur outside of regular worship hours and do not overlap with services, eliminating the need for extra parking. With a 2,000-square-foot worship area, the church is required to provide 66 parking spaces, which it meets. Therefore, the church satisfies all applicable parking standards under the current Code.

Per Article 4-512.D.3, Day Care Centers are required to provide one parking space per 200 square feet of floor area, plus one space per employee. Based on the total square footage of the existing church structure (12,000 square feet), the day care is required to provide 60 parking, plus eight more for the eight employees, for a total of 68 spaces. However, per Article 4-516.Y.3.a of the Code, deviating from the number of required automotive parking spaces as described in each use classification may be appropriate based on the specific circumstances of a proposal. In this case, the proposed day care will only be using lower level of the building, making the effective floor area for the day care use 6,000 square feet, which would only require 30 parking spaces, plus the eight for employees. Additionally, the Access & Engineering group evaluated the required parking based on the Institute of Transportation Engineers (ITE) Parking Generation Manual. Given the suburban context of the subject parcel, the Access & Engineering staff applied the 85th percentile parking demand rate. Using this calculation resulted in a requirement of 22 parking spaces. Given the lower number of spaces per the ITE manual, and the fact that the day care will only use a portion of the building, staff find that deviating from the number of parking spaces required by Article 4-512.D.3 is supported, and recommend not requiring the applicants to add the two additional spaces.

Finally, staff noted that the subject property does not currently have any bicycle parking as required by the Boulder County Multimodal Transportation Standards (MTTS). Per the MMTS requirements, the proposed day care use requires a total of two bicycle parking spaces. Staff recommend this be included as a condition of approval.

Therefore, as conditioned, staff find this criterion can be met.

(8) Will not cause significant air, odor, water, or noise pollution;

Staff have no concerns that the proposed day care center would result in the creation of air, odor, water, or noise pollution; no referral agencies have responded with any such concerns.

Therefore, staff find this criterion is met.

(9) Will be adequately buffered or screened to mitigate any undue visual impacts of the use;

As discussed above, there are no exterior modifications proposed for the existing structure. However, as also discussed above, staff identified multiple exterior light fixtures which do not comply with the county's outdoor lighting requirements. With staff's recommended condition to replace the non-compliant fixtures, however, staff find that the potential for undue visual impacts can be mitigated.

Therefore, as conditioned in Criterion 1 above, staff find this criterion can be met.

(10) Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Boulder County;

Per the referral response from the Boulder County Parks & Open Space Natural Resources Planner, there is potential for the Enterprise Ditch to provide an attractive nuisance for small children. Staff have confirmed with the applicant that they intend to install fencing between outdoor play areas and the ditch, however, no fencing plans have been submitted. To ensure that the fencing will provide adequate safeguards, and to ensure that the fencing meets the ditch setback requirements, staff recommend as a condition of approval that the applicants provide details on the style and placement of the fencing for review and approval by Community Planning & Permitting staff, and the fencing be installed prior to commencement of day care operations.

Therefore, as conditioned, staff find this criterion can be met.

(11) Will establish an appropriate balance between current and future economic, environmental, and societal needs by minimizing the consumption and inefficient use of energy, materials, minerals, water, land, and other finite resources;

As discussed above, the proposed day care center will be located in an existing structure, adjacent to an already developed area, and will provide for the societal need for childcare services. Staff find that the use of an existing structure, rather than pursuing the development of a vacant parcel, supports the efficient use of resources and land.

Therefore, staff find this criterion is met.

(12) Will not result in unreasonable risk of harm to people or property – both onsite and in the surrounding area – from natural hazards. Development or activity associated with the use must avoid natural hazards, including those on the subject property and those originating off-site with a reasonable likelihood of affecting the subject property. Natural hazards include, without limitation, expansive soils or claystone, subsiding soils, soil creep areas, or questionable soils where the safe-sustaining power of the soils is in doubt; landslides, mudslides, mudfalls, debris fans, unstable slopes, and rockfalls; flash flooding corridors, alluvial fans, floodways, floodplains, and flood-prone areas; and avalanche corridors; all as identified in the Comprehensive Plan Geologic Hazard and Constraint Areas Map or through the Special Review or Limited Impact Special Review process using the best available information. Best available information includes, without limitation, updated topographic or geologic data, Colorado Geologic Survey landslide or earth/debris flow data, interim floodplain mapping data, and creek planning studies.

The Comprehensive Plan indicates that the western portion of the subject parcel is in an identified geological hazard area; specifically, a High Swelling Soil potential area (see Figure 5 below). However, with the possible exception of fencing related to outdoor play areas, there is no proposed development within the High Swelling Soil Potential area. As such, staff find the proposal will not result in unreasonable risk of harm to people or property from natural hazards, and no referral agencies have responded with any concerns related to natural hazards.

Therefore, staff find this criterion is met.

(13) The proposed use shall not alter historic drainage patterns and/or flow rates unless the associated development includes acceptable mitigation measures to compensate for anticipated drainage impacts. The best available information should be used to evaluate these impacts, including without limitation the Boulder County Storm Drainage Criteria Manual, hydrologic evaluations to determine peak flows, floodplain mapping studies, updated topographic data, Colorado Geologic Survey landslide, earth/debris flow data, and creek planning studies, all as applicable given the context of the subject property and the application.

As discussed above, there are no structural or site modifications proposed or required. As such, staff find there will be no changes to any existing drainage patterns.

Therefore, staff find this criterion is met.

RECOMMENDATION

Staff have determined that the proposal can meet all the applicable criteria of the Boulder County Land Use Code for Special Review. Therefore, staff recommend that the Boulder County Planning Commission recommend to the Board of County Commissioners CONDITIONAL APPROVAL of docket SU-24-0006: Westview Church Day Care with the following conditions:

- 1. Prior to the issuance of any permits by the Boulder County Community Planning & Permitting Department and within one-year of the signing of the Resolution, the applicants must provide a Development Agreement for review and approval by County staff. Once approved by County staff, the Development Agreement must be signed and notarized by the applicants, and will be recorded by County staff.
- 2. In accordance with Article 4-512.D.5.a of the Boulder County Land Use Code, the applicants must obtain and maintain all applicable local, state, and federal permits.
- 3. **Prior to the recording of the development agreement,** all exterior lighting fixtures must be in compliance with Article 7-1600 of the Boulder County Land Use Code.
- 4. **Prior to the recording of the development agreement,** the applicants must provide details on the style and placement of the fencing related to any outdoor play areas for review and approval by Community Planning & Permitting staff.
 - **Prior to commencement of Day Care Center operations**, the fencing must be installed in accordance with the approved plans.
- 5. **Prior to commencement of Day Care Center operations,** the applicants must install a minimum of two bicycle parking spaces.
- 6. The applicants are subject to the terms, conditions, and commitments of record and in the file for docket **SU-24-0006 Westview Church Day Care**.



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

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Shaded Areas for Staff Use Only							
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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.

appointment only. Please ca	ll 303-441-393	80 to schedule a	submittal appo	intment.				
Project Number				Project Name				
□ Appeal □ Correction Plat □ Exemption Plat □ Final Plat □ Limited Impact Special Use □ Limited Impact Special Use Waiver □ Location and Extent		 ☐ Modification of Site Plan Review ☐ Modification of Special Use ☐ Preliminary Plan ☐ Resubdivision (Replat) ☐ Rezoning 		Road Name Change Road/Easement Vacation Site Plan Review Site Plan Review Waiver Sketch Plan Special Use/SSDP		on ,	 □ Special Use (Oil & Gas development) □ State Interest Review (1041) □ Subdivision Exemption □ Variance □ Other: 	
Location(s)/Street Address(es)	6710 Arap	ahoe Road, E	Boulder, Cold	orado 80303				
Subdivision Name TD COLL	T							
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Applicants:								
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City	State	Zip Code		Phone				
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Certification (Please ref	er to the Red	ulations and A	Application Su	 bmittal Packa	age for compl	ete applica	ation requirements.)	
certify that I am signing this exhibits I have submitted are submitted prior to having th Agreement of Payment for A may arise in the processing o	Application F true and corn is matter proc pplication pro f this docket. nting to allow ime, without	Form as an ownerect to the best of the bes	er of record of the of	ne property ind ge. I understand hearings or m al fees or mate ool, and park d is application o	cluded in the A d that all mater eetings may be rials may be re edications may or their designe	pplication. I ials required e required. I quired as a r y be required ees to enter	certify that the information ard by Boulder County must be understand that I must sign are sult of considerations which d as a condition of approval. onto and inspect the subject The Property Own	
Signature of Property Owner			Printed Na		V. Stange		Date 09/30/202	
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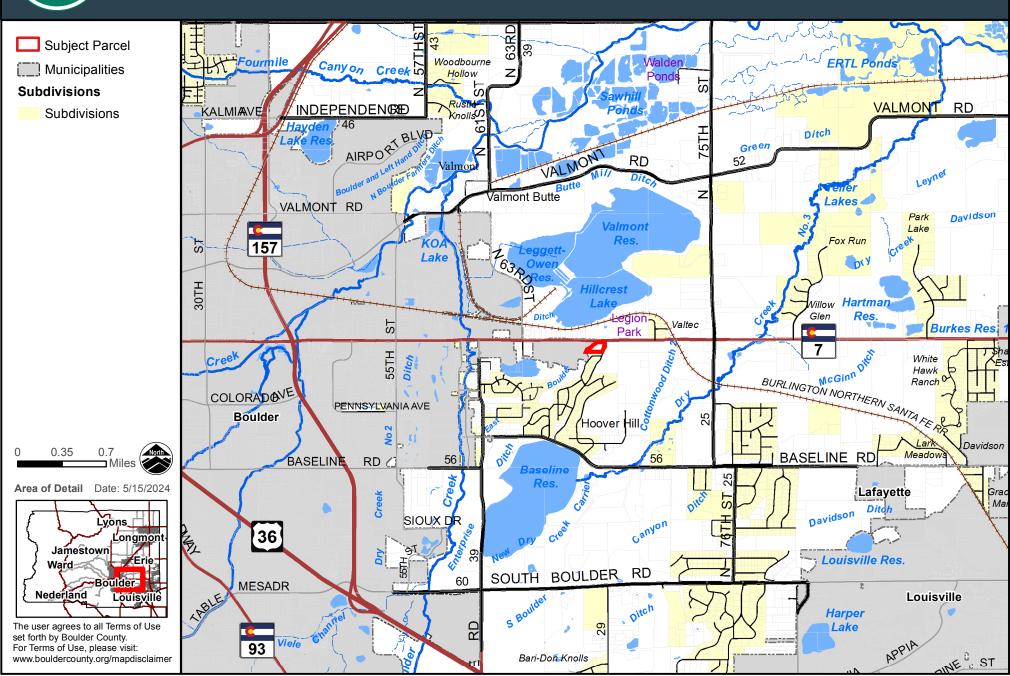
The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.

A1

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6710 ARAPAHOE RD

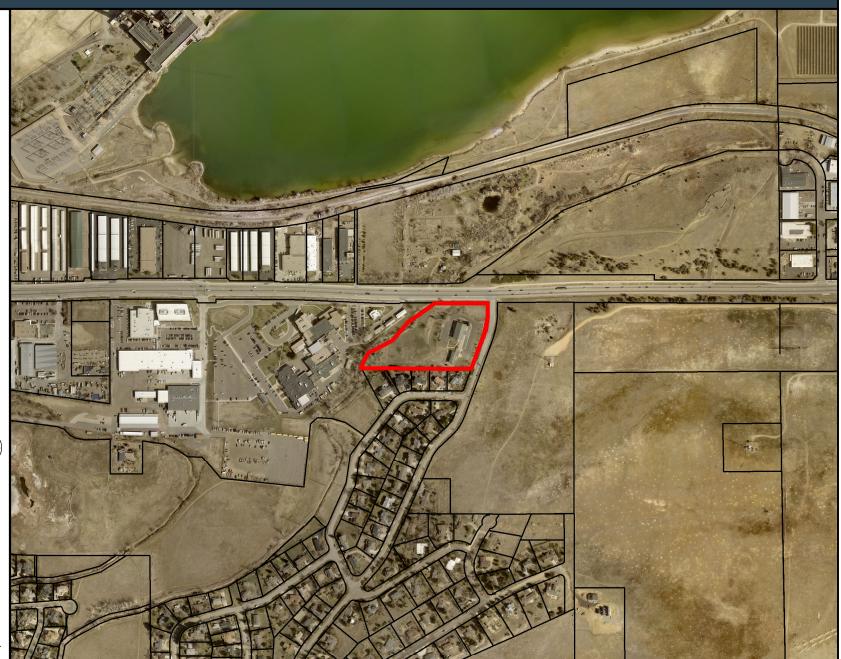


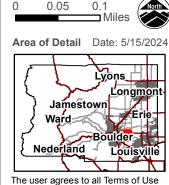


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Aerial 6710 ARAPAHOE RD

Subject Parcel



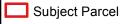


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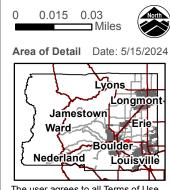


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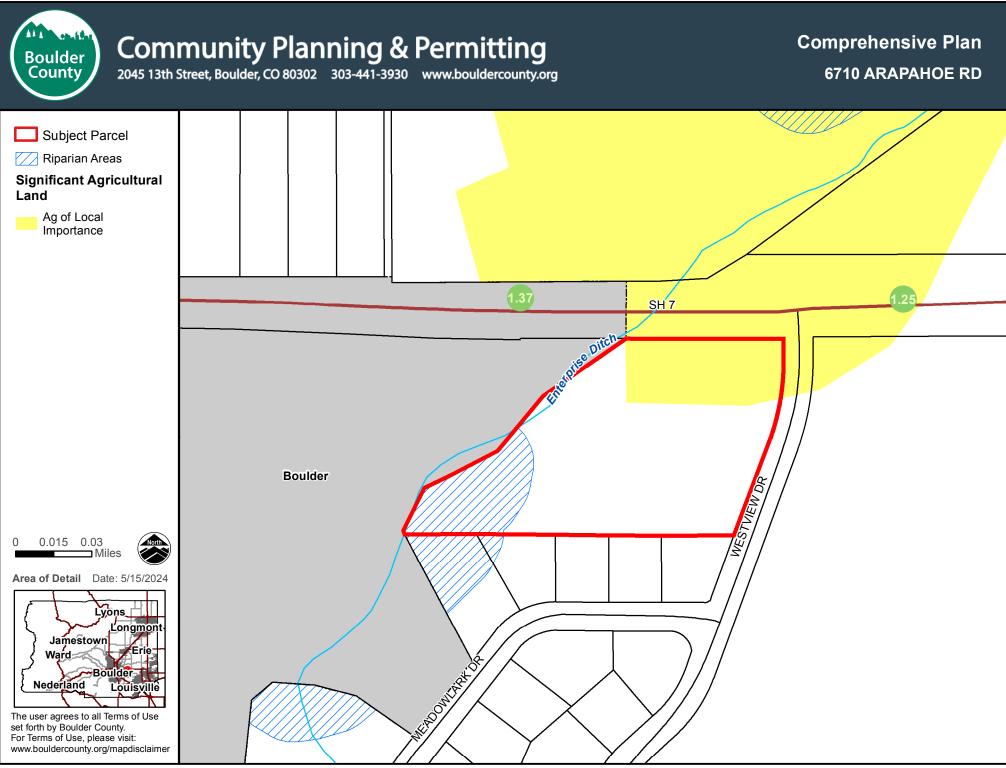
Aerial 6710 ARAPAHOE RD

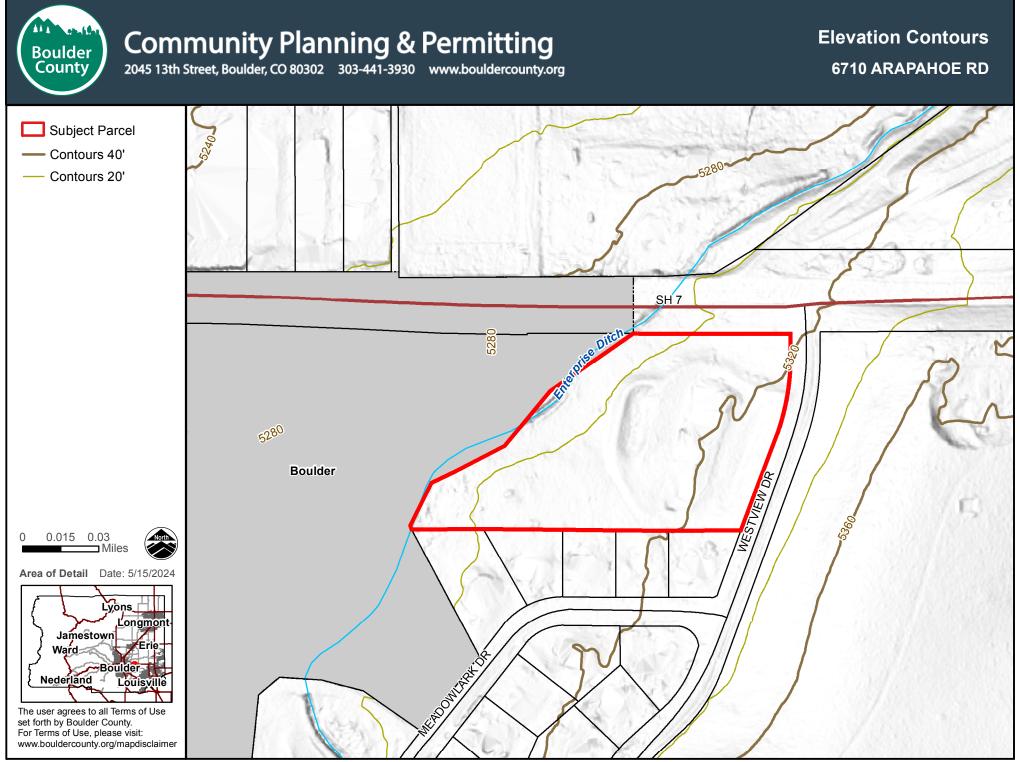






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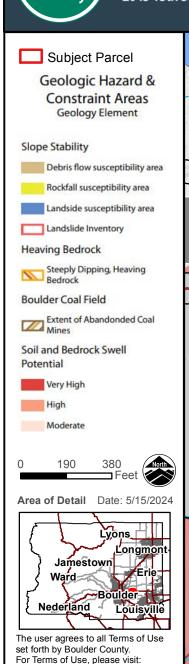


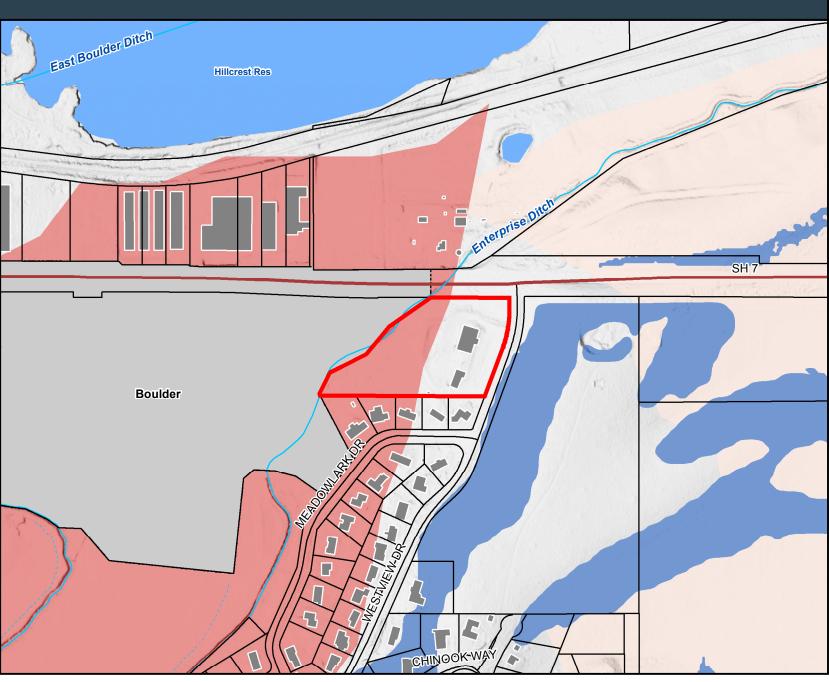




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Geologic Hazards
6710 ARAPAHOE RD





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Planning Areas 6710 ARAPAHOE RD

Subject Parcel

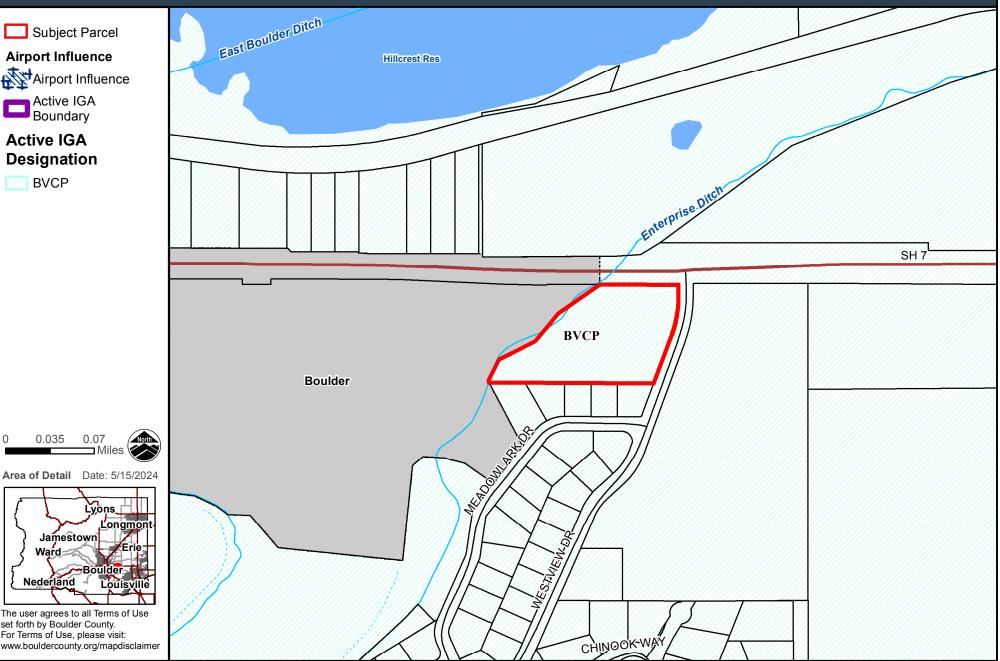
Airport Influence

Airport Influence

Active IGA Boundary

Active IGA Designation

BVCP



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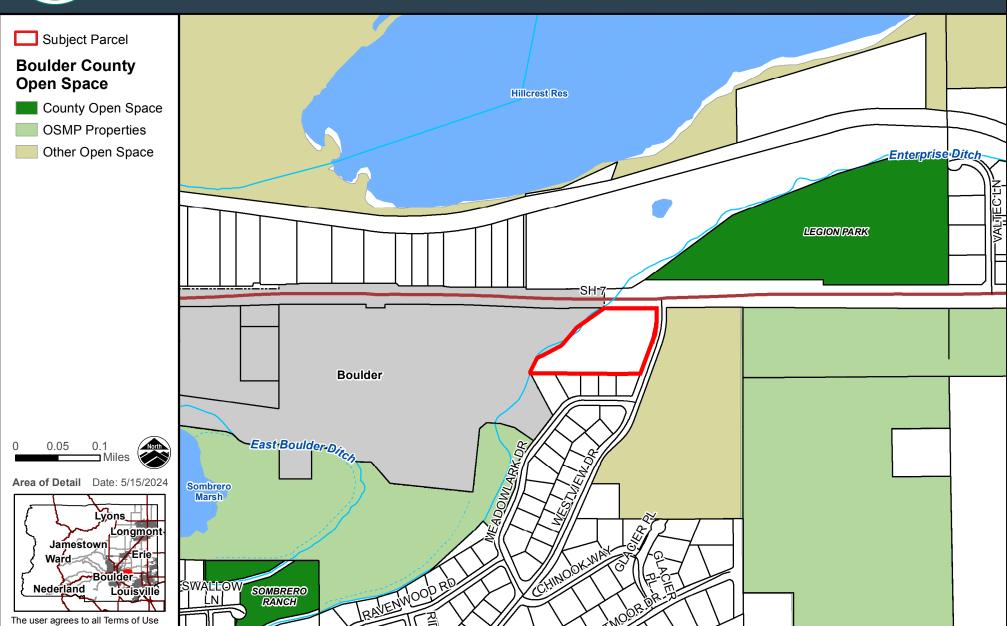
Jamestown

Nederland 4

-Boulder

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

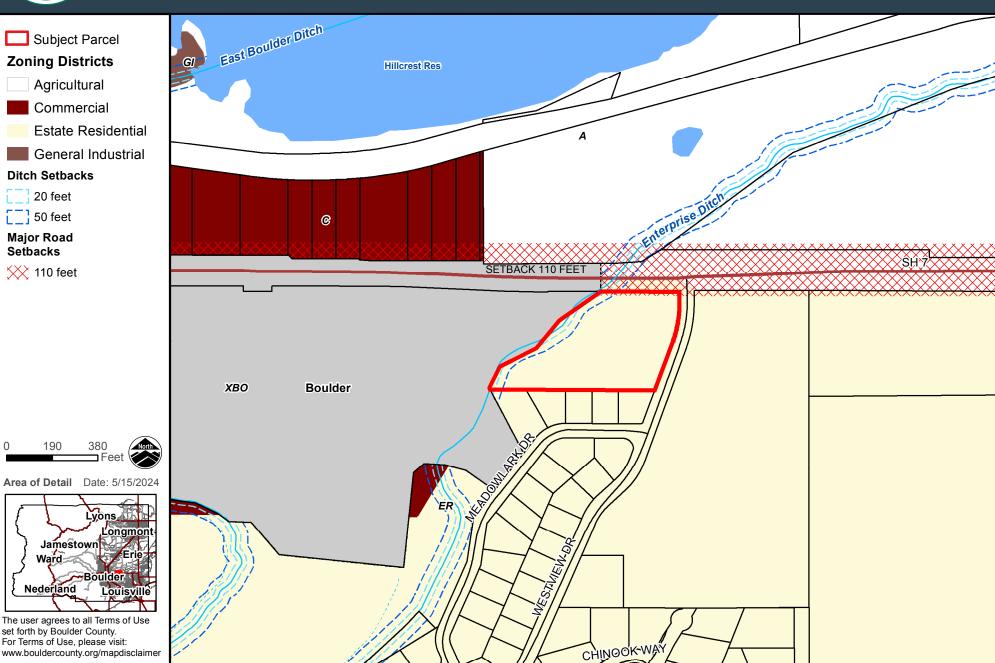
Public Lands & CEs 6710 ARAPAHOE RD



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Zoning **6710 ARAPAHOE RD**



Louisville

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5. Narrative

Westview Church, 6710 Arapahoe Road, Boulder, Colorado, is a community that is excited by the ministries that we offer, and we seek other opportunities for growth both inside and outside our congregation. Westview is strengthened by the fact that we own our church building (two floors, 5,000 sq. ft. each), a 4,000 sq. ft. parsonage, and 5.64 acres of land. For complete Location Information and a Legal Description of the property please refer to the Boulder County Community Planning & Permitting Parcel Report found at the end of this Narrative.

Westview Church was granted Synod Authorized Worshiping Community (SAWC) status in November 2019 by the Rocky Mountain Synod of the Evangelical Lutheran Church in America (ELCA) and held its first worship service on December 1, 2019. On April 26, 2024, the Rocky Mountain Synod announced that Westview Church had met the requirements to become an ELCA Congregation.

Westview has an unobstructed view of the Colorado front range and is a beautiful place not only for worship services but for other activities such as children's pre-school, community gardening, and all types of social gatherings. Because of our physical location we seek additional opportunities to grow within the Boulder community and discover ways to assist others in being a place where individuals of all ages can gather openly without fear. Westview is easily reached by automobile or public transportation as our property is adjacent to Arapahoe Avenue on our north and Westview Drive to our east (please refer to the enclosed maps).

Westview Church envisions a bright future in which our facility and property are used by the Boulder community for worship, music concerts, and social gatherings. Westview seeks to become a vital member of the Boulder community and wants to establish an identity that will enable us to move forward in our mission to welcome people of all sexual orientations, skin colors, social status, ages, and socio-economic circumstances. Westview wants to identify ways that we can be the means where individuals can learn to accept all people and choose to reach out to the world to joyfully. Part of Westview's mission is to work with organizations in Boulder County that provide services to community members that are in need. Westview has many members who work with volunteer organizations within the Boulder area such as Harvest of Hope, Bridge House/Community Table, and Sister Carmen. Westview hopes to expand our work with Boulder County Emergency Family Assistance Association (EFAA) as the need to support immigrants and those less fortunate continues to grow.

As a basis for this application Westview would like to reference the "Service Plan for First Five Years Early Childhood Development Service District" Prepared by Early Childhood Alliance Stakeholders, April 25, 2023. This white paper stated there were not currently enough spaces, in the service area, for children ages 0 – 5 to attend licensed early care and education programs.

Child-care providers, activists, experts and policymakers across Boulder, Weld and Larimer counties gathered at the Longmont Museum on September 30, 2024, for the first-ever Northern Colorado Child-Care Innovation Summit. The event was held as an

effort to connect resources across county lines to share insights and collaborate on the lack of available and affordable child-care options.

"There aren't enough places to access child-care, not enough affordable options for families, and our child-care workforce is in dire straits," said Kaycee Headrick, Director of the Early Childhood Council of Boulder County. "We need to create a space to bring multiple industries together and elected officials to not just talk about problems but to talk about the solutions. "We are in a crisis."

"It's time to come together and talk about the child-care crisis in our communities and what we can do about it," said Kaycee Headrick. "Quality child-care is essential for establishing a strong foundation in life and learning, and unfortunately, too many of our children are going without. We know together we can accomplish more, so let's come together to do more for our future leaders."

To address these issues Westview Church wishes to work with an organization interested in establishing quality pre-school opportunities for children. Westview has identified an organization, Sojournings Academy, whose mission encompasses preschool child-care opportunities in an environment of compassionate and quality learning.

Westview Church and Sojournings Academy will provide an answer to many of Kaycee Headrick's child-care crisis issues. Sojournings Academy provides quality child-care while guiding children in establishing a strong foundation for learning not only academically, but to grow with respect for their peers, neighbors, and the community. In addition, Sojournings Academy's mission is to not only equip children academically, but to also instill in them a respect for God. It is Sojournings Academy's hope to shine God's light in all daily encounters, whether spoken or not, and to let each child and family know that God loves them, that they have a purpose beyond themselves, and that Jesus Christ is inviting them to follow Him and to hear His voice, clearly and practically every day. Sojournings Academy' Vision exists to see a generation rooted in their God-given identity, passionately striving for an adventure of discovery and miracles, both in and out of school.

Westview Church and our members want to work in cooperation with Sojournings Academy to ensure that the children enrolled have a meaningful place to learn and develop, and the parents of those children have the comfort in knowing that their child/children will be in a safe environment free from many of the torments that often prelude learning. Westview Church seeks to make a positive change for families in the greater Boulder community (Boulder, Broomfield, Erie, Lafayette, Louisville) who need a place where their children are respected for who they are and for who they would like to become as part of an exceptional learning environment.

Westview Church welcomes questions from the community regarding our proposal and hopes that others share their thoughts and ideas for improving our community.

6. **Traffic Report** – PAMS Shown Below - Submitted to TransDevReview@bouldercounty.gov, 09/30/2024

Pre-Application Methodology Statement (PAMS)

- 1. Basic information about the site
 - Property Location Address
 - 6710 Arapahoe Road, Boulder, Colorado 80303
 - Existing use of the property
 - The property serves as the home for Westview Church, a member of the Evangelical Lutheran Church in America, and was founded in November 2019 and has served its members since that time. The property also contains the Westview Church parsonage approximately 100 feet to the south of the church, which is presently under lease as a single-family home.
 - Character of the surrounding development
 - South residential neighborhood.
 - North Boulder County Legion Park, Industrial Park, Boulder County open space.
 - East Boulder County open space.
 - West Transitions Center Boulder Valley School District, Arapahoe Ridge High School.
 - Please provide a vicinity map that shows the project location and a roughly 1-mile radius around the site. A vicinity map can be found on page 2 of this document.
 - Any other information you think may help us understand your project's potential impacts to the existing traffic patterns near the site and to the surrounding transportation network
 - O Primary access to the Project Site (outlined in red) is from Arapahoe Road (speed limit 45mph), which serves as a major east-west motor vehicle traffic portal for Boulder. The additional traffic resulting from this project will have no noticeable impact on traffic volume or traffic flow on Arapahoe Road. Additional entry to the Site is from Westview Drive (residential street, speed limit 25 mph), which serves as the only motor vehicle connection from Baseline to Arapahoe Road, between Cherryvale Road and North 75th Street, and will have minimal impact on traffic volume or traffic flow. Please refer to the map on the page 2 for project location.

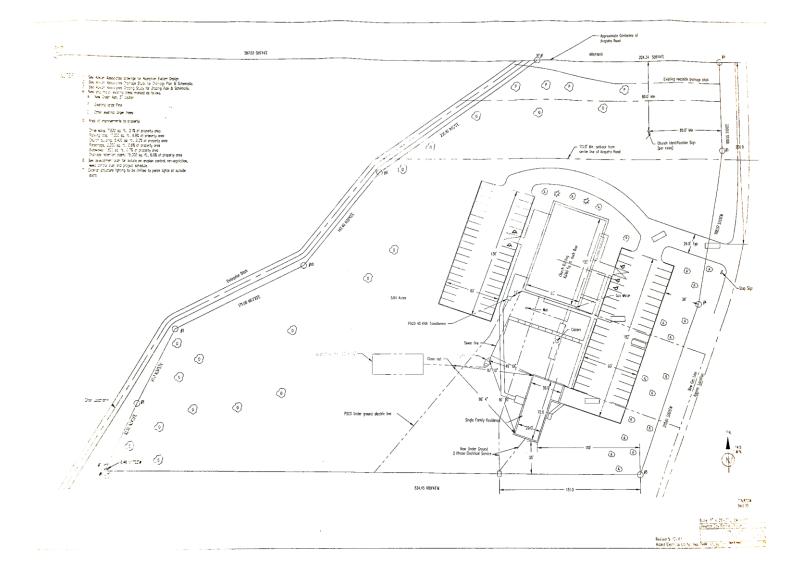


- 2. Number and types of trips that will be generated by the proposed use
 - Each employee, student, or guest arriving independently accounts for two (2) daily trips, i.e., one (1) arrival and one (1) departure. The average number of daily trips (Monday-Friday, 8am-5pm) including staff, students, and visitors is expected to be a maximum of one hundred twenty (120) if maximum enrollment (50) is achieved.
 - Will someone be living there full-time?
 - As previously stated, the property contains the Westview Church parsonage approximately 100 feet to the south of the church, which is presently under lease as a single-family home.
 - How many employees/guests/customers will be visiting the site?
 - Employees eight (8) per day (Monday through Friday); Guests –possibly two (2) per day; Customers – thirty-forty per day (30-40) (Monday through Friday).
 - Do you estimate regular deliveries of goods/ products? Will your business be shipping anything off site?
 - Limited (approximately six per month) UPS/Amazon deliveries.
 - There will be no products being shipped off site.
 - Will you be operating all year? Will you be operating seasonally? Please estimate how many months you plan to operate.
 - Operations will continue for twelve (12) months of the year, with breaks for holidays and weekends.
 - When will you be open/when will people visit the site? Please estimate visits for Monday-Friday, Saturday, and Sunday separately.
 - Normal operations are scheduled for Monday through Friday (8am-5pm).
 - Monday through Friday 120-130 visits
 - Saturday no visits
 - Sunday church member worship service attendance (20-30)
 - Will you have any employees?
 - Yes
 - Please provide the number of employees and estimate the number of trips each employee will make each day you are open (please note a "trip" is a 1-way journey, so a typical employee traveling to and from work would generate 2 trips/ day).
 - There will be a maximum of eight (8) employees if maximum enrollment is achieved, and each employee will have 2 trips per day although two employees may carpool.
 - Will any employees/guests/customers will travel to/ from your property by Bicycle? Bus? Walking? Carpool? If you think anyone will travel by any method other than single-occupant vehicle, please provide that information.
 - o It is anticipated that six (6) employees will arrive via single-occupant vehicles, and two (2) may carpool.

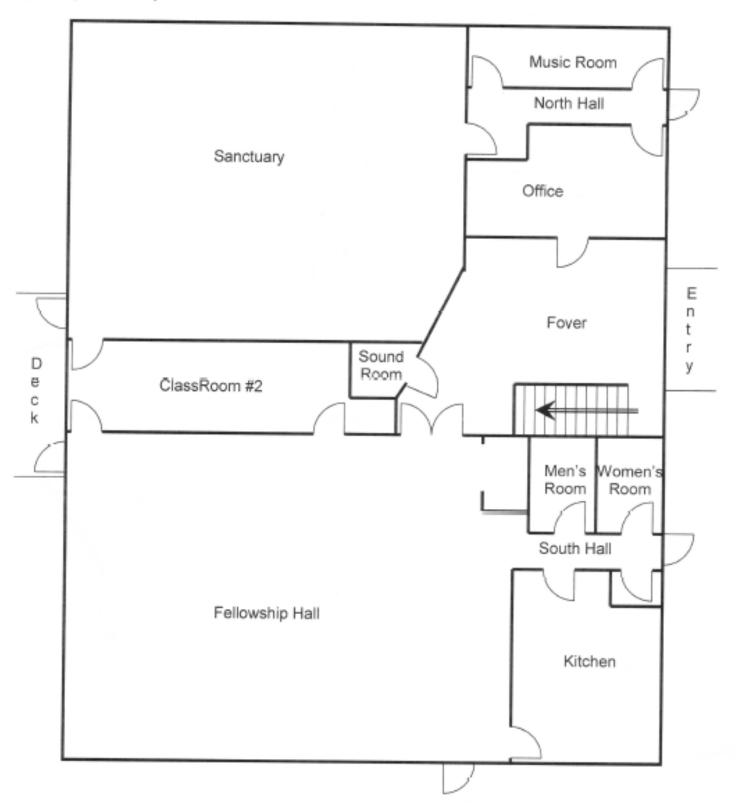
- 7. Water Information/Documentation Provided Below
- 8. Sanitary Sewer Service Information Provided Below

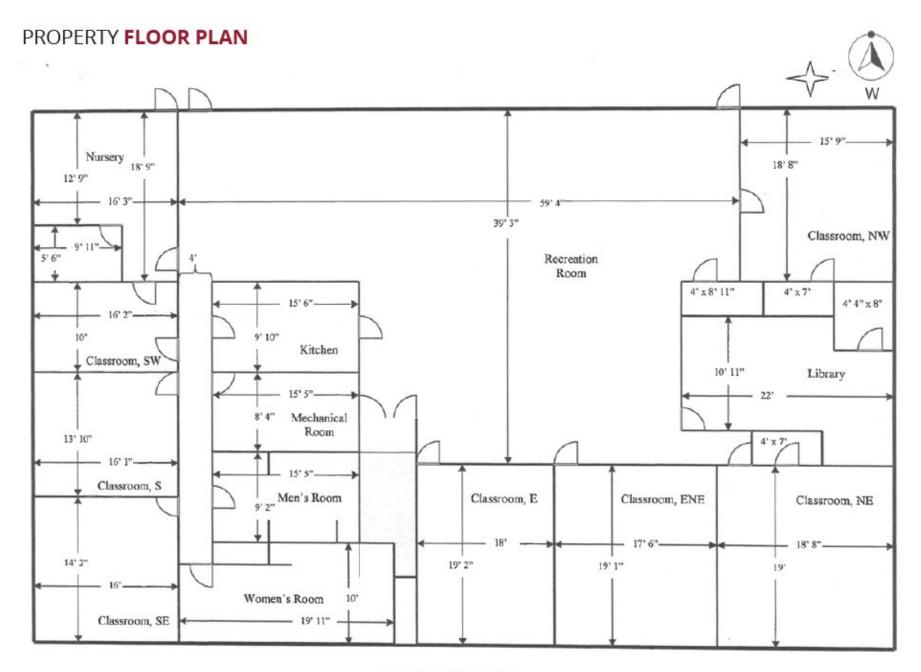


9. Site Plan and Floor Plans



Upstairs (Not to Scale):





LOWER LEVEL

10. Building Plans (Photos)

East Elevation – Main entrance



West Elevation – Project Entrance



South Elevation

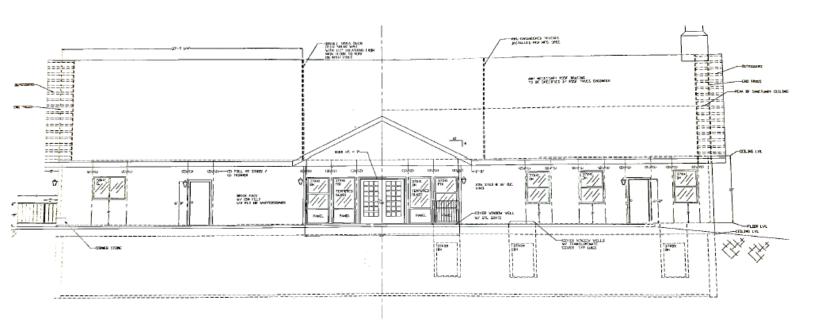


North Elevation

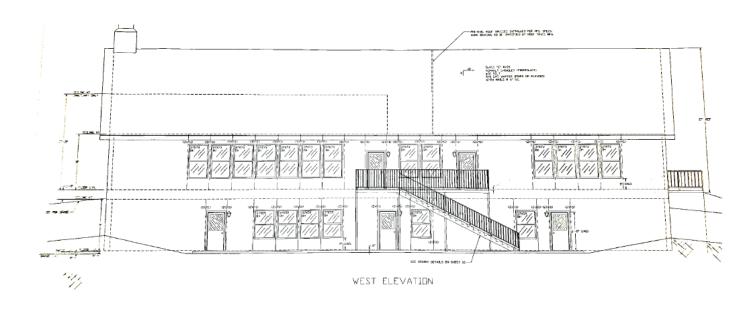


11. Building Elevation Drawings

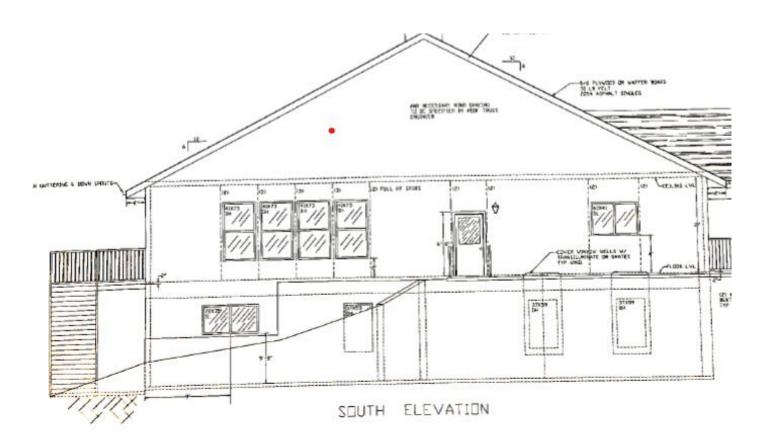
East Elevation – Main Entrance



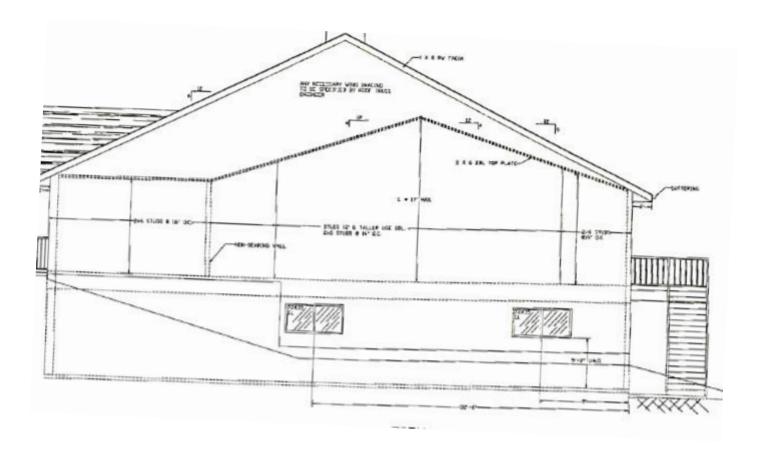
West Elevation – Project Entrance



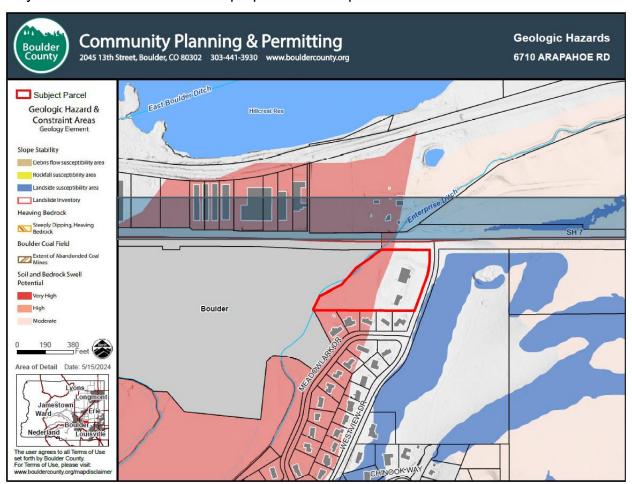
South Elevation

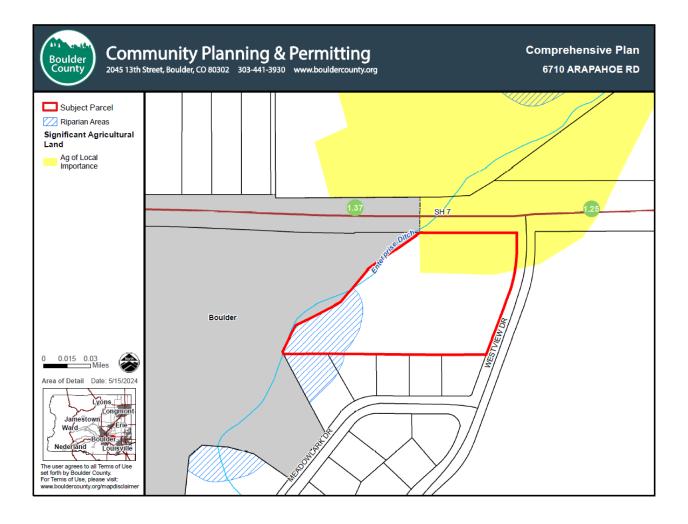


North Elevation



b. A description of site features such as streams, areas subject to flooding, lakes, high ground water areas, topography, vegetative cover, climatology, and other features that may aid in the evaluation of the proposed development.





The Enterprise Irrigation Ditch (Enterprise Irrigation Ditch, 455 South Clay Denver, Colorado 80001, Division: South Platte River Basin) runs adjacent to and passes through a portion (<100 linear feet) of the Westview property on the west side. A chain link fence (4 ft.) will be installed on the Westview Church property adjacent to the Enterprise Irrigation Ditch as a safety measure, if the Westview Church application is approved. No other remarkable site features exist. For additional reference please refer to the two Boulder County Community Planning and Permitting graphics (above).

c. A description of soil characteristics of the site which have a significant influence on the proposed use of the land.

The Westview Church project will have no land use other than individuals walking through the property to look at flora (trees, shrubs, and grass) that exist on the property.

d. The long- and short-term effect on flora and fauna shall be determined through field surveys, and/or expert opinions. The applicant shall address any material adverse impacts of the development on these biological systems, including plans for the mitigation of these impacts. Wildlife impact reports shall be required in accordance with Section 7-1700.

The Westview Church project will have no impact on flora and fauna as no preschool program will have any direct or indirect relationship with flora and fauna other than through visual observation.

e. The effect on significant cultural (archaeological and historic) resources and on other designated environmental resources, including but not limited to critical wildlife habitats, shall be assessed and plans for protection of such resources included. Wildlife impact reports shall be required in accordance with Section 7-1700.

The Westview Church project site has no recognized archaeological or historic significance. The Westview Church project preschool will have no impact on the surrounding environment as the existing church building will be used and no construction will occur on the property.

f. An evaluation of any potential radiation hazard that may have been identified by the State or County Public Health Departments.

6710 Arapahoe Road has no identified radiological deposits or hazards other than routine background radiation sources as found throughout the City and County of Boulder, Colorado. No construction will occur on the Project Site and as a result no changes to soil will take place.

g. An evaluation of the expected demands and effects of the development on the ability of local governments and quasi-governmental agencies to provide water, sanitation, natural gas, electricity, access, fire, schools, hospitals, police, flood protection, solid waste disposal, and other services to this development while maintaining adequate levels of service to other areas.

Westview Church in 2022 obtained potable water and sanitary sewer services through Hoover Hills Water and Sanitation District (verification letter included).

- h. Provision of financial guarantees for public or communal improvements. Not Required for this Project Special Use Review (Amber Knotts, Planner, Boulder County Community Planning & Permitting)
- 17. Mineral Interest Certification Not Required for this Project Special Use Review (Amber Knotts, Planner, Boulder County Community Planning & Permitting)

WESTVIEW CHURCH DAYCARE TRANSPORTATION SYSTEM IMPACT REVIEW

BOULDER COUNTY, COLORADO

MARCH 2025

Prepared for:

Westview Church 6710 Arapahoe Road Boulder, CO 80303

Prepared by:

DELICH ASSOCIATES 2272 Glen Haven Drive Loveland, CO 80538 Phone: 970-669-2061



Project #2513



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I. PROJECT DESCRIPTION

This transportation system impact review (TSIR) for Westview Church Daycare addresses the study area, existing facilities, traffic, accidents, trip generation, geometry, and parking requirements at and near the proposed development. The proposed project site is located at 6710 Arapahoe Road, in the southwest quadrant of the Arapahoe/Westview intersection in Boulder County, Colorado.

This study conforms to a Transportation System Impact Review per the Boulder County Multimodal Transportation Standards. The scope of this study was discussed with the owner/developer and Boulder County staff.

Proposed Land Use

Figure 1 shows a site plan of the proposed Westview Church Daycare site. The property is currently occupied by Westview Church which is approximately 5,500 square feet. This church building and parking lot will serve as the proposed daycare. This proposal is to add a daycare, with up to 50 students, to be operated at the church building. There is also a single family detached dwelling unit on the site that is leased and is owned by the Westview Church. This single family residence does use the Westview Church site access and parking lot.







II. STUDY AREA

The site location is shown in Figure 2. The land surrounding the site consists of commercial, residential, and school uses. There are commercial uses along Arapahoe Road and 63rd Street to the west of the site. There are single family residences to the south of the site. Arapahoe Ridge High School and other Boulder Valley School District facilities are west of the Westview Church site.

The primary streets near the Westview Church are Arapahoe Road and Westview Drive. Arapahoe Road is classified as a major arterial street. Westview Drive is classified as a residential collector street. The Arapahoe/Westview intersection has stop sign control on Westview Drive.

There are sidewalks along both sides of Arapahoe Road west of the Westview Church site. There are sidewalks along the north side of Arapahoe Road east of the Westview Church site. Arapahoe Road has 5-6 foot bicycle lanes. The Legion Park Trail is to the north of the Westview Church site.

This area is served by RTD Route Jump. There are bus stops on Arapahoe Road at the Arapahoe/65th Street and Arapahoe/63rd Street intersections.





SCALE: 1"=600'

SITE LOCATION

Figure 2

III. EXISTING CONDITIONS

Existing Transportation Facilities

Arapahoe Road is a major arterial street with a two-lane cross section (with center lane) and a posted speed of 45 mph. At the Arapahoe/Westview intersection, Arapahoe Road has a westbound left-turn lane, one through lane in each direction, and an eastbound right-turn lane.

Westview Drive is a residential collector street with a two-lane cross section and a posted speed of 25 mph. At the Arapahoe Road/Westview intersection, Westview Drive has separate northbound left-turn and right-turn lanes.

Existing Traffic Conditions

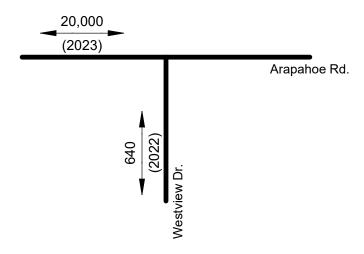
Current available daily traffic (from Boulder County Public Works Traffic Volume Map) on the area roads/streets is on Figure 3. The daily traffic volumes are: Arapahoe Road, west of Westview Drive – 20,000 (2023); and Westview Drive, south of Arapahoe Road – 640 (2022). Recent (2021) peak hour traffic counts on Arapahoe Road are: 278 vehicles eastbound and 1,063 westbound in the morning peak hour; and 1,389 vehicles eastbound and 595 westbound in the afternoon peak hour.

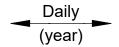
Accident Data and Analysis

Accident data was obtained from the Boulder County for the Arapahoe/Westview intersection from 1/1/2021 to present. At the Arapahoe/Westview intersection there were two reported rear-end accidents on Arapahoe Road approaching Westview Drive. This is not considered to be a high accident location.









IV. TRIP GENERATION

Trip generation is important in considering the impact of a development such as this upon the existing and proposed street system. The property is currently occupied by Westview Church which is approximately 5,500 square feet. Westview Church is considered to meet the description of Church (Code 560) in <u>Trip Generation</u>, 11th <u>Edition</u>, ITE. There is also a single family detached dwelling unit on the site. This single family dwelling unit meets the description of Single Family Detached Housing (Code 210) in <u>Trip Generation</u>, 11th <u>Edition</u>, ITE. The current land uses generate: 52 daily trip ends, 3 morning peak hour trip ends, and 4 afternoon peak hour trip ends, as shown in Table 1.

This proposal is to add a daycare, with up to 50 students, to be operated at the church building. Using the cited reference document, the calculated trip generation of the proposed daycare is shown in Table 2. The total calculated trip generation for the daycare is 204 daily trip ends, 39 morning peak hour trip ends, and 40 afternoon peak hour trip ends.

TABLE 1 Current Trip Generation								
Codo	Use	Size	AWDTE		AM Peak Hour		PM Peak Hour	
Code			Rate	Trips Ends	Rate	Trip Ends	Rate	Trip Ends
560	Church	5.5 KSF	7.60	42	0.32	2	0.49	3
210	Single Family Detached	1 DU	9.43	10	0.70	1	0.94	1

TABLE 2 Trip Generation of the Proposal								
Code	Use	Size	AW Rate	Trips Ends	AM Pea	Trip Ends	PM Pea	Trip Ends
565	Daycare Center	50 Students	4.09	204	0.78	39	0.79	40



V. FUTURE CONDITIONS ANALYSIS

Westview Church Daycare will have minimal impact on the surrounding streets. It is not anticipated that any geometric improvements are needed on any street or intersections for the foreseeable future.

It is expected that most of the site generated trips for the Westview Church Daycare will be to/from Arapahoe Road. The proposed daycare generates 204 daily trip ends. The daily traffic on Westview Drive, south of Arapahoe Road, will remain under 1,000 vehicles per day with the proposed Westview Church Daycare traffic.



VI. CONCLUSIONS & MITIGATION RECOMMENDATIONS

This study assessed the impacts of Westview Church Daycare development on the street system in the vicinity of the proposed development. Westview Church Daycare is located at 6710 Arapahoe Road, in the southwest quadrant of the Arapahoe/Westview intersection in Boulder County, Colorado. As a result of this analysis, the following is concluded:

- The development of Westview Church Daycare in Boulder County is feasible from a traffic engineering standpoint. The existing Westview Church and the single family dwelling unit currently generates approximately 52 daily trip ends, 3 morning peak hour trip ends, and 4 afternoon peak hour trip ends. The total trip generation for Westview Church Daycare is 204 daily trip ends, 39 morning peak hour trip ends, and 40 afternoon peak hour trip ends.
- At the Arapahoe/Westview intersection, there were two reported rear-end accidents on Arapahoe Road approaching Westview Drive in the past four years. This is not a high accident location.
- Westview Church Daycare will have minimal impact on the surrounding streets.
 It is not anticipated that any geometric improvements are needed on any street or intersections for the foreseeable future.





Community Planning & Permitting

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

Building Safety & Inspection Services Team

MEMO

TO: Pete L'Orange, Senior Planner

FROM: Michelle Huebner, Plans Examiner Supervisor (updated)

DATE: May 6, 2025

RE: Referral Response, SU-24-0006: Westview Church Day-Care: Special Review/Site Specific Development Plan request to permit a day care center as a second principal use in an existing church structure.

Location: 6710 Arapahoe Road

Thank you for the referral. We have the following comments for the applicants:

Building Permit. A building permit, plan review, inspection approvals, and a Certificate of Occupancy ("C.O.") are required for the proposed change of use.

Boulder County Building Code Amendments

The Commercial Plan Submittal Checklist: <u>B70 Commercial Plan Checklist</u> (bouldercounty.gov)

- 1. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 155 mph (Vult) and 40 psf, respectively.
- 2. The proposed project is in an existing building with a proposed **change in occupancy** as defined by the 2021 International Existing Building Code. A Colorado licensed registrant needs to provide a design analysis in accordance with the IEBC. Please indicate the Method of Compliance for the work proposed.
 - 1.) Prescriptive Compliance Method (IEBC chapters 3 and 5)
 2.) Work Area Compliance Method (IEBC chapters 3, and 6 through 12, as applicable)
 3.) Performance Compliance Methods (Demonstrate compliance in accordance with IEBC chapters 3 and 13.)
 4.) Addition (Demonstrate compliance in accordance with IEBC chapters 1
 - □ 4.) Addition (Demonstrate compliance in accordance with IEBC chapters 11 and the IBC...)

Please document steps of compliance to each appropriate section in accordance with the Method of Compliance chosen including accessibility requirements.

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

- 3. Change in occupancy. Through the building code this is a change in occupancy. The current occupancy of the building is group A3, a Certificate of Occupancy was issued on September 1, 1995, for this use. As I indicated in my previous referral, the building code requires a building permit for this change of use. This building permit must include a complete code analysis addressing the new occupancies in the basement level creating a mixed-use building. Groups E and I-4, depending on the age range of the children that will be attending the school. Group E occupancies are limited to 1 story and are required to have direct access from the classroom to the outside, see section 507.11 below. The occupant load will be calculated per Table 1004.5, not based on the planning approval. Below are a few, but not all code sections that are triggered by this change of occupancy.
- 4. **Minimum Plumbing Fixtures.** The plumbing fixtures count needs to meet or exceed the requirements of IBC Chapter 29, including the need for accessible restrooms and fixtures.
- 5. **Accessibility**. Chapter 11 of the IBC and referenced standard ICC A117.1-09 provide for accessibility for people with disabilities. Any building permit submittals are to include any applicable accessibility requirements, including **accessible parking**, signage, **accessible routes** and accessible fixtures and features.
- 6. Fire Department. It appears that the site is served by Mountain View Fire Rescue District. A separate referral response from the fire department should also be forthcoming. The fire department may have additional requirements in accordance with their International Fire Code ("IFC") adoption. Also, the Fire Protection District must provide written documentation to Boulder County Building Safety and Inspection Services approving the building permit plans and specifications of projects before the building permit can be issued.
- 7. **Plan Review.** The items listed above are a general summary of some of the county's building code requirements. A much more detailed plan review will be performed at the time of the building permit application, when full details are available for review, to ensure that all applicable minimum building codes requirements are to be met. Our Residential Plan Check List and other <u>Building Publications</u>, <u>Applications</u> and <u>Forms</u> <u>Boulder County</u>

Code section from the 2021 INTERNATIONAL BUILDING CODE (IBC)
308.5 Institutional Group I-4, day care facilities. Institutional Group I-4 occupancy shall include buildings and structures occupied by more than five persons of any age who receive custodial care for fewer than 24 hours per day by persons other than parents or guardians; relatives by blood, marriage or adoption; and in a place other than the home of the person cared for. This group shall include, but not be limited to, the following:

Adult day care

Child day care

- **308.5.1 Classification as Group E**. A child day care facility that provides care for more than five but not more than 100 children 2 1/2 years or less of age, where the rooms in which the children are cared for are located on a level of exit discharge serving such rooms and each of these child care rooms has an exit door directly to the exterior, shall be classified as Group E.
- **507.11 Group E buildings.** The area of a Group E building not more than one story above grade plane, of Type II, IIIA or IV construction, shall not be limited provided that the following criteria are met:
- 1. Each classroom shall have not less than two means of egress, with one of the means of egress being a direct exit to the outside of the building complying with Section 1022.
- 2. The building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
- 3. The building is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width.
- **[F] 903.2.3 Group E**. An automatic sprinkler system shall be provided for Group E occupancies as follows:
- 1. Throughout all Group E fire areas greater than 12,000 square feet (1115 m 2) in area.
- 2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.

Exception: In buildings where every class-room has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

- 3. The Group E fire area has an occupant load of 300 or more.
- **[F] 903.2.6 Group I.** An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

Exceptions:

- 1. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1, Condition 1 facilities.
- 2. An automatic sprinkler system is not required where Group I-4 day care facilities are at the level of exit discharge and where every room where care is provided has not fewer than one exterior exit door.
- 3. In buildings where Group I-4 day care is provided on levels other than the level of exit discharge, an automatic sprinkler system in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided, all floors between the level of care and the level of exit discharge, and all floors below the level of exit discharge other than areas classified as an open parking garage.

2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC) CHANGE OF OCCUPANCY CLASSIFICATION

1011.1 General. The provisions of this section shall apply to buildings or portions thereof undergoing a change of occupancy classification. This includes a change of

occupancy classification within a group as well as a change of occupancy classification from one group to a different group or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the International Building Code. Such buildings shall also comply with Sections 1002 through 1010 of this code.

1011.2 Fire protection systems. Fire protection systems shall be provided in accordance with Sections 1011.2.1 and 1011.2.2.

1011.2.1 Fire sprinkler system. Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the International Building Code that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the International Building Code. The installation of the automatic sprinkler system shall be required within the area of the change of occupancy and areas of the building not separated horizontally and vertically from the change of occupancy by one of the following:

- 1. Nonrated permanent partition and horizontal assemblies.
- 2. Fire partition.
- 3. Smoke partition.
- 4. Smoke barrier.
- 5. Fire barrier.
- 6. Fire wall.

1011.5.1 Means of egress for change to a higher hazard category. Where a change of occupancy classification is made to a higher-hazard category (lower number) as shown in Table 1011.5, the means of egress shall comply with the requirements of Chapter 10 of the International Building Code.

Exceptions:

- 1. Stairways shall be enclosed in compliance with the applicable provisions of Section 903.1.
- 2. Existing stairways including handrails and guards complying with the requirements of Chapter 9 shall be permitted for continued use subject to approval of the code official.
- 3. Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced because of existing construction shall not be required to comply with the maximum riser height and minimum tread depth requirements.
- 4. Existing corridor walls constructed on both sides of wood lath and plaster in good condition or 1/2-inch-thick (12.7 mm) gypsum wallboard shall be permitted. Such walls shall either terminate at the underside of a ceiling of equivalent construction or extend to the under-side of the floor or roof next above.
- 5. Existing corridor doorways, transoms and other corridor openings shall comply with the requirements in Sections 804.6.1, 804.6.2 and 804.6.3.
- 6. Existing dead-end corridors shall comply with the requirements in Section 804.7.
- 7. An operable window complying with Section 1011.5.6 shall be accepted as an emergency escape and rescue opening.

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum building code requirements. Please call us at (720) 564-2640.



Public Health Environmental Health Division

April 18, 2025

TO: Staff Planner, Community Planning and Permitting

FROM: Carl Job, Environmental Health Specialist

SUBJECT: SU-24-0006: Westview Church Day-Care

OWNER: Westview Church Inc

PROPERTY ADDRESS: 6710 Arapahoe Road

SEC-TOWN-RANGE: 35 -1N -70

The Boulder County Public Health (BCPH) – Environmental Health division has reviewed the submittals for the above referenced docket and has the following comments.

<u>OWTS</u>

- 1. Boulder County Public Health issued a repair permit for the installation of an absorption bed system on 03/22/1994. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for a 3-bedroom house. BCPH approved the installation of the OWTS on 08/12/1997.
- 2. The Special Review application included a letter from Hoover Hill Water Service District, dated 10/14/2024, specifying that West View Church is now provided with potable water and sanitary sewer service. As such, BCPH OWTS regulations are not applicable to the application request.

Abandoning a Septic Tank:

1. If the property is now served by sanitary sewer service, the property owner should take appropriate steps to abandon the septic tank. After a septic tank is pumped, it may be completely removed and the parts disposed of safely. If the tank is to remain in place, it must be pumped to remove as much waste as possible. The bottom of the tank must be broken so tank neither floats nor fills with water. The top must be collapsed, and the sides may be broken into the void. The remaining void must be filled with gravel, sand, or compacted soil. The filled excavation must be graded to surroundings, allowing for settling.

This concludes comments from the Public Health – Environmental Health division at this time. For additional information on OWTS, refer to the following website: www.SepticSmart.org. If you have additional questions about OWTS, please do not hesitate to contact HealthOWS@bouldercounty.org.

Cc: OWTS file, owner, Community Planning and Permitting



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 303-441-3930 • www.BoulderCounty.gov

May 7, 2025

TO: Pete L'Orange, Senior Planner; Community Planning & Permitting,

Development Review Team - Zoning

FROM: Tim Oliver, Planner II; Community Planning & Permitting, Development

Review Team - Access & Engineering

SUBJECT: Docket # SU-24-0006: Westview Church Day-Care at 6710 Arapahoe

Road

The Development Review Team – Access & Engineering staff have reviewed the above referenced docket and have the following comments:

- The subject property is accessed via Westview Drive, an asphalt Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Residential Collector. Legal access has been demonstrated via adjacency to this public ROW.
- 2. The existing driveway design complies with the Multimodal Transportation Standards (the Standards) for residential development.
- The ROW width of Westview Drive at this location is 60 feet, whereas the nominal required ROW width for a Residential Collector is 70 feet. However, given the scope of this application, no additional ROW dedication will be required.
- 4. The sight distance for a left turn at the subject property is 145 feet, where the required sight distance is 280 feet per AASHTO's *A Policy on Geometric Design on Highways and Streets*. The sight distance for a right turn extends well beyond the intersection of Westview Drive and Arapahoe Road, that is approximately 200 feet away, where the required sight distance is 240 feet.
- 5. Staff conducted a site inspection on April 30, 2025, and noted 66 total parking spaces, six of which were ADA compliant spaces with two being van accessible.

A minimum of three ADA compliant parking spaces are required and this requirement has been met.

The parking area measures 27,000 square feet. The total number of parking spaces counted does not include the parking spaces dedicated to the residence on site.

Docket LU-94-0004 Seventh Day Baptist Church Grading Project required 21,600 square feet of parking to comply with the Zoning Resolution, therefore this requirement has been met.

Westview Church complies with the current Land Use Code parking requirements for churches. The Code mandates one parking space per 30 square feet of worship area, along with additional parking for incidental uses. However, at Westview Church, incidental uses occur outside of regular worship hours and do not overlap with services, eliminating the need for extra parking. With a 2,000-square-foot worship area, the church is required to provide 66 parking spaces, which it meets. Therefore, the church satisfies all applicable parking standards under the current Code

Staff have determined that the daycare will require 22 parking spaces, based on data from the ITE Parking Generation, 3rd Edition. Given the suburban context of the site, staff applied the 85th percentile parking demand rate to ensure adequate capacity. In accordance with the Standards, bicycle parking must equal 10% of the required vehicular parking, resulting in a requirement of two bicycle parking spaces.

- 6. Staff has reviewed the Transportation System Impact Review (TSIR) and generally agrees with its conclusions. While the TSIR met all professional standards for traffic engineering, staff is requesting the following revisions to address concerns expressed by community members through this application process:
 - a. Please address the operations at the intersection of Westview Drive and Arapahoe Road. Specifically, address the level of service (LOS) for the turning movements and queueing at the intersection.
 - b. Please address the distribution at Westview Drive.
 - c. Staff understands that CDOT submitted a request for additional information regarding an increase in trips affecting a CDOT access permit. Please address this request as well.

This concludes our comments at this time.



Mountain View Fire Rescue

Trust • Teamwork • Professionalism

Boulder County Planning and Permitting 2045 13th Street Boulder, CO 80302

Re: SU-24-0006

April 14, 2025

Mountain View Fire has reviewed the proposed special use for 6710 Arapaho as a preschool/daycare. While we have no issue with the use, we do request a parking and vehicle staging plan for peak periods of drop off and pick up if the volume exceeds parking capabilities. The existing smoke detection and alarm systems will need evaluated and changed is required through permitting.

Regards,

Michelle Kelly Deputy Fire Marshal 720-881-6527 mkelly@mvfpd.org From: Young - CDOT, Allyson

To: <u>L"Orange, Pete; Timothy Bilobran - CDOT</u>

Subject: [EXTERNAL] CDOT Comments CO 7 Referral Packet for SU-24-0006: Westview Church Day-Care at 6710

Arapahoe Road

Date: Wednesday, April 23, 2025 4:02:23 PM

Hi Pete,

CDOT requests that the memo for the Church Daycare be revised to address whether or not the site (daycare site, church site and single home) is increasing traffic by 20% or more at the CO 7 intersection in order to determine whether or not a CDOT Access Permit is required.

Thank you, Ally

--

Thank you,

Allyson Young Region 4 Access Manager - Traffic



P 970 381 8995

10601 West 10th Street, Greeley, CO 80634

allyson.young@state.co.us | http://codot.gov/ | www.cotrip.org



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 303-441-3930 • www.BoulderCounty.gov

MEMO TO: Referral Agencies

FROM: Pete L'Orange, Senior Planner

DATE: April 2, 2025 RE: Docket SU-24-0006

Docket SU-24-0006: Westview Church Day-Care

Request: Special Review/Site Specific Development Plan request to permit

a day care center as a second principal use in an existing church

structure at 6710 Arapahoe Road.

Location: 6710 Arapahoe Road, located at the southwest corner of

Arapahoe Road and Westview Drive, in Section 35, Township 1N,

Range 70W.

Zoning: Estate Residential (ER) Zoning District

Owner/

Applicant: Arthur W. Stange c/o Westview Church

Special Use Review / Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

This process includes public hearings before the Boulder County Planning Commission and the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

The Community Planning & Permitting staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471 Boulder, Colorado 80306 or via email to plorange@bouldercounty.gov. All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email planner@bouldercounty.gov to request more information. If you have any questions regarding this application, please contact me at 303-441-1418 or plorange@bouldercounty.gov.

Please return responses by May 7, 2025.

	e have reviewed the proposal and have no conflicts. tter is enclosed.
Signed	Warc Pedrucci PRINTED Marc Pedrucci
Agency o	r Address City of Boulder Open Space & Mountain Parks
Date	April 10, 2025
Claire Levy	County Commissioner Marta Loachamin County Commissioner Ashley Stolzmann County Commissioner



Right of Way & Permits

1123 West 3rd Avenue Denver, Colorado 80223 Telephone: **303.571.3306** Facsimile: 303.571.3284 Donna.L.George@xcelenergy.com

April 10, 2025

Boulder County Community Planning and Permitting PO Box 471 Boulder, CO 80306

Attn: Pete L'Orange

Re: Westview Church Day-Care, Case # SU-24-0006

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Westview Church Day-Care** and has **no apparent conflict** with the special use request.

Please be aware PSCo owns and operates existing natural gas and electric facilities within the subject property. For any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via www.xcelenergy.com/InstallAndConnect.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy

Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

From: <u>Tina Asherae Fields</u>
To: <u>L"Orange, Pete</u>

 Subject:
 [EXTERNAL] Docket #SU-24-0006

 Date:
 Wednesday, April 9, 2025 8:14:06 PM

Hello Boulder County Planning and Permitting Department folks,

I'm writing about Docket #SU-24-0006, Westview Church's Day-Care Proposal.

We live nearby and are fine with the church doing this, but have concerns about additional traffic it will bring to an already severely impacted corner. We request that some sort of traffic slowing and mitigation structure accompany it at the corner of Arapahoe and Westview.

Residents already have a hard time safely dealing with the escalating number of cars and trucks on Westview, particularly when trying to turn left /west onto Arapahoe during times of heavy traffic. At rush hour, the cars line up on Westview for up to 10 minutes to turn left/west because the windows of opportunity are so few and far between. The traffic on Arapahoe moves too fast to turn left across it safely, and we can't see vehicles coming from over the blind hill at 45 mph minimum until it's nearly too late to turn. Rather than risk our lives turning into tiny windows of fast moving cars and trucks, many of us turn right instead and make u-turns up the road.

. This intersection really needs a stop light, with an accompanying warning sign east of the intersection on the other side of that little hill so westbound traffic will know to slow down early enough to avoid accidents. From the other direction, if BVSD would close off their upper egress going east to all except buses, that would help because then the cars would come at intervals from the stop light a bit further away.

Again, we do not wish to stop the day care proposal from passing, but we do strongly request help addressing the dangerous traffic issue. It exists now, and will get exacerbated further with more business coming in.

Thank you for your consideration, and for passing our needs along to additional relevant Boulder County agencies.

Best, Tina Fields 1237 Meadow Lark Dr., Boulder CO. 80303 From: Barry Dunn

To: L"Orange, Pete

Subject: [EXTERNAL] Addendum Re: Docket SU-24-0006: Opposition to Westview Church Day Care Center Development

Plan

Date: Thursday, April 10, 2025 2:14:19 AM

9-Traffic Issue Supplement: Westview Church is located at the southeast corner of Arapahoe Road and Westview Drive. There is a great deal of traffic executing left and right turns from Arapahoe Road toward southbound Westview Drive. There is also a great deal of traffic northbound on Westview Drive executing left and right turns onto Arapahoe Road. Therefore, it is especially important that this intersection remain free of cars stopped or slowly moving on Westview Drive as they enter the parking lot of Westview Church. If a Day Care Center is established at Westview Church, a perfect storm of traffic congestion would develop. This would especially impede traffic executing left and right turns from Arapahoe Road toward southbound Westview Drive, causing a back-up of traffic on Arapahoe Road. This is unacceptable and potentially dangerous for both vehicles and pedestrians, including children from the Day Care Center.

10-What is stated above at #9 is self-evident and should be accepted by Community Planning and Permitting. However, if what is stated in #9 above is not accepted as true, then it is imperative that a traffic study be conducted by competent traffic engineers such as at CDOT. I do not believe that taxpayer dollars should be used to pay for such a study and my understanding is that persons or entities applying for permits are those who fund the studies.

Kind regards, Barry Dunn 1268 Westview Dr. Boulder, CO 80303 303-717-6111

On Apr 10, 2025, at 12:26 AM, Barry Dunn < waterlight@comcast.net> wrote:

Attn: Pete L'Orange or other Staff Planner

Dear Mr. L'Orange or Sir or Madam:

This email responds to the Boulder County Community Planning and Permitting Department's notice dated 4/2/25 regarding the Special Review / Site Specific Development of a Day Care Center pursuant to the application of Arthur W. Stange and Westview Church at 6710 Arapahoe Road, Boulder, Colorado.

I oppose the creation of a Day Care Center at Westview Church for the following reasons:

- 1-A Day Care Center will add a great deal of vehicular traffic on Westview Drive, with parents picking up and dropping off their children and with any events held at the planned Day Care Center.
- 2-There is currently a small number of vehicles entering and leaving Westview Church on Sundays. On other days there is even less, a minuscule amount of vehicular traffic.
- 3-Westview Drive is a street with single family homes on both sides. There is no commercial activity conducted anywhere on Westview Drive. Westview Church is the only non-residential structure.
- 4-Residents who live in the neighborhood composed of Westview Drive, Meadowlark Drive and Chinook Way (the streets closest to Westview Church) will be impacted adversely by a Day Care Center. Residents have a right to quiet enjoyment of their property.
- 5-There is no less restrictive means of establishing a Day Care Center because there is no way to reduce the amount of vehicular traffic entering and leaving the Westview Church property. Restricting the size of the Day Care Center will not be effective to address the issue of quiet enjoyment because: A) There could not feasibly be a restriction to

10 children because this likely would not be economically viable for Westview Church; B) The increase in vehicular traffic for even 10 children on a regular basis would be untenable and interfere with quiet enjoyment.

6-Westview Church likely exists as a "grandfathered" exception to the residential zoning of the neighborhood. But for that exception, Westview Church would not exist. Westview Church should not be allowed to take advantage of its fortunate position by expanding to add a Day Care Center.

7-Westview Church likely has a monetary motive for the Day Care. Boulder County should not succumb to Westview Church's monetary concerns.

8-Westview Church should remain a small neighborhood church, addressing the spiritual interests of its members without a Day Care Center.

Thank you for allowing me the opportunity to provide this opposition statement. Kind regards,

Barry Dunn 1268 Westview Dr. Boulder, CO 80303 303-717-6111 From: <u>Johann Robbins</u>
To: <u>L"Orange, Pete</u>

Subject: [EXTERNAL] Re: Docket SU-24-0006: Opposition to Westview Church Day Care Center Development Plan

Date: Thursday, April 10, 2025 8:47:24 AM

Dear Boulder County:

We live on Meadowlark Drive about 1000 feet from Westview Church. On weekday rush hours, say from 8am to 10am, and again from 4pm to 6pm, making the left turn from Westview directly in front of the entrance to the church parking lot, involves a wait, sometimes several minutes, and then a dicey turn across and into traffic. Same with coming home from the east on Arapahoe.

If you allow this use, parents cars from dropping off/picking up kids that are waiting to turn back onto west bound Arapahoe to get back to Boulder will back up and make this intersection even more clogged and dangerous. We do not currently want or need a light at this intersection but it gets close to that during rush hour, and this will force it into total disfunction. This is not a use by right for a church, it is essentially a real estate lease to a commercial entity serving non-church members. Please do not allow it, as it is going to "break" the intersection for everyone, and the inevitable rise in accidents is preventable now. Please do the prudent thing and say no.

Thanks Much,

Jonathan Robbins 1466 Meadow Lark Dr. 303-955-1136 From: Johann Robbins
To: L"Orange, Pete

Subject: Re: [EXTERNAL] Docket SU-24-0006: Opposition to Westview Church Day Care Center Development Plan

Date: Thursday, April 10, 2025 11:47:55 AM

Yes I appreciate that information. That is not a traffic study or based on hard facts.

They estimate 120 additional cars daily, almost all of which will go through the intersection with Arapahoe (each family is actually using the intersection four times daily) entering and exiting during rush hour morning and evening. A traffic study would understand that. It is misleading for them to say:

"The additional traffic resulting from this project will have no noticeable impact on traffic volume or traffic flow on Arapahoe Road. Additional entry to the Site is from Westview Drive (residential street, speed limit 25 mph), which serves as the only motor vehicle connection from Baseline to Arapahoe Road, between Cherryvale Road and North 75th Street, and will have minimal impact on traffic volume or traffic flow."

On what basis is this minimal impact? The additional traffic to Arapahoe is of course not the issue, the backup on Westview, and the 240 additional daily turns across rush hour traffic is. A traffic study would clear up in technical terms what this unsafe mess would look like, and should be required to quantify the additional waiting times to turn from Westview to Arapahoe during rush hour drop-offs and pickups.

I have lived in this neighborhood since before Erie and Lafayette exploded in population, and each year the traffic on Arapahoe gets worse, and it gets harder and harder to safely exit Westview during rush hours. Some people freak out and sit there a long time before turning; I have learned over the years how to time a small gap and gun it. You think people with their little ones in the car can be expected to do that? They are going to sit there and wait for a larger gap, which can take minutes, and that can be just enough space for one or two cars. People are going to sit in a long line waiting to turn, and then take chances or get honked at.....

Thanks Much,

Johann Robbins 303-955-1136

They did submit a Transportation System Impact Report (TSIR) as part of their application. It is included the referral packet posted online. You can download a copy here: http://services.boco.solutions/CPP_FileNetClient/ContentDisplay?DocId={C3538113-6BD3-4B15-A7D7-CCCA2B6CB2DD}. The County's Access & Engineering team is currently reviewing that TSIR and will respond to it as part of their referral response.

Please let me know if you have any other questions. Thanks!

Pete L'Orange | Senior Planner

Boulder County Community Planning & Permitting

From: Johann Robbins < <u>johannrobbins@comcast.net</u>>

Sent: Thursday, April 10, 2025 9:27 AM

To: L'Orange, Pete < <u>plorange@bouldercounty.gov</u>>

Subject: Re: [EXTERNAL] Docket SU-24-0006: Opposition to Westview Church Day Care Center

Development Plan

I appreciate that. At least require the church do a traffic study so you have some hard data. This is not NIMBY, I am fine with the church, now their only traffic is on Sundays and occasionally at night, when Arapahoe is otherwise empty. But that intersection during weekday rush hours is totally different.

Thanks Much,

Johann Robbins 303-955-1136

On Apr 10, 2025, at 8:49 AM, L'Orange, Pete plorange@bouldercounty.gov> wrote:

Thank you for your comments. They have been received and will be included in the official record.

If you have any additional comments or questions, please don't to hesitate to reach out to me again.

Thanks!

Pete L'Orange | Senior Planner Boulder County Community Planning & Permitting

Pronouns: he/him/his

Courthouse Annex | 2045 13th Street | Boulder, CO 80302

Mailing address: PO Box 471 | Boulder, CO 80306

Direct: 303-441-1418 | Main: 303-441-3930

plorange@bouldercounty.gov

----Original Message-----

From: Johann Robbins < iohannrobbins@comcast.net >

Sent: Thursday, April 10, 2025 8:45 AM

To: L'Orange, Pete < plorange@bouldercounty.gov >

Subject: [EXTERNAL] Re: Docket SU-24-0006: Opposition to Westview Church Day Care Center

Development Plan

Dear Boulder County:

We live on Meadowlark Drive about 1000 feet from Westview Church. On weekday rush hours, say from 8am to 10am, and again from 4pm to 6pm, making the left turn from Westview directly in front of the entrance to the church parking lot, involves a wait, sometimes several minutes, and then a dicey turn across and into traffic. Same with coming home from the east on Arapahoe.

If you allow this use, parents cars from dropping off/picking up kids that are waiting to turn back onto west bound Arapahoe to get back to Boulder will back up and make this intersection even more clogged and dangerous. We do not currently want or need a light at this intersection but it gets close to that during rush hour, and this will force it into total disfunction. This is not a use by right for a church, it is essentially a real estate lease to a commercial entity serving non-church members. Please do not allow it, as it is going to "break" the intersection for everyone, and the inevitable rise in accidents is preventable now. Please do the prudent thing and say no.

Thanks Much,

Jonathan Robbins 1466 Meadow Lark Dr. 303-955-1136 From: Barry Dunn
To: L"Orange, Pete

Subject: Re: [EXTERNAL] Addendum Re: Docket SU-24-0006: Opposition to Westview Church Day Care Center

Development Plan

Date: Thursday, April 10, 2025 6:34:36 PM

Mr. L'Orange:

Thank you for your reply to my email. Following are my responses to Westview Church's Application per the link you provided to me in your email of 4/10/25, 11:15am:

Section 5: Narrative

Westview ("WV") states:

WV cites Kaycee Headrick, Early Childhood Council of Boulder County who stated that there is insufficient access to child care in Boulder.

Response:

This is not a sufficient reason to approve the subject Day Care by WV. There can be additional Day Care established elsewhere where congestion would not be an issue.

WV states:

It wants to be large enough to service Boulder, Broomfield, Erie, Lafayette and Louisville.

Response:

This is problematic. The level of expansion required to service those counties would be untenable. Moreover, with WV expressly stating that this is their intent, it is likely WV will apply in the future for even greater attendance and traffic "end trips" than the already excessive amount in the current Application. Nevertheless, even if the number of end trips discussed below

Section 6: Traffic Report (submitted 9/30/24)

WV states:

Primary access to the Project Site (outlined in red) is from Arapahoe Road (speed limit 45mph), which serves as a major east-west motor vehicle traffic portal for Boulder. The additional traffic resulting from this project will have no noticeable impact on traffic volume or traffic flow on Arapahoe Road. Additional entry to the Site is from Westview Drive (residential street, speed limit 25 mph), which serves as the only motor vehicle connection from Baseline to Arapahoe Road, between Cherryvale Road and North 75th Street, and will have minimal impact on traffic volume or traffic flow.

The average number of daily trips (Monday-Friday, 8am-5pm) including staff, students, and visitors is expected to be a maximum of one hundred twenty (120) if maximum enrollment

(50) is achieved

Response:

First, 120 daily trips is excessive.

Second, based on the numbers submitted, the amount is greater than 120:

```
50 (max enrollment) x 2 = 100 just for students
+8 employees x 2 = 16 (Underestimated)
+2 guests x 2 = 4 (Underestimated)
+6 deliveries = 6
Total is 126 visits per day, minimum.
```

Third: Under Trip Generation (Section IV) (page 7), the total calculated trip generation for the daycare is **204 daily trip ends**, which is even more excessive.

Fourth: Under Trip Generation (Section IV)((page 7), WV states that "the current land uses generate 52 daily trip ends." **This is disputed and the number is far lower.** Anecdotally, I have been living on Westview Drive for 13 years and have noticed very little traffic entering and leaving WV and most is on Sundays. I admit I have not had many opportunities per day to view ingress and egress of vehicles at WV, but I would be surprised that the number is greater than an average of 10 per day on every day except Sunday. **Thus the increase in end trips with the proposed Day Care Center will be the vast majority of total end trips.**

Section III: Existing Traffic Conditions (page 5)

WV states:

Current available daily traffic (from Boulder County Public Works Traffic Volume Map) on the area roads/streets is on Figure 3. The daily traffic volumes are: Arapahoe Road, west of Westview Drive – 20,000 (2023); and Westview Drive, south of Arapahoe Road – 640 (2022). Recent (2021) peak hour traffic counts on Arapahoe Road are: 278 vehicles eastbound and 1,063 westbound in the morning peak hour; and 1,389 vehicles eastbound and 595 westbound in the afternoon peak hour.

Response:

The issue is not number of eastbound and westbound vehicles on Arapahoe Rd., but, rather, the number of vehicles southbound on Westview, especially, from eastbound and westbound Arapahoe Rd, and northbound on Westview.

Conclusion

There are alternatives to Westview Church expanding Day Care at this location. They can rent a facility in an area that will not cause congestion in a residential neighborhood if they are so intent on creating a Day Care Center.

With the expansion of population and built structures in Boulder County, there should be a strong public policy to protect the rights of residents in residential neighborhoods to the quiet

enjoyment of their properties, especially when there are alternatives outside those residential neighborhoods (Mr. Rogers would concur).

I would appreciate my concerns being raised by Boulder County Community Planning and Permitting and communicated to residents in the Westview Drive neighborhood, and that their input be solicited.

Kind regards, Barry Dunn

On Apr 10, 2025, at 11:15 AM, L'Orange, Pete <plorange@bouldercounty.gov>wrote:

Quick follow up note on this. The applicants did submit a Transportation System Impact Report (TSIR) as part of their application. It is included the referral packet posted online. You can download a copy

here: <a href="http://services.boco.solutions/CPP_FileNetClient/ContentDisplay?DocId="http://services.boco.solutions/CPP_FileNetClient/ContentDisplay?DocId="http://services.boco.solutions/CPP_FileNetClient/ContentDisplay?DocId="http://services.boco.solutions/CPP_FileNetClient/ContentDisplay?DocId="http://services.boco.solutions/CPP_FileNetClient/ContentDisplay?DocId="https://services.boco.solutions/CPP_FileNetClient/ContentDisplay?DocId="https://services.boco.solutions/CPP_FileNetClient/ContentDisplay?DocId="https://services.boco.solutions/CPP_FileNetClient/ContentDisplay?DocId="https://services.boco.solutions/CPP_FileNetClient/ContentDisplay?DocId="https://services.boco.solutions/CPP_FileNetClient/ContentDisplay?DocId="https://services.boco.solutions/CPP_FileNetClient/ContentDisplay?DocId="https://services.boco.solutions/CPP_FileNetClient/ContentDisplay?DocId="https://services.boco.solutions/cpp-fileNetClient/ContentDisplay?DocId="https://services.boco.solutions/cpp-fileNetClient/ContentDisplay?DocId="https://services.boco.solutions/cpp-fileNetClient/ContentDisplay?DocId="https://services.boco.solutions/cpp-fileNetClient/ContentDisplay?DocId="https://services.boco.solutions/cpp-fileNetClient/ContentDisplay?DocId="https://services.boco.solutions/cpp-fileNetClient/ContentDisplay?DocId="https://services.boco.solutions/cpp-fileNetClient/ContentDisplay?DocId="https://services.boco.solutions/cpp-fileNetClient/ContentDisplay?DocId="https://services.boco.solutions/cpp-fileNetClient/ContentDisplay?DocId="https://services.boco.solutions/cpp-fileNetClient/ContentDisplay?DocId="https://services.boco.solutions/cpp-fileNetClient/ContentDisplay?DocId="https://services.boco.solutions/cpp-fileNetClient/ContentDisplay?DocId="https://services.boco.solutions/cpp-fileNetClient/ContentDisplay?DocId="https://services.boco.solutions/cpp-fileNetClient/ContentDisplay?DocId="https://services.boco.solutions/cpp-fileNetClient/ContentDisplay?DocId="https://services.boco.solutions/cpp-fileNetClient/ContentDisplay.boco.solutions/cpp-fileNetC

Please let me know if you have any other questions. Thanks!

Pete L'Orange | Senior Planner
Boulder County Community Planning & Permitting

-----Original Message-----

From: Barry Dunn < waterlight@comcast.net>

Sent: Thursday, April 10, 2025 2:12 AM

To: L'Orange, Pete <plorange@bouldercounty.gov>

Subject: [EXTERNAL] Addendum Re: Docket SU-24-0006: Opposition to Westview

Church Day Care Center Development Plan

9-Traffic Issue Supplement: Westview Church is located at the southeast corner of Arapahoe Road and Westview Drive. There is a great deal of traffic executing left and right turns from Arapahoe Road toward southbound Westview Drive. There is also a great deal of traffic northbound on Westview Drive executing left and right turns onto Arapahoe Road. Therefore, it is especially important that this intersection remain free of cars stopped or slowly moving on Westview Drive as they enter the parking lot of Westview Church. If a Day Care Center is established at Westview Church, a perfect storm of traffic congestion would develop. This would especially impede traffic executing left and right turns from Arapahoe Road toward southbound Westview Drive, causing a back-up of traffic on Arapahoe Road. This is unacceptable and potentially dangerous for both vehicles and pedestrians, including children from the Day Care

Center.

10-What is stated above at #9 is self-evident and should be accepted by Community Planning and Permitting. However, if what is stated in #9 above is not accepted as true, then it is imperative that a traffic study be conducted by competent traffic engineers such as at CDOT. I do not believe that taxpayer dollars should be used to pay for such a study and my understanding is that persons or entities applying for permits are those who fund the studies.

Kind regards,
Barry Dunn
1268 Westview Dr.
Boulder, CO 80303
303-717-6111

On Apr 10, 2025, at 12:26 AM, Barry Dunn < waterlight@comcast.net > wrote:

Attn: Pete L'Orange or other Staff Planner

Dear Mr. L'Orange or Sir or Madam:

This email responds to the Boulder County Community Planning and Permitting Department's notice dated 4/2/25 regarding the Special Review / Site Specific Development of a Day Care Center pursuant to the application of Arthur W. Stange and Westview Church at 6710 Arapahoe Road, Boulder, Colorado.

I oppose the creation of a Day Care Center at Westview Church for the following reasons:

- 1-A Day Care Center will add a great deal of vehicular traffic on Westview Drive, with parents picking up and dropping off their children and with any events held at the planned Day Care Center.
- 2-There is currently a small number of vehicles entering and leaving Westview Church on Sundays. On other days there is even less, a minuscule amount of vehicular traffic.
- 3-Westview Drive is a street with single family homes on both sides. There is no commercial activity conducted anywhere on Westview Drive. Westview Church is the only non-residential structure.
- 4-Residents who live in the neighborhood composed of Westview Drive, Meadowlark Drive and Chinook Way (the streets closest to Westview Church) will be impacted adversely by a Day Care Center. Residents have a right to quiet enjoyment of their property.

5-There is no less restrictive means of establishing a Day Care Center because there is no way to reduce the amount of vehicular traffic entering and leaving the Westview Church property. Restricting the size of the Day Care Center will not be effective to address the issue of quiet enjoyment because: A) There could not feasibly be a restriction to 10 children because this likely would not be economically viable for Westview Church; B) The increase in vehicular traffic for even 10 children on a regular basis would be untenable and interfere with quiet enjoyment.

6-Westview Church likely exists as a "grandfathered" exception to the residential zoning of the neighborhood. But for that exception, Westview Church would not exist. Westview Church should not be allowed to take advantage of its fortunate position by expanding to add a Day Care Center.

7-Westview Church likely has a monetary motive for the Day Care. Boulder County should not succumb to Westview Church's monetary concerns.

8-Westview Church should remain a small neighborhood church, addressing the spiritual interests of its members without a Day Care Center.

Thank you for allowing me the opportunity to provide this opposition statement. Kind regards,

Barry Dunn 1268 Westview Dr. Boulder, CO 80303 303-717-6111 From: <u>Barry Dunn</u>
To: <u>L"Orange, Pete</u>

Subject: URGENT Re: [EXTERNAL] Addendum Re: Docket SU-24-0006: Opposition to Westview Church Day Care Center

Development Plan

Date: Thursday, May 1, 2025 11:26:28 PM

Importance: High

Mr. L' Orange:

Thank you for your response. However, I would like to appear before the Planning Commission and/or the Board of Commissioners in order to more explicitly voice my concerns. I also would like to hear any countervailing arguments by the applicants as to which I may also respond.

This matter is serious. It will disrupt traffic patterns on Westview and Arapahoe to a great extent. It will impact all neighborhood residents who are northbound on Westview, making left or right turns on to Arapahoe (especially left turns), and who are east or westbound on Arapahoe, making left or right turns onto Westview (especially left turns).

Westview Church is a church, not properly expandable to operate a Day Care business. Even if there is a religious component to the Day Care that is defensible and acceptable, the Day Care itself is mainly a business. And, even the Day Care's function as a business cannot practically be separated from legitimate religious functions, the Church should not be expanded due to the harm the Day Care Center will cause a neighborhood that has experienced quiet enjoyment since its inception (likely in the 1950s).

With additional traffic eastbound and westbound on Arapahoe and Baseline, Westview has already experienced far more traffic than it had in the past, with cars bisecting neighborhood traveling northbound from Baseline to Arapahoe or southbound from Arapahoe to Baseline. The Day Care Center will add to this existing traffic and unacceptable additional amount of traffic.

I am prepared to bring legal action to stop Westview Church's application for a Day Care Center, if that becomes necessary. It should not become necessary. The matter should stop with the Planning Commission and/or the Board of Commissioners and not require intervention by the judicial system.

Barry I. Dunn Attorney at Law 303-717-6111

On Apr 11, 2025, at 8:18 AM, L'Orange, Pete <plorange@bouldercounty.gov> wrote:

Thank you for your comments. They will be included in the official record, and will be provided (along with all of the received comments) to the applicants, the Planning Commission, and the Board of County Commissioners.

Please let me know if you have any questions. Thanks!

Pete L'Orange | Senior Planner Boulder County Community Planning & Permitting From: Barry Dunn <waterlight@comcast.net>

Sent: Thursday, April 10, 2025 6:34 PM

To: L'Orange, Pete <plorange@bouldercounty.gov>

Subject: Re: [EXTERNAL] Addendum Re: Docket SU-24-0006: Opposition to Westview Church Day

Care Center Development Plan

Mr. L'Orange:

Thank you for your reply to my email. Following are my responses to Westview Church's Application per the link you provided to me in your email of 4/10/25, 11:15am:

Section 5: Narrative

Westview ("WV") states:

WV cites Kaycee Headrick, Early Childhood Council of Boulder County who stated that there is insufficient access to child care in Boulder.

Response:

This is not a sufficient reason to approve the subject Day Care by WV. There can be additional Day Care established elsewhere where congestion would not be an issue.

WV states:

It wants to be large enough to service Boulder, Broomfield, Erie, Lafayette and Louisville.

Response:

This is problematic. The level of expansion required to service those counties would be untenable. Moreover, with WV expressly stating that this is their intent, it is likely WV will apply in the future for even greater attendance and traffic "end trips" than the already excessive amount in the current Application. Nevertheless, even if the number of end trips discussed below

Section 6: Traffic Report (submitted 9/30/24)

WV states:

Primary access to the Project Site (outlined in red) is from Arapahoe Road (speed limit 45mph), which serves as a major east-west motor vehicle traffic portal for Boulder. The additional traffic resulting from this project will have no noticeable impact on traffic volume or traffic flow on Arapahoe Road. Additional entry to the Site is from Westview Drive (residential street, speed limit 25 mph), which serves as the only motor vehicle connection from Baseline to Arapahoe Road, between Cherryvale Road and North 75th Street, and will have minimal impact on traffic volume or

traffic flow.

The average number of daily trips (Monday-Friday, 8am-5pm) including staff, students, and visitors is expected to be a maximum of one hundred twenty (120) if maximum enrollment (50) is achieved

Response:

First, 120 daily trips is excessive.

Second, based on the numbers submitted, the amount is greater than 120:

```
50 (max enrollment) x 2 = 100 just for students
+8 employees x 2 = 16 (Underestimated)
+2 guests x 2 = 4 (Underestimated)
+6 deliveries = 6
Total is 126 visits per day, minimum.
```

Third: Under Trip Generation (Section IV) (page 7), the total calculated trip generation for the daycare is **204 daily trip ends**, which is even more excessive.

Fourth: Under Trip Generation (Section IV)((page 7), WV states that "the current land uses generate 52 daily trip ends." **This is disputed and the number is far lower.** Anecdotally, I have been living on Westview Drive for 13 years and have noticed very little traffic entering and leaving WV and most is on Sundays. I admit I have not had many opportunities per day to view ingress and egress of vehicles at WV, but I would be surprised that the number is greater than an average of 10 per day on every day except Sunday. **Thus the increase in end trips with the proposed Day Care Center will be the vast majority of total end trips.**

Section III: Existing Traffic Conditions (page 5)

WV states:

Current available daily traffic (from Boulder County Public Works Traffic Volume Map) on the area roads/streets is on Figure 3. The daily traffic volumes are: Arapahoe Road, west of Westview Drive – 20,000 (2023); and Westview Drive, south of Arapahoe Road – 640 (2022). Recent (2021) peak hour traffic counts on Arapahoe Road are: 278 vehicles eastbound and 1,063 westbound in the morning peak hour; and 1,389 vehicles eastbound and 595 westbound in the afternoon peak hour.

Response:

The issue is not number of eastbound and westbound vehicles on Arapahoe Rd., but, rather, the number of vehicles southbound on Westview, especially, from eastbound and westbound Arapahoe Rd, and northbound on Westview.

Conclusion

There are alternatives to Westview Church expanding Day Care at this location. They can rent a facility in an area that will not cause congestion in a residential neighborhood if they are so

intent on creating a Day Care Center.

With the expansion of population and built structures in Boulder County, there should be a strong public policy to protect the rights of residents in residential neighborhoods to the quiet enjoyment of their properties, especially when there are alternatives outside those residential neighborhoods (Mr. Rogers would concur).

I would appreciate my concerns being raised by Boulder County Community Planning and Permitting and communicated to residents in the Westview Drive neighborhood, and that their input be solicited.

Kind regards, Barry Dunn

On Apr 10, 2025, at 11:15 AM, L'Orange, Pete plorange@bouldercounty.gov>
wrote:

Quick follow up note on this. The applicants did submit a Transportation System Impact Report (TSIR) as part of their application. It is included the referral packet posted online. You can download a copy

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Please let me know if you have any other questions. Thanks!

Pete L'Orange | Senior Planner Boulder County Community Planning & Permitting

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To: L'Orange, Pete < plorange@bouldercounty.gov >

Subject: [EXTERNAL] Addendum Re: Docket SU-24-0006: Opposition to Westview

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Kind regards,
Barry Dunn
1268 Westview Dr.
Boulder, CO 80303
303-717-6111

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Thank you for allowing me the opportunity to provide this opposition statement. Kind regards,

Barry Dunn 1268 Westview Dr. Boulder, CO 80303 303-717-6111 From: <u>Micheal Phelps</u>
To: <u>L"Orange, Pete</u>

Subject: [EXTERNAL] Speed Bumps on Westview Dr. Boulder;

Date: Monday, May 5, 2025 8:47:31 PM

I am a private residence living close to Westview Drive in Boulder County.

I am very concerned about the traffic on Westview Drive and the speed! I have lived here for 14 years and the traffic seems to be getting more plentiful all the time! Now they are starting a daycare school at the Westview Church on the north end of Westview Drive, which goes between Arapahoe Avenue and baseline Avenue. I would like to see speed bumps or some other means of controlling the speed of the cars that go down Westview Drive. There are many children playing close to the Westview Drive and elderly people walking down Westview Drive. I am very concerned about someone being hit if we don't get the cars to slow down to the 25 or 30 mile an hour speed limit.

I have seen cars personally go down Westview Drive at 50 and 60 miles an hour and there is no way to slow them down. They don't even stop at the stop signs.

I do think that speed bumps would be most relevant way to slow the people down just as they have put on Cherryville Avenue in Boulder County.

now that the Westview Church is opening an Academy for children, there's going to be more traffic and more traffic on Westview Drive!

Please consider of how to control the speed of traffic and also the way people are turning out onto Arapahoe at the north end of Westview Drive because of the traffic that continually goes both ways east and west on Arapahoe Avenue.

Thank you for your consideration.

Micheal Phelps 1475 Meadow Lark Drive Boulder, CO

Telephone number 720-284-4865

From: <u>Jack Bilariusz</u>
To: <u>L"Orange, Pete</u>

Cc: Jane Oliverio; Micheal Phelps; Allyn Gardella; Marvin Bach; Cheri Phelps

Subject: [EXTERNAL] Westview Dr Date: Monday, May 5, 2025 11:23:08 PM

docket # SU-24-0006

To whom it may concern.

Hi, my name is Jack and Ive been a resident of Westview Dr for over 25 years. I've noticed in the most recent years that I have been a witness to high speeding, road raging, and irresponsible dangerous automotive behaviors and reckless driving on Westview. I've been trying to reach out to various road authorities to make them aware of this dangerous situation and possibly remedy it, but most of the time my complaints seem to fall on deaf ears.... luckily, we haven't had a major accident in a while. I recall a young female crashing her speeding car into the road ditch almost across from my house and breaking her neck, I think it may have been about 10 years ago.

I've seen a huge increase in both commuter and transient traffic between Arapahoe and Baseline over the last few years, with some drivers completely disregarding the stop signs or posted speed limits on the road. Most of my neighbors are way deep into their retirement years, some even with disabilities, and it's very frustrating to see a speeding car nearly missing some of my neighborhood pedestrians...

I'm a very strong advocate for some kind of speed mitigation on Westview Dr, speed bumps would be an excellent deterrent to some of the issues this neighborhood is facing, esp between Arapahoe and Chinook, where the speedsters have a long unimpeded stretch of a race track through the neighborhood. Even a stop sign at Westview and Meadowlark intersection would help a lot to slow down the incoming or outgoing traffic.

Now, we're having the Westview Church applying for a Day Care permit. It's an unfenced and unsecured premises. The kids are already there, I see them from my back yard. I can imagine children playing close to the road with increased traffic and speeders driving with impunity and recklessness. What a formula for a potential disaster to happen...

I hope to bring awareness and also I hope we can implement something to make this neighborhood less dangerous to the residents living here. And I feel very fortunate that we haven't had many accidents lately reflecting the traffic dangers that Westview poses.

Please let me know if you have any questions or if i can be of any further assistance.

Jack Bilariusz 1499 Westview Dr 303-543-8800 From: <u>LU Land Use Planner</u>

To: <u>masser86@comcast.net</u>; <u>Transportation Admin</u>

Cc: <u>LU Land Use Planner</u>

Subject: RE: [EXTERNAL] Ask a Planner - Micheal Phelps - Unknown - 1475 Meadowlark Dr. Boulder 80303

Date: Tuesday, May 6, 2025 7:15:03 AM

Hi Micheal,

I am adding on our Public Works team who can assist with your concerns.

Clara Wagh

On-Call Planner I

Boulder County Community Planning and Permitting

Website: www.bouldercounty.gov
2045 13th St Boulder, Colorado 80302
Email: cwagh@bouldercounty.gov

-----Original Message-----From: Ask A Planner

Sent: Monday, May 5, 2025 08:53 PM

To: LU Land Use Planner

Subject: [EXTERNAL] Ask a Planner - Micheal Phelps - Unknown - 1475 Meadowlark Dr. Boulder

80303

Boulder County Property Address: 1475 Meadowlark Dr. Boulder 80303 If your comments are

regarding a specific Docket, please enter the Docket number: Unknown

Name: Micheal Phelps

Email Address: masser86@comcast.net

Phone Number: (720) 284-4865

Please enter your question or comment: Now that Westview Church is starting a children's academy at their church, there will be more and more people coming down Westview Drive between Arapahoe Avenue on the north and baseline on the south then there ever has before. I am requesting for someone to look into having speed bumps put on Westview Drive to slow the traffic down. I have lived here for 14 years and see the traffic already quite often going down Westview Drive at 40, 50 and 60 mph Disregarding stop signs and just going way too fast for a residential area. I think the best way to slow traffic down would be speed bumps as they have on Cherryville Avenue. They also should consider putting in a stoplight at the north end of Westview Drive where it meets Arapahoe Avenue. There is currently no stoplight there and there are long lines of traffic going both east and west on Arapahoe Avenue. When Boulder Tech school lets out and the Westview Academy lets out there's going to be a considerable amount more of traffic turning out on Arapahoe, Avenue. Please give this consideration for the safety of all the children that play along Westview Drive and the senior adults and elder people to walk along Westview Drive and for people trying to turn out on a rap hoe Avenue.

Thank you for your consideration and possible planning efforts to get this project underway. Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

From: noreply@formstack.com
To: LU Land Use Planner

Subject: [EXTERNAL] Boulder County Contact Us/Feedback Form

Date: Tuesday, May 6, 2025 12:11:30 PM

Hello staff, this email was submitted for your department via our Contact Us link on the website. Please respond directly.

Submitter's Name: Marvin Bach

Submitter's Email: Marvbach4@gmail.com

Org:

Submitter's Phone: (303) 494-6600

Subject: planner@bouldercounty.gov

Comments: Dear Sir,

I have several questions regarding docket #su-24-006. We have a problem with cars speeding along Westview. How safe is it for children from a daycare on a corner with many cars coming and going so fast. Add cars from high school teens and their cars at the proposed school. There is already a school and day care at the school half a block away. Is the school intending on a wrap around fence to protect the children from running into the street? What are some solutions to slowing down traffic? Some are suggesting speed bumps. If water and sewer are already at a minimum how are adding full time students going to help minimize the already existing problem? I have been a resident on Westview since 1975. I hope my input has some value as the church who is tax free and has scant members shouldn't out weigh my concerns.

Thank you for considering my questions. Marvin Bach 1475 Wrstview Dr Boulder 303 499 6400

If you have any questions or concerns, please email Jennifer Churchill at <u>Jchurchill@bouldercounty.gov</u>

Thank you!

RE: Special use review docket #SU-24-0006 Westview Church

We'd like to share comments about two aspects of the special use review, one regarding it actually being a K-12 forest school, and the other traffic impact.

School vs Day-Care: The review is entitled Westview Church Day-Care. However, the flier from Westview Church (attached) about the program is for a K-12 forest school called Sojourning Academy (www.sojourningsacademy.com), expanding from Golden. The school provides learning in and about nature. The applicant said there wasn't a specific category for forest schools on the county application, so it was listed as Day-Care*. Expected participants are youngsters, although older ages may attend. It wasn't clear that this is an application for a K-12 forest school, nor if approved, there are any age restrictions. For clarity and transparency, we wanted to include in the comments this is an application for a school, not primarily a day care.

While it would be nice for the church property to remain open meadow, it is preferable to have a use that teaches children about plants and animals than have the property sold and developed.

<u>Traffic</u> - adding 50+ vehicles x 4 trips during prime commuting time is a concern. It is difficult to safely exit onto Arapahoe, or use Baseline when Platt Middle School opens and closes. The traffic analysis seems only to analyze accidents. Has a county planner attempted to turn left on Arapahoe at 8-9 am or between 4-5 pm to experience how scary it is to have traffic flying downhill at 50+ MPH while traffic is coming uphill from the BVSD property? What measures could be taken to provide safe egress?

Further, within the neighborhood, there's been a big uptick in through traffic between Baseline and Arapahoe since the installation of speed bumps on Cherryvale. Many motorists far exceed the speed limit, posing a hazard. We request traffic calming measures, such as speed bumps or a stop sign at each intersection as well as speed limit enforcement.

A lot of change has come to this quiet neighborhood recently, with a radio tower, modular home factory, and the upcoming Valmont Coal Ash Remediation project, adding 20 daily semi-truck trips on Arapahoe. In addition, CDOT's resurfacing project** will reduce Arapahoe to one lane at Cherryvale, through 12/25. We'd like the traffic analysis to include the accumulated projected traffic impacts instead of considering each special review in a silo.

Respectfully,

JC Oliverio 303-443-1212

^{*} The Boulder County Land Use Code does not have a defined "Pre-school" use; our "Educational Facility" use definition is only K-12 and higher ed schools. So, when there is an application for a Pre-K or Pre-school facility, we use the "Day Care Center" use definition

^{**} https://www.codot.gov/news/2025/april/resurfacing-begins-april21-co7-boulder