

**CITY OF BOULDER  
PLANNING BOARD ACTION SUMMARY  
Thursday, May 26, 2016**

1. CALL TO ORDER AND ROLL CALL : 5:05 p.m.			
Bryan Bowen	Absent	Liz Payton	Present
John Gerstle	Present	John Putnam	Present
Crystal Gray	Present	Harmon Zuckerman	Present
Leonard May	Present		
2. APPROVAL OF MINUTES			
A.		May 5, 2016 minutes	Approved
3. PUBLIC PARTICIPATION			
A.			
4. DISCUSSION OF DISPOSTIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS			
A.			
5. PUBLIC HEARINGS			
A.		AGENDA TITLE: Consideration of a motion to adopt an additional revision to the 2016 Downtown Urban Design Guidelines.	Approved
		<b>Comments:</b> <u>On a motion by L. Payton seconded by J. Putnam the Planning Board voted 6-0 (B. Bowen absent) to adopt the additional revision to the Guidelines, as adopted by Council on May 3, 2016, removing “Solar panels should be as unobtrusive as possible” from Item 2.1.B.2.</u>	
B.		AGENDA TITLE: Public hearing and consideration of a Site Review (case no. LUR2016-00027) to redevelop a 3.2-acre vacant property at 4525 Palo Parkway. The proposal includes the construction of 44 residential units and a community center in nine buildings surrounding a central park. The development will be 100% permanently affordable housing managed by Boulder Housing Partners, in partnership with Flatirons Habitat for Humanity. The project site is zoned Residential - Mixed 2 (RMX-2).  Applicant: Lauren Schevets, Boulder Housing Partners Owner: Boulder Housing Partners	Approved
		<b>Comments:</b> <u>On a motion by J. Putnam seconded by L. May the Planning Board voted 6-0 (B. Bowen absent and recused from this item) to approve Site Review case no. LUR2016-00027, incorporating the staff memorandum and the attached analysis of the Site Review criteria as findings of fact and subject to the recommended Conditions of Approval and additional amendments.</u>	

C.	<p>AGENDA TITLE: Public hearing for consideration of a Concept Plan proposal to redevelop the AirGas site, LUR2016-00028, at 3200 Bluff Street (a roughly 1-acre property) with a mixed-use development in two buildings totaling 98,000 square feet in size comprised of 43,000 square feet of residential in 36 rental units and 55,000 square feet of commercial space with a 102 space underground parking garage in accordance with the adopted Transit Village Area Plan (TVAP). Preliminary consideration of a rezoning from Industrial Mixed Service (IMS) to Mixed-Use - 4 (MU-4) is also proposed.</p> <p>Applicant: Kirsten Ehrhardt, Coburn Development, Inc. Property Owner: AirGas InterMountain, Inc.</p>	No Action
	<p><b>Comments:</b> J. Gerstle gave a summary of the board's recommendations. Since this is a Concept Review, no action is required on behalf of the Planning Board.</p>	
<p><b>6. MATTERS FROM PLANNING BOARD, PLANNING DIRECTOR, CITY ATTORNEY</b></p>		
<p><b>7. DEBRIEF / CALENDAR CHECK</b></p>		
<p><b>8. ADJOURNMENT: 12:02 p.m.</b></p>		