



CITY OF BOULDER
PLANNING BOARD MEETING AGENDA
DATE: August 21, 2014
TIME: 6 p.m.
PLACE: Council Chambers, 1777 Broadway

5 – 6 p.m. Flood 101 Training

7 p.m.: Planning Board Meeting

1. CALL TO ORDER

2. APPROVAL OF MINUTES

3. PUBLIC PARTICIPATION

4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS

A. **Call Up Item: [Water Transmission Main](#)** in Mapleton Floodplain Development Permit (LUR2014-00054) Expires: August 22, 2014

5. PUBLIC HEARING ITEMS

A. **Public hearing to consider [Concept Plan, LUR2014-00045](#), for the phased redevelopment of the [8.45-acre Armory site](#)** located at the southeast corner of Broadway and Lee Hill Dr. with a mixed-use project including the Phase 1 development of the western half of the site with 127 residential units, a 10,700 s.f. arts market/ studio space, 10,900 s.f. of retail/ flex space and up to 13,100 s.f. of restaurant space including a new 9,500 s.f. brew pub to be located in the existing “mess hall” building; and the Phase 2 development of the eastern half of the site with 65 mixed density residential units.

Applicant: The Mulhern Group
Property Owner: The State of Colorado

6. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY

A. North Boulder Subcommunity Plan Update

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

**CITY OF BOULDER PLANNING BOARD
MEETING GUIDELINES**

CALL TO ORDER

The Board must have a quorum (four members present) before the meeting can be called to order.

AGENDA

The Board may rearrange the order of the Agenda or delete items for good cause. The Board may not add items requiring public notice.

PUBLIC PARTICIPATION

The public is welcome to address the Board (3 minutes* maximum per speaker) during the Public Participation portion of the meeting regarding any item not scheduled for a public hearing. The only items scheduled for a public hearing are those listed under the category PUBLIC HEARING ITEMS on the Agenda. Any exhibits introduced into the record at this time must be provided in quantities of ten (10) to the Board Secretary for distribution to the Board and admission into the record.

DISCUSSION AND STUDY SESSION ITEMS

Discussion and study session items do not require motions of approval or recommendation.

PUBLIC HEARING ITEMS

A Public Hearing item requires a motion and a vote. The general format for hearing of an action item is as follows:

1. Presentations

- a. Staff presentation (5 minutes maximum*)
- b. Applicant presentation (15 minute maximum*). Any exhibits introduced into the record at this time must be provided in quantities of ten (10) to the Board Secretary for distribution to the Board and admission into the record.
- c. Planning Board questioning of staff or applicant for information only.

2. Public Hearing

Each speaker will be allowed an oral presentation (3 minutes maximum*). All speakers wishing to pool their time must be present, and time allotted will be determined by the Chair. No pooled time presentation will be permitted to exceed ten minutes total.

- Time remaining is presented by a Green blinking light that means one minute remains, a Yellow light means 30 seconds remain, and a Red light and beep means time has expired.
- Speakers should introduce themselves, giving name and address. If officially representing a group, homeowners' association, etc., please state that for the record as well.
- Speakers are requested not to repeat items addressed by previous speakers other than to express points of agreement or disagreement. Refrain from reading long documents, and summarize comments wherever possible. Long documents may be submitted and will become a part of the official record.
- Speakers should address the Land Use Regulation criteria and, if possible, reference the rules that the Board uses to decide a case.
- Any exhibits introduced into the record at the hearing must be provided in quantities of ten (10) to the Secretary for distribution to the Board and admission into the record.
- Citizens can send a letter to the Planning staff at 1739 Broadway, Boulder, CO 80302, two weeks before the Planning Board meeting, to be included in the Board packet. Correspondence received after this time will be distributed at the Board meeting.

3. Board Action

- d. Board motion. Motions may take any number of forms. With regard to a specific development proposal, the motion generally is to either approve the project (with or without conditions), to deny it, or to continue the matter to a date certain (generally in order to obtain additional information).
- e. Board discussion. This is undertaken entirely by members of the Board. The applicant, members of the public or city staff participate only if called upon by the Chair.
- f. Board action (the vote). An affirmative vote of at least four members of the Board is required to pass a motion approving any action. If the vote taken results in either a tie, a vote of three to two, or a vote of three to one in favor of approval, the applicant shall be automatically allowed a rehearing upon requesting the same in writing within seven days.

MATTERS FROM THE PLANNING BOARD, DIRECTOR, AND CITY ATTORNEY

Any Planning Board member, the Planning Director, or the City Attorney may introduce before the Board matters which are not included in the formal agenda.

ADJOURNMENT

The Board's goal is that regular meetings adjourn by 10:30 p.m. and that study sessions adjourn by 10:00 p.m. Agenda items will not be commenced after 10:00 p.m. except by majority vote of Board members present.

*The Chair may lengthen or shorten the time allotted as appropriate. If the allotted time is exceeded, the Chair may request that the speaker conclude his or her comments.

MEMORANDUM

TO: Planning Board

FROM: Heidi Hansen, Civil Engineer II

DATE: August 8, 2014

SUBJECT: **Call Up Item:** Water Transmission Main in Mapleton
Floodplain Development Permit (LUR2014-00054)
This decision may be called up before Planning Board on or before
August 22, 2014

A Floodplain Development Permit was approved by Public Works, Development Review staff on August 8, 2014. The City of Boulder Utilities Department submitted an application to replace the existing 26" diameter steel water transmission main with a new 30" line in Mapleton between 4th Street and the western city limits. The new pipe will be buried through the conveyance, high hazard and 100-year regulatory floodplains of Sunshine Creek.

The applicant has demonstrated compliance with the City's floodplain regulations. The existing grades will be maintained thereby not affect the regulatory floodplain boundaries and water surface elevations. The new pipe will be pressure tested to 250 psi to ensure the integrity of the line and eliminate infiltration and exfiltration. Additionally, the pipe will be buried over 5 feet below the existing creek bottom to protect it in the event of future flooding and creek bottom erosion. A copy of the floodplain development permit is attached.

This floodplain development permit was approved by Public Works, Development Review staff on August 8, 2014, and the decision may be called up before Planning Board on or before August 22, 2014. There is one Planning Board meeting scheduled within the required 14-day call-up period on **August 21, 2014**. Questions regarding this floodplain development permit should be directed to Heidi Hansen in Public Works, Development Review at 303-441-3273 or hansenh@bouldercolorado.gov.

Attachments:

A. [Floodplain Development Permit](#)



CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
 phone 303-441-1880 • fax 303-441-4241 • web boulderplandevlop.net

Land Use Review Floodplain Development Permit

Date Issued: August 8, 2014 **Expiration Date: August 8, 2017**
 (Pursuant to Subsection 9-3-6(e), B.R.C. 1981)

Permit Number: LUR2014-00054

Contact Information

CITY OF BOULDER PW-UTILITIES
 PO BOX 791
 BOULDER, CO 80306
 x4125

Project Information

Location: MAPLETON AV BTW 13TH ST & 18TH ST

Legal Description:

Description of Work: This is an LUR for a Floodplain Development Permit Application for a new 30" water transmission line that will be installed in the right-of-way of Mapleton between 4th street and the City limits to the west. Land disturbance will be in Flood Plain area of the Sunshine Creek culvert.

Type of Floodplain Permit: Floodplain Review W/O Analysis

Creek Name: Sunshine

Flood Protection Elevation: Not applicable

Conditions of Approval

- The proposed project/activity is approved on the basis that it satisfies applicable requirements of Chapter 9-3-3, "Floodplain Regulations," Boulder Revised Code 1981. Other floodplain requirements as set forth in Chapter 9-3-3 which are not specifically outlined in the conditions of approval below remain applicable to this project/activity.
- Construction activities must not change existing grades.
- The applicant shall obtain a site inspection and approval from the City of Boulder Floodplain and Wetlands Coordinator upon completion of the projects.

Inspections

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2014-00054).

CITY OF BOULDER
PLANNING BOARD AGENDA ITEM
MEETING DATE: August 21, 2014

AGENDA TITLE: Public hearing to consider **Concept Plan**, LUR2014-00045, for the phased redevelopment of the 8.45-acre Armory site located at the southeast corner of Broadway and Lee Hill Dr. with a mixed-use project including the Phase 1 development of the western half of the site with 127 residential units, a 10,700 s.f. arts market/ studio space, 10,900 s.f. of retail/ flex space and up to 13,100 s.f. of restaurant space including a new 9,500 s.f. brew pub to be located in the existing “mess hall” building; and the Phase 2 development of the eastern half of the site with 65 mixed density residential units.

Applicant: The Mulhern Group
Property Owner: The State of Colorado

REQUESTING DEPARTMENT:

Community Planning & Sustainability

David Driskell, Executive Director

Susan Richstone, Deputy Director

Charles Ferro, Development Review Manager

Chandler Van Schaack, Planner I

OBJECTIVE:

1. Hear applicant and staff presentations
2. Hold public hearing
3. Planning Board discussion of Concept Plan. No action is required by Planning Board.

PROPOSAL AND SITE SUMMARY:

Proposal: Concept Plan Review and Comment request for the redevelopment of the 8.45-acre Armory site located at the southeast corner of Broadway and Lee Hill Dr. with a mixed-use project including 127 residential units, a 10,700 s.f. arts market/ studio space, 10,900 s.f. of retail/ flex space and up to 13,100 s.f. of restaurant space including a new 9,500 s.f. brew pub to be located in the existing “mess hall” building. Phase 2 development of the eastern half of the site with 65 mixed density residential units.

Project Name: The Armory

Location: 4750 Broadway Ave.

Zoning: MU-1 (Mixed Use - 1); RMX-2 (Residential – Mixed 2)

Comprehensive Plan: Mixed Use Residential (MUR) ; Mixed Density Residential (MXR)

Key Issues for Discussion:

In addition to an analysis of the criteria for Concept Plan review, staff has identified the following key issues for the board’s consideration. Staff’s analysis of the criteria and the key issues can be found in Section III of this memo.

- 1) Is the project consistent with the adopted North Boulder Subcommunity Plan (NoBo Plan) as well as the community priorities that have emerged during the [2013-2014 plan update](#)?
- 2) Is the project consistent with the existing zoning for the site?
- 3) Are the site design and building massing and scale of the proposed project compatible with the character of the area?

I. INTRODUCTION

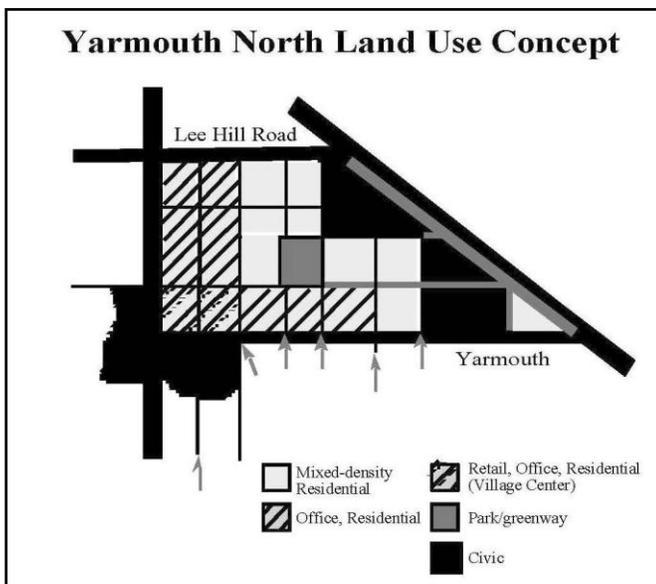
According to the Land Use Code, section 9-2-13, the purpose of the Concept Plan review is:

“to determine a general development plan for the site, including, without limitation, land uses, arrangement of uses, general circulation patterns and characteristics, methods of encouraging use of alternative transportation modes, areas of the site to be preserved from development, general architectural characteristics, any special height and view corridor limitations, environmental preservation and enhancement concepts, and other factors as needed to carry out the objectives of this title, adopted plans, and other city requirements. This step is intended to give the applicant an opportunity to solicit comments from the planning board authority early in the development process as to whether the concept plan addresses the requirements of the city as set forth in its adopted ordinances, plans, and policies.”

II. NORTH BOULDER SUBCOMMUNITY PLAN

In 1995, the City of Boulder adopted the [North Boulder Subcommunity Plan](#) (NoBo Plan) to guide redevelopment, and the plan has since helped shape the mixed-use, retail, and residential development patterns in North Boulder.

The North Boulder Armory site is an approximately 8.45 acre property located in North Boulder at the southeast corner of Lee Hill Road and Broadway, and is subject to the NoBo Plan. The subject site is identified in the NoBo Plan as part of the Yarmouth North neighborhood. As shown in the figure below, the NoBo Plan calls for a mix of office and residential on the western portion of the site and mixed residential on the eastern portion. Relevant goals from the NoBo Plan pertaining to the Yarmouth North neighborhood include:



- *Blocks with a walkable, neighborhood scale and buildings oriented toward the street (use of alleys wherever possible; no garages facing the street).*
- *Live/ work units in a vertically and horizontally mixed configuration of office and residential uses along Broadway, 13th, 14th and Yarmouth.*
- *Live/ work units in residential-scale office buildings, with pedestrian-interest windows, and front doors facing the street.*
- *Mixed density residential units in the remainder of the area with strong connections to the park and the proposed Village Center.*

In 2013, City Council directed staff to update the NoBo Plan, focusing on the North Broadway area. For the past year, city staff has worked with the North Boulder community, Planning Board, and City Council to facilitate a geographically focused, action-oriented update to the NoBo Plan. Staff recently presented the draft action plan to City Council, on May 20, 2014. Additional information on the NoBo Plan update process will be presented at the August 21, 2014 Planning Board meeting,

Prior to submitting the current Concept Plan proposal, the applicant has held multiple community meetings as well as one pre-application meeting with city staff to present a preliminary concept for redeveloping this site. The preliminary concept was found to be generally consistent with input gathered through the recent update process as well as the goals and policies found in the existing NoBo Plan.

III. PROJECT DESCRIPTION SUMMARY

The current Concept Plan proposal includes the phased redevelopment of the 8.45-acre Armory site located at the southeast corner of Broadway and Lee Hill Dr. Phase 1 of the redevelopment would include:

- -Subdivision of the subject property into four new blocks;
- -The construction of 13th Street running north-south;
- -The construction of Zamia Street running east-west;
- -The redevelopment of Blocks 1 and 2 along Broadway with four new mixed-use buildings containing approximately 25,000 sq. ft. of small-scale retail and restaurant uses and 127 residential units.
- -The preservation and adaptive reuse of the 9,500 sq. ft. “mess hall” building as a brew pub with live music.

Phase 2 of the redevelopment would include development of the eastern portion of the site with up to 65 mixed density residential units. Please see **Figure 1a** for an axonometric view of the proposed site plan.

Under the current proposal, the more intense uses proposed for Phase 1 would lie on the western portion of the site within the MU-1 zone district. Block 1 would be centered around a large public plaza area, bordered on the north by a 55’ tall “Arts Pavilion,” conceived as being dedicated primarily to artistic and creative uses on the ground level (e.g. an arts market and event space) and affordable housing for artists on the upper levels. Holding the corner of Broadway and Lee Hill and opening onto the primary public plaza area, this building is intended to serve as an iconic element and defining feature of the project (see **Figure 1b** for an architectural rendering of the Arts Pavilion). To the east of the plaza lies the existing “mess hall” building, proposed to be repurposed into a new Brew pub with live music. Wrapping the south and west sides of the plaza would be a mixed use building with the Broadway frontage containing ground-floor retail uses and 2 levels of residential lofts and the Zamia frontage comprised of four stories of residential units.



Figure 1a: Axonometric View of Proposed Site Plan

Block 2 is proposed to include a mixed-use building wrapping the north and west sides of the block, with ground level retail/ flex space beneath two levels of lofts anchoring the corner of Broadway and Zamia and a mix of townhomes and lofts along Broadway and Zamia. The central open space feature as proposed is a private plaza for residents that would include a pool and clubhouse for both active and passive recreation. Please see **Figures 1c and 1d** below for site plans for Blocks 1 and 2.



Figure 1b: View of Arts Pavilion from Northwest



Figure 1e: View from Zamia looking NW towards Block 1 residential with brew pub in background.

PROCESS:

Per section 9-2-14(b)(1), B.R.C. 1981, Concept Plan and Site Review are required for projects located in the MU-1 zone district that are over 1 acre in size or include 20 or more residential dwelling units. Therefore, development of the 8.45-acre site requires both a Concept Plan and Site Review. Per section 9-2-13(b), B.R.C. 1981, an applicant for a development that exceeds the "Site Review Required" thresholds shall complete the concept review process prior to submitting an application for site review.



Figure 1f: View from Broadway looking NE towards Block 2 townhomes.

As noted above, the purpose of the Concept Plan review as defined by the city’s code is to determine the general development plan for a particular site and to help identify key issues in advance of a Site Review submittal. This step in the development process is intended to give the applicant an opportunity to solicit comments from the Planning Board as well as the public early in the development process as to whether a development concept is consistent with the requirements of the city as set forth in its adopted plans, ordinances and policies (section 9-2-13, B.R.C. 1981). Concept Plan review requires staff review and a public hearing before the Planning Board.

In addition to the required Concept Plan Review public hearing, a request for a Height Modification also requires a public hearing and final decision by the planning board.

III. ANALYSIS

Concept Plan Review Criteria for Planning Section 9-2-13(e)

The following guidelines will be used to guide the Planning Board’s discussion regarding the proposal. It is anticipated that issues other than those listed in this section will be identified as part of the concept plan review and comment process. The Planning Board may consider the following guidelines when providing comments on a concept plan:

- 1) **Characteristics of the site and surrounding areas, including, without limitation, its location, surrounding neighborhoods, development and architecture, any known natural features of the site including, without limitation, mature trees, watercourses, hills, depressions, steep slopes and prominent views to and from the site;**



Figure 2: Vicinity Map Showing Project Site and Surrounding Uses

The 8.45-acre project site is located in North Boulder at the southeast corner of Broadway and Lee Hill, a prominent corner near the northern gateway to Boulder (please see **Figure 2** above for a vicinity map). Existing uses surrounding the site include:

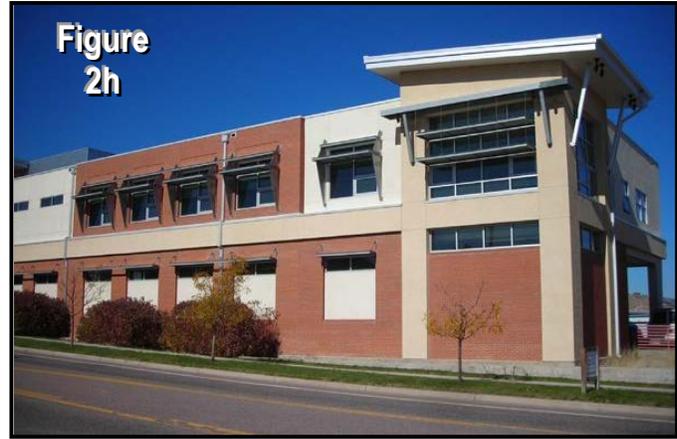
- The single-family Holiday neighborhood adjacent to the site on the east (Figure 2a);
- The mixed-density Dakota Ridge neighborhood a few blocks to the west (Figure 2b);



- Main Street North retail and restaurants immediately to the south on Broadway (Figure 2c), with mixed use/residential and multi-family at Yellow Pine and 13th Street further to the west (Figure 2d)
- Uptown Broadway /Village Center two blocks to the south (Figure 2e);



- Light industrial and service-oriented businesses along the western side of Broadway (Figure 2f);
- The Holiday Inn Express hotel immediately across Broadway to the west (Figure 2g);
- Boulder Housing Partners offices at 1325 Lee Hill immediately to the north (Figure 2h);
- Future home of transitional housing at 1175 Lee Hill (diagonally across from Armory site);



Architecturally, the existing surroundings are diverse in character. Many of the buildings are relatively new and fall within an abstract mix of modern interpretations of classic architectural styles; Victorian, Arts and Crafts, Traditional, and Bungalow styles anchored by low-tech/industrial structures and simple office buildings.

Known natural features of the site include:

- Substantial grade change; the site slopes northwest to southeast by 20'-24';
- The Silver Lake Ditch runs diagonally through the site;
- Sidewalk along Broadway sits up 5'-6' , then grade within property slopes down from there;
- Views to the west to adjacent foothills, north up the valley toward Lyons;
- Undeveloped infrastructure;
- Large concrete masonry painted buildings with two smokestack structures;
- A number of mature trees in various states of quality and health.

2) Community policy considerations including, without limitation, the review process and likely conformity of the proposed development with the Boulder Valley Comprehensive Plan and other ordinances, goals, policies, and plans, including, without limitation, subcommunity and subarea plans;

Land Use Designation: The Site Review criteria of the land use code section 9-2-14(h), B.R.C. 1981, will be used to evaluate a project and to make findings for any future Site Review approval. Among the findings that must be made is a project's consistency with the Boulder Valley Comprehensive Plan policies and Land Use designation. The BVCP land use designation for the site is split between Mixed Use Residential on the western 75% of the site and Mixed Density Residential on the eastern portion of the site.

Per the 2010 BVCP, the purpose of the Mixed Use Residential designation is to encourage development wherein *"residential character will predominate, although neighborhood scale retail and personal service uses will be allowed,"* with zoning and other regulations defining *"the desired intensity, mix, location and design characteristics of these uses."* The Mixed Density Residential designation is *"applied in some areas planned for new development where the goal is to provide a substantial amount of affordable housing in mixed density neighborhoods that have a variety of housing types and densities. The density in the mixed density designation in newly developing areas is from six to 18 units per acre."*

Please see **Figure 3** below for a BVCP Land Use Map.

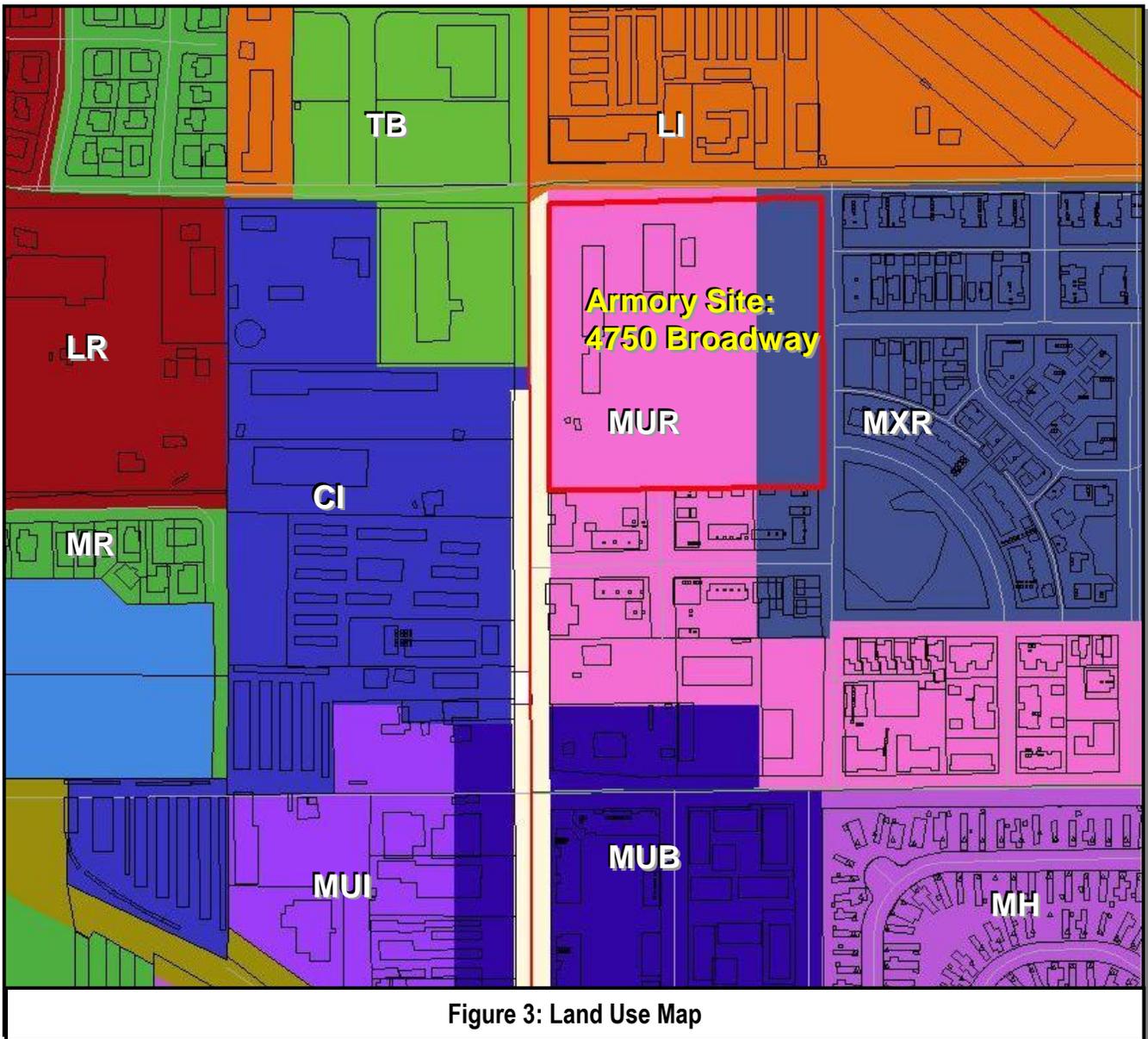


Figure 3: Land Use Map

Overall, staff finds the proposed mixed use development to be largely consistent with the BVCP Land Use Designations for the site, as well as with many of the broader policy goals contained in the BVCP. Some BVCP policies with which the current Concept Plan proposal is consistent include:

- 2.01 Unique Community Identity*
- 2.03 Compact Development Pattern*
- 2.05 Design of Community Edges and Entryways*
- 2.14 Mix of Complementary Land Uses*
- 2.16 Mixed Use and Higher Density Development*
- 2.17 Variety of Activity Centers*
- 2.24 Preservation of Historic and Cultural Resources*
- 2.33 Environmentally Sensitive Urban Design*
- 2.37 Enhanced Design for Private Sector Projects*
- 4.05 Energy-Efficient Building Design*
- 5.03 Diverse Mix of Uses and Business Types*
- 5.09 Role of Arts and Cultural Programs*
- 7.06 Mixture of Housing Types*

BVCP Policies which should be given special consideration as the project moves forward in order to ensure consistency include:

- 2.13 Protection of Residential Neighborhoods Adjacent to Non-residential Zones
- 2.30 Sensitive Infill and Redevelopment
- 2.35 Outdoor Lighting/Light Pollution
- 6.08 Transportation Impact

Zoning: The site is split zoned, with the western 75% of the site (approx. 282,504 sq. ft.) zoned MU-1 (Mixed Use – 1) and the eastern 25% of the site (approx. 90,292 sq. ft.) zoned RMX-2 (Residential- Mixed 2). Please see **Figure 4** below for a Zoning Map. Pursuant to section 9-5-2, B.R.C. 1981, these zoning districts are defined as follows:

MU-1: Mixed use areas which are primarily intended to have a mix of residential and nonresidential land uses within close proximity to each other and where complementary business uses may be permitted.

RMX-2: Medium density residential areas which have a mix of densities from low density to high density and where complementary uses may be permitted.

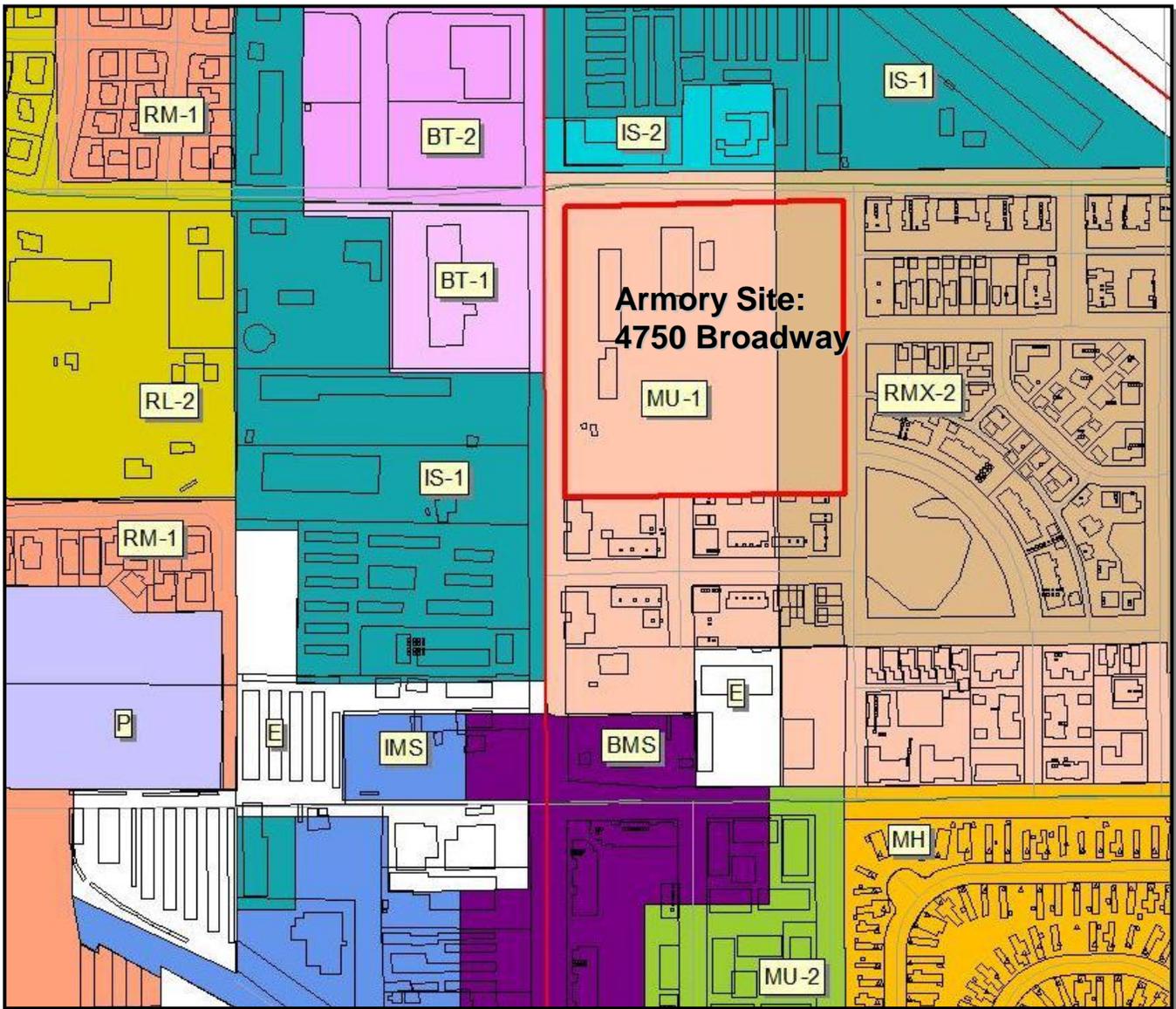


Figure 4: Zoning Map

A summary of the zoning district standards is included below.

MU-1 Zoning - Along west 75% of project site:

- 0.6 FAR
- 15% total open space requirement; 60 sq. ft. of private open space per unit
- Apartments and townhouses allowed
- Restaurants and brew pubs allowed
- Small convenience retail (not over 2,000 SF), office and personal service uses allowed
- Art or craft studio space >2,001 square feet allowed through Use Review only
- Temporary Outdoor Entertainment prohibited

RMX-2 Zoning - Along east 25% of project site:

- Medium-density residential, 10-20 units/acre
- Detached, single-family conditional
- Attached single-family, duplex, 4-plex, townhouse conditional
- Congregate care allowed

Analysis of the proposal's consistency with the NoBo plan as well a comprehensive zoning analysis can be found below under Key Issues.

3) Applicable criteria, review procedures, and submission requirements for a site review;

Because the 8.5-acre site exceeds the one acre minimum threshold for mandatory Concept Plan and Site Review, the applicant is required to complete a Site Review application process for the proposed project and must demonstrate compliance with all Site Review criteria found in Section 9-2-14(h), B.R.C., 1981. In particular, the criteria related to building design, livability, and relationship to the existing or proposed surrounding area and open space will be important. Due to the project's large size, special attention should also be paid to the Site Review criteria pertaining to open space and circulation as well as the energy usage and renewable energy generation. All proposed modifications to the form and bulk standards must demonstrate improved design and be approved through Site Review. Per Section 9-2-14(g)(3)(4), Planning Board approval is required for the requested height modification. Please note that if Blocks 3 and 4 are intended to be developed at a later time following the development of Blocks 1 and 2, a separate Site Review Amendment will be required for the development of Blocks 3 and 4 at that time.

In addition to a Site Review, a Use Review will also be required for the proposed Arts Pavilion. The Use Review criteria are found in section 9-2-15(e), B.R.C. 1981. In addition, as noted above, it appears that some of the proposed uses included with the proposal are not allowed within the MU-1 zone district, including retail and temporary outdoor entertainment uses. This is explored in depth below under Key Issues.

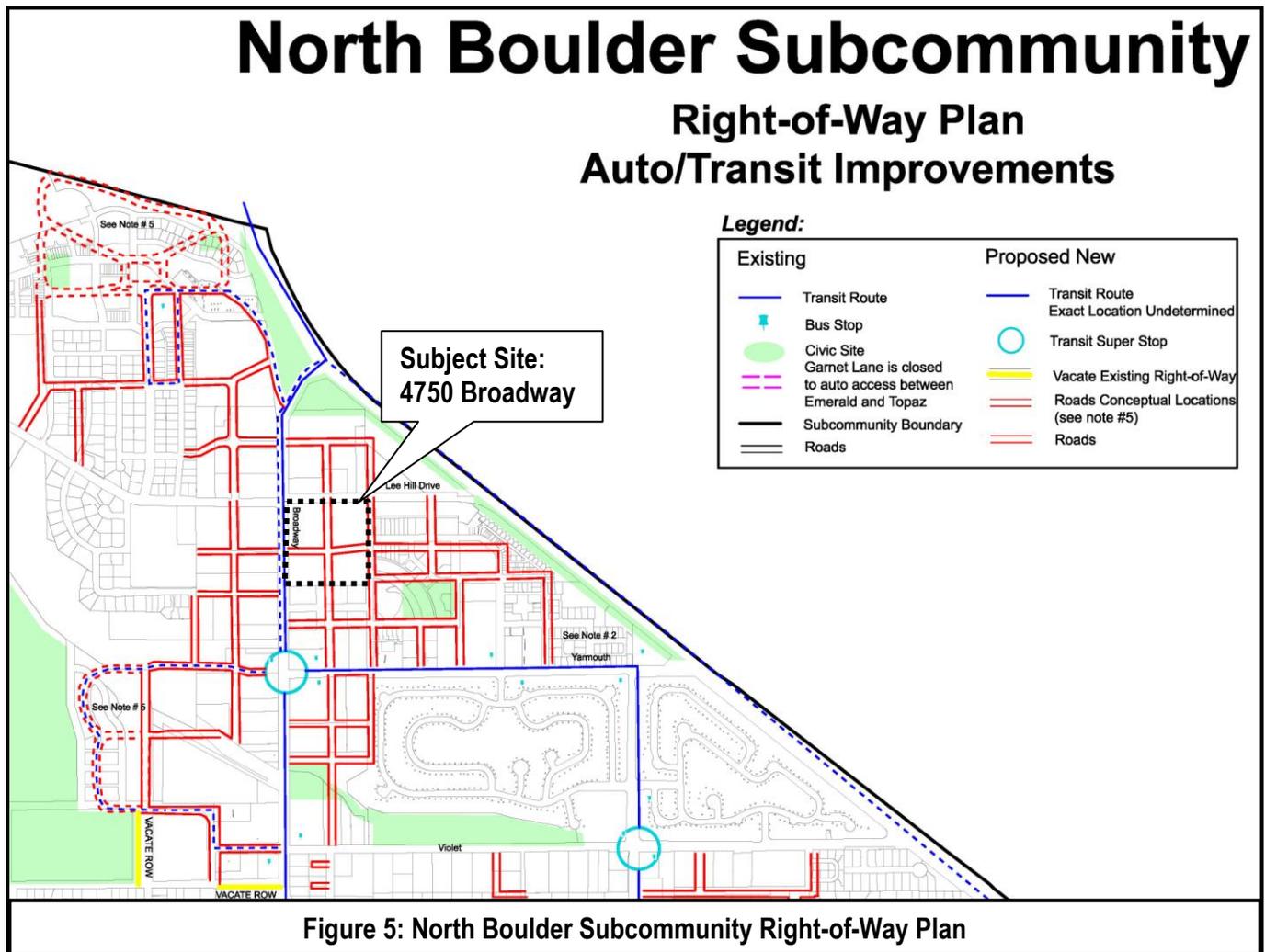
In order to subdivide the existing parcel into four new blocks as currently proposed, the applicant will also be required to complete a Subdivision Application including Preliminary and Final Plat. The subdivision will be required to meet the standards found in Chapter 9-12, B.R.C. 1981.

4) Permits that may need to be obtained and processes that may need to be completed prior to, concurrent with, or subsequent to site review approval;

Following Site Review and Subdivision approval, the applicant is required to submit an application for Technical Document (TEC doc) Review prior to application for building permit. The intent in the TEC doc review is to ensure that technical details are resolved such as drainage and transportation issues that may require supplemental analyses.

- 5) Opportunities and constraints in relation to the transportation system, including, without limitation, access, linkage, signalization, signage, and circulation, existing transportation system capacity problems serving the requirements of the transportation master plan, possible trail links, and the possible need for a traffic or transportation study;

The subject site provides significant opportunities for transportation connections, namely the proposed 13th Street and Zamia Avenue connections called for in the NoBo Plan (please see **Figure 5** below for the NoBo Transportation Plan). The current proposal provides these connections consistent with the adopted NoBo connections plan, and provides additional opportunities to explore creative street sections that will safely support the types of automobile, bicycle and pedestrian traffic expected. Some key issues related to the proposed street connections are included below.



- Transportation Connections:
 - *Connections Offsets* – the proposed connections are consistent with the NoBo Plan’s Zamia and 13th connections required. The applicant should consult with city transportation staff on any issues with the offset shown with existing streets at 13th and Lee Hill and with future east-west plans for Zamia across Broadway.
 - *ROW Amendment Process* - Please note that the North Boulder Subcommunity Plan has a right-of-way plan amendment process. Note that amendments can be considered through the Site Review process.
 - *Street Widths* - The NoBo supports the concept of narrower streets, specifically to “design streets to be as narrow as possible” to “slow cars” for bicycle and pedestrian friendliness, and an overall human scale to the project. Staff has worked extensively with the applicant to determine the appropriate street sections for the proposed project, and while the current proposal appears to be consistent with previous discussions, additional details will be required at time of Site Review.

- Transit Stop – Staff supports the relocated northbound covered transit stop along Broadway in front of the subject property, and integrating its design to ensure maximum bicycle and pedestrian connectivity into the site.
- On-Street Parking – Staff supports the provision of on-street parking to provide convenient short-term parking for visitors and act as a traffic calming measure. The applicant should continue to work with staff to determine the most appropriate layout moving forward.

6) Environmental opportunities and constraints including, without limitation, the identification of wetlands, important view corridors, floodplains and other natural hazards, wildlife corridors, endangered and protected species and habitats, the need for further biological inventories of the site and at what point in the process the information will be necessary;

Environmental opportunities on the Armory site are limited, as the existing site has been cleared of most significant environmental features and largely graded over and developed. While the majority of the site either contains buildings or unpaved military vehicle parking, there are a number of mature trees along the edges of the site, although they are in various states of health. A tree inventory will be required at the time of Site Review to determine whether any of the existing trees should be preserved. Additional environmental features that should be taken into consideration include the substantial grade change- the site slopes northwest to southeast by 20'-24', as well as the Silver Lake Ditch which runs diagonally through the site. Any modifications to the Silver Lake Ditch will require approval by the Ditch Company. In addition, as discussed in the initial reviewer comments to the applicant, there is an existing prairie dog colony on the site which will require a permit from the city before using any form of lethal control on prairie dogs.

7) Appropriate ranges of land uses;

Overall, staff finds the proposed uses to be appropriate for the surrounding context, especially given the community priorities that have emerged during the [2013-2014 plan update](#) supporting the growing North Broadway arts and creative industry scene. As discussed below under Section IV, "Public Comment and Process," throughout the review process staff has received numerous comments from North Boulder residents expressing strong support for the proposal overall. In addition, the recent 2013 [North Broadway Market Study](#) indicated that the addition of more households to the area may help to bolster retail demand, and concluded that "limited retail development at the Armory should not negatively impact the market potential for commercial development at the Village Center area."

While the proposed land uses are consistent with many of North Boulder's emerging community goals and with the NoBo Plan's broad policies, additional information on certain elements of the proposal will be required at time of Site Review to ensure that the development is consistent with the existing MU-1 zoning designation. Specifically, the applicant should give special consideration to the proposed retail spaces as well as the proposed Arts Pavilion, as standard retail uses over 2,000 sq. ft. in size as well as temporary sales/ outdoor entertainment are prohibited uses in the MU-1 zone district. This is discussed in depth below under Key Issues.

8) The appropriateness of or necessity for housing.

As mentioned above, the proposal to provide 127 units of housing on-site is consistent with the NoBo Plan and the 2013 North Broadway Market Study, both of which support additional housing and/or an anchor land use to bolster retail uses in the area. Staff is also supportive of the provision of a large percentage of the required affordable housing on-site, as is currently proposed. Regarding the proposal for the "Arts Pavilion" to include affordable housing for artists, staff is exploring options for how to accommodate this in a manner that is consistent with the provisions of the Colorado and Federal Fair Housing Acts. The Phase 2 development of Blocks 3 and 4 as described appears to be consistent with the RMX-2 zoning for that portion of the property, and will provide a good buffer between the more intensive mixed uses to the west and the existing established neighborhood to the east.

IV. KEY ISSUES

The following Key Issues are provided by staff to help guide the Concept Plan review discussion. There may be other issues identified by the Planning Board for discussion however, these are suggested issues as identified by staff.

Key Issue #1: Is the project consistent with the adopted North Boulder Subcommunity Plan (NoBo Plan) as well as the community priorities that have emerged during the [2013-2014 plan update](#)?

As noted previously, the site is subject to the adopted NoBo Plan. Overall, staff has found the proposal consistent with the NoBo Plan and the community priorities identified during the [2013-2014 NoBo plan update](#). In terms of the adopted NoBo Plan, staff finds the proposal consistent with many of the primary goals and policies found in the Plan including strengthening established areas; redevelopment with a focus on walkable, connected, and mixed use places; a diversity of housing choices; new community and civic attractions; improved design quality and an integrated network of parks and open space. Other concepts from the NoBo Plan that the project will help to implement include the development of a wide variety of housing types with a significant percentage of permanently affordable units, supplemented by some neighborhood-scale retail and restaurant uses. In addition, as previously noted, findings from the 2013 North Broadway Market Study indicate that the addition of a significant number of new households in conjunction with small-scale retail and new anchor land use within the neighborhood market area would likely help to bolster retail demand and support further commercial development in the Village Center area.

In terms of evolving community priorities that have emerged during the 2013-2014 plan update process, the North Boulder community has expressed strong support for the project's conceptual urban design, architecture, land uses, and integration of the arts. The North Boulder community also supports more allowances for live-work in the North Broadway area, recognizing that this land use supports artists, startup businesses, and fosters places where people can live and work in close proximity. Specific community priorities that have emerged during the 2013-2014 NoBo Plan update process which support the proposal include the following (please see the Staff Memorandum regarding the NoBo Plan update action items for additional information):

1. **1995 Plan Vision.** The 1995 Plan's overarching vision is still valid (primary concepts include strengthening established areas; redevelopment with a focus on walkable, connected, and mixed use places; a diversity of housing choices; new community and civic attractions; improved design quality; an integrated network of parks and open space; and preservation and enhancement of sensitive environmental areas);
2. **North Broadway Area Village Center.** The North Broadway area has the most opportunity and potential for change. Interviewees support some type of anchor land use (either a grocery store or other anchor land use along Broadway) in the North Broadway area and seek to realize the Village Center vision;
3. **Housing.** Since 1995, a diversity of housing choices have emerged, as called for in the plan, but the community believes there may now be an overconcentration of affordable and/or special needs housing (analysis from the Comprehensive Housing Strategy currently underway will help understand how this may relate to the project scope);
4. **Connections.** The 1995 Plan's vision for connectivity has not been fully realized—there are several missing multi-modal connections and the need for improved transit service; and
5. **Arts and Placemaking:** This topic has received strong community support with a growing concentration of over 200 artists and creative industries in the North Broadway area. Community and board input have indicated particular support for preserving and fostering the arts community through land use and placemaking strategies, including a North Boulder Arts District concept.

Key Issue #2: Is the project consistent with the existing zoning for the site?

While overall the proposed concept plan appears to be consistent with the zoning district standards for the site, as indicated in the staff review comments to the applicant (see [Attachment B](#)), there are several aspects of the project that may conflict with the existing zoning. These issues are related primarily to the proposed land uses and intensity within the MU-1 portion of the site, and are discussed in further detail below.

Land Uses

As discussed above, the Phase 1 development of the western portion of the site zoned MU-1 includes approximately 25,000 sq. ft. of proposed retail and restaurant uses and a total of 127 attached dwelling units, split between two mixed use buildings and the repurposed “mess hall” building oriented around a large public plaza area. The MU-1 zone district encourages attached dwellings, including duplexes and townhouses, to be developed by-right, and also allows for the by-right development of restaurants and taverns, office and personal service uses and convenience retail uses under 2,000 square feet. “Convenience Retail” is defined in section 9-16 of the Boulder Revised Code as “*a retail establishment offering for sale a limited line of groceries and household items intended for the convenience of the neighborhood.*” Personal service uses may also include certain retail elements such as bakeries, newsstands, pharmacies and other businesses intended to be for the convenience of the neighborhood; however, all other retail uses are prohibited in the MU-1 zone district pursuant to section 9-6-1, B.R.C. 1981. Additional information on the proposed retail component of the project will be required at time of Site Review to ensure that the retail meets the zoning district requirements.

Currently, the proposed “Arts Pavilion” is conceived as being dedicated primarily to artistic and creative uses on the ground level and affordable housing for artists on the upper levels. The Community Plaza is conceived as a multi-functional space that would accommodate a variety of activities including small performances, movies, an outdoor market or exhibit, outdoor dining or general gathering. While additional information regarding the proposed Arts Pavilion and community plaza will be required at time of Site Review, at this time it appears that these proposed uses may be considered a combination of residential, Art or Craft Studio Space, Retail and/or Temporary Outdoor Entertainment depending on the final program features and building design. An art or craft studio space over 2,000 sq. ft. is allowed in approved through the Use Review process; however, temporary sales/ outdoor entertainment as well as retail uses other than those discussed above are prohibited by the MU-1 zone district standards.

At this point, while there is not enough information to determine whether the proposed Phase 2 development of Blocks 3 and 4 will require any modifications to the land use regulations, the applicant has indicated that the intent is to develop the RMX-2 portion of the site “by-right.” Residential development in the RMX-2 zone district is subject to conditional use standards that require a diversity of housing types based on lot size, with larger lots requiring more housing types. There are also density bonuses available for the projects that exceed the minimum inclusionary housing requirements by providing a higher percentage of permanently affordable housing on-site.

Intensity

Intensity for both residential and nonresidential projects within the MU-1 zoning district is based on the provision of 15% of the total lot area as usable open space, along with a maximum F.A.R. of 0.6. For residential projects, there is also a requirement to provide a minimum of 60 sq. ft. of private open space per dwelling unit. The current proposal includes a total of 168,430 sq. ft. of floor area on Blocks 1 and 2, which is within the maximum floor area permitted for the MU-1 portion of the property in its current form (roughly 169,502 sq. ft. total); however, the applicant should give special consideration to the right-of-way dedication that will occur as part of this proposal, for at this time city regulations do not allow for areas reserved for or dedicated as right-of-way to be counted toward the maximum F.A.R. calculation. Similarly, following subdivision of the property, lot area from the MU-1 portion of Blocks 3 and 4 will not count towards the FAR on Lots 1 and 2 unless a floor area transfer is approved through Site Review pursuant to section 9-8-2(e)(5), B.R.C. 1981.

Intensity within the RMX-2 zone district is subject to the same residential and nonresidential open space requirements as the

MU-1 zone, but does not include a maximum F.A.R. Intensity within both zoning districts is also based on the application of height and setback standards, along with application of the site review criteria when requesting a modification to the standards.

Key Issue #3: Are the site design and building massing and scale of the proposed project compatible with the character of the area?

Site Design

Overall, staff finds the proposed site design and street connections to be largely consistent with the Site Review criteria as well as the adopted vision for the parcel as outlined in the NoBo Plan. Staff has worked closely with the applicant to determine the appropriate street sections, which are included in [Attachment A](#).

Staff also finds the proposed site design to be consistent with a number of the Site Review criteria found in [section 9-2-14\(h\)](#), B.R.C. 1981, particularly in terms of arranging public and private public open space to be accessible and functional and to provide a relief from the proposed density, providing safe and convenient multi-modal transportation connections through the site, minimizing the visual impact of parking areas and creating transparency and activity at the pedestrian level.

One aspect of the current proposal that will require additional consideration is the proposed Broadway frontage. As discussed in pre-submittal meetings with the applicant, it would be helpful in determining the appropriate setbacks along Broadway to see the setbacks shown in the larger context of the Broadway frontage as it extends to the south. As shown, the significant building setbacks along Broadway raise some concerns regarding aspect ratio and framing of the pedestrian space. Given that the site serves as a perceived “gateway” into the city, special consideration should be given at time of Site Review submittal to the placement of buildings along Broadway and the degree to which buildings help to create an active pedestrian space and “establish a sense of entry and arrival to the City by creating a defined urban edge” as required in section 9-2-14(h)(2)(xv), B.R.C. 1981.

In addition, staff has some concerns regarding the proposed plaza spaces shown on either side of Zamia and Broadway. As discussed previously, given the largely underutilized sidewalk and plaza areas along Broadway to the south within the Uptown Broadway area, staff is concerned that the addition of further plaza spaces along Broadway may exacerbate this phenomenon and create additional “dead space” along the Broadway frontage. While it may be possible to support some plaza space along Broadway, staff would prefer to see the buildings brought forward to match the zero lot line setbacks immediately to the south, with smaller plazas along Broadway and public open space concentrated on the secondary frontages and/or interior of the site, with the appropriate degree of transparency to draw people in from the adjacent rights-of-way.

Massing in Context of the Existing Development Pattern

In reviewing the appropriateness of the proposed mass and scale in context, it is instructive look at the existing development pattern. **Figure 6** is a figure ground map of the site and surroundings and illustrates the development pattern immediately surrounding the site. In terms of the development patterns in the area immediately surrounding the site, the proposed project’s massing and building footprints are largely consistent with the high-density residential structures to the south and east as well as the one and two-story, large footprint non-profit and commercial buildings to the north and west. While the proposed buildings on Block 1 and 2 are significantly larger than the existing single-family homes to the east, Blocks 3 and 4, when redeveloped, will provide a transition from the larger buildings on the west side of the site to the existing neighborhoods to the east.



Figure 6: Figure Ground Map

Mass and Scale Related to Immediate Context.

As discussed above, there are a number of buildings of a comparable scale to the proposed project within a few blocks of the site; however, given the eclectic development pattern along the west side of Broadway and the smaller-scaled commercial buildings immediately to the south of the site, the proposed project is cumulatively larger and taller than any of the developments in immediate proximity to the site. The site is also especially prominent due to its location on the corner of a major intersection. The opposite corners of the Broadway & Lee Hill intersection are framed by the 37' tall Boulder Housing Partners office building to the north, the 35' tall Boulder Shelter for the Homeless and future 35' tall transitional housing facility to the northeast and the 35' tall Holiday Inn Express building to the west. While the proposed Arts Pavilion on the northwest corner of the project site would be significantly taller than these other existing buildings, the mixed use building fronting Broadway to the south would be stepped down to three stories, which would more closely relate to the smaller scale buildings nearby (see **Figure 7a** and **7b** below for the west and north elevations). On the south side of the project, the buildings are stepped down to more closely relate to the existing commercial and multi-family development along Yellow Pine (please see **Figure 7c** for south elevation of Block 2). While it would be nearly impossible to design a project that achieved total compatibility with the surrounding context given the variety of uses and building forms on the properties immediately surrounding the site, staff finds the current proposal adequately addresses the surrounding context while still achieving a more intense land use anchored by an iconic building at the most visible location. The most significant challenge in terms of providing an appropriate mass and scale for the immediate context relates to the transition to the Holiday neighborhood to the east; however, special consideration will be given by staff to this transition when Blocks 3 and 4 are redeveloped in the future through a Site Review Amendment process.



Figure 7a: West Elevation Blocks 1 and 2



Figure 7b: North Elevation Block 1

Figure 7c: South Elevation Block 2



V. PUBLIC NOTIFICATION AND COMMENT

Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject site and a sign posted on the property for at least 10 days. All notice requirements of section 9-4-3, B.R.C. 1981 have been met.

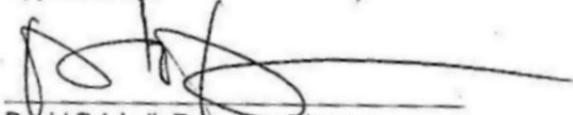
Staff has received extensive comments from North Boulder residents, almost exclusively expressing strong support for the Concept Plan proposal in its current form. The applicant has also held several community meetings prior to submitting the Concept Plan review package.

Please see [Attachment C](#), *Neighborhood Correspondence Received*, for additional details.

VI. PLANNING BOARD ACTION:

No action is required on behalf of the Planning Board. Public comment, staff, and Planning Board comments will be documented for the applicant's use. Concept Plan Review and comment is intended to give the applicant feedback on the proposed development plan and provide the applicant direction on submittal of the Site Review plans.

Approved By:



David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENTS:

- A:** Applicant's Concept Plan and Written Statement
- B:** Staff's Development Review Comments
- C:** Neighborhood Correspondence Received



NORTH BOULDER ARMORY



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CONCEPT REVIEW - JUNE 16, 2014

ARCHITECT: THE MULHERN GROUP, LTD.

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NORTH BOULDER ARMORY

“Support an arts district in North Boulder with an arts-oriented anchor that is dedicated where the Armory now sits.”

“We need kid and family friendly spaces and destinations along Broadway.”

“Make North Boulder a destination.”

“There’s nobody in North Boulder who doesn’t think an arts district would be wonderful. Nobody is against it.”

North Boulder should “retain a distinct identity and function as a northern gateway.”

“Stronger connection (pedestrians/bicycles) to Dakota Ridge”

“The area needs to be more inviting for pedestrians.”

“Need lower income housing for artists.”

“Would love more retail space.”

“We need smaller, market rate units. The Armory is the perfect place for such density. It is very hip.”

“[We] need more diverse architecture; everything is looking the same.”

“I hope we support a commercial aspect at the Armory that is different like a...music venue or sandwich shop or butcher or mini Farmer’s Market or gallery for artists.”

“We need to connect, connect, connect and to do that we need pleasant sidewalks and safe crossings.”

“[I] like the idea of some type of North Boulder farmer’s market.”

“More lunch, interesting retail here to draw more walking traffic.”

“We have an opportunity to preserve [the eclectic mix]. The great view of Flatirons on the west side of Broadway should be preserved as an entry to Boulder.”

“We need place-making on the streets, which a Creative District provides.”

“One way to support the arts district is to brand the corridor with streetscape, signage, and building design standards.”

“The Armory could become a vibrant, multi-use space where art plays an integral part.”

Quotes taken from Neighborhood Meetings, Boulder Armory Website, North Boulder Subcommunity Plan Update Summary (October 2013 - January 2014), and Boulder News [Daily Camera].



NORTH BOULDER ARMORY

INTRODUCTION

North Boulder has experienced significant change over the past 20 years since the adoption of the North Boulder Subcommunity Plan in 1995. Concepts implemented from the NOBO Subcommunity Plan include the development of a wide variety of housing types with a significant percentage of permanently affordable units, supplemented by some neighborhood-scale retail and restaurant uses. Despite many aspects of the original vision having come to fruition, the neighborhood remains one in transition, with many properties still reflecting vestiges of a very different North Boulder neighborhood and a perception among many residents that additional development is needed.

The North Boulder Armory property has been perceived as the dormant neighbor, isolated behind its chain link fence enclosure and separated physically and culturally from the surrounding neighborhood. It sits at the corner of Broadway and Lee Hill Drive, a prominent corner near the northern gateway to Boulder. At 8.55 acres, it comprises one of the largest essentially undeveloped properties remaining in Boulder. The property served the needs of the Colorado National Guard for many decades, but it no longer meets the requirements of the Guard today, and so the State of Colorado has made the decision to cease operations there and sell the property.

There is an opportunity now to create a new vision for this property to serve the next generation of Boulder's citizens. Both neighbors and City officials have recognized the North Boulder Armory as an integral piece of the puzzle in furthering the character of this diverse and energetic part of Boulder and continuing to fulfill the vision of the North Boulder Subcommunity Plan.

LOCATION

Surroundings are diverse in character- many of the buildings are relatively new and fall within an abstract mix of modern interpretations of classic architectural styles: Victorian, Arts and Crafts, Traditional, and Bungalow styles anchored by low-tech/industrial structures and simple office buildings.

Established neighboring uses:

- Single-family Holiday neighborhood adjacent and Dakota Ridge neighborhood to the west
- Main Street North retail and restaurants
- Uptown Broadway /Village Center two blocks south
- Light industrial and service-oriented businesses, such as Tire Stop
- The Holiday Inn Express hotel
- Mixed use/residential and multi-family at Yellow Pine and 13th Street
- Boulder Housing Partners, offices at 1325 Lee Hill Drive
- Future home of transitional housing at 1175 Lee Hill (diagonally across from Armory site)
- Holiday Park

Existing site features:

- Substantial grade change slopes northwest to southeast by 20'-24'
- Silver Lake Ditch runs diagonally through the site
- Sidewalk along Broadway sits up 5'-6' , then grade within property slopes down from there
- Views to the west to adjacent foothills, north up the valley toward Lyons
- Consistent sloped site that falls northwest to southeast by 20'-24'
- Undeveloped infrastructure
- Large concrete masonry painted buildings with two smokestack structures
- A number of mature trees in various states of quality and health

SITE PLAN

As North Boulder continues to develop an identity as a budding arts community, the site is as a potential catalyst to help further that trend. Redevelopment might include spaces for artists and other creative interests to live, work, and/or display their crafts. The neighborhood also has a desire for both small retail and service-oriented businesses like family-oriented restaurants within walking distance of adjacent residential areas. Despite thriving businesses like Amante and Spruce Confections, there is a broad perception that North Boulder still lacks adequate community gathering spaces. And as a whole, Boulder needs additional housing options, particularly workforce housing and housing that can meet the needs of families and seniors.

The Armory conceptual site plan has been designed to follow the existing zoning and the North Boulder Subcommunity Plan, resulting in a plan that is predominantly residential with some neighborhood scale restaurants and retail along Broadway. The iconic Armory "mess hall" building with its signature smokestack would be preserved and repurposed as a brew pub. Additionally, the concept includes a building we are calling the Arts Pavilion, which is conceived as being dedicated primarily to artistic and creative uses on the ground level and affordable housing for artists on the upper levels. The residential portion of the design has been shaped to physically define the perimeters of the blocks to enclose public spaces within the center of the blocks.

Key Concepts for Overall Site Plan Intent:

- Complement the unique North Boulder neighborhood with a variety of interesting shapes, colors, and textures.
- Promote strong sense of "ownership" within community by offering spaces needed by NOBO residents.
- Encourage access by all multiple modes from every direction.
- Provide a balance of surface parking, structured parking, bicycle parking, adjacency to public transportation and bike lanes and shared vehicle parking areas.
- Learn from the existing streetscape and prior projects by suggesting more variety in plant material, softer edges, better lighting, visual interest with spaces for public art, large plazas for outdoor gathering and dining, and interaction with the street and sidewalk by providing walk-up townhome units in Block Two.
- Create "social sustainability" in providing enriched outdoor shared spaces at the community plaza, farmer's/arts markets, concerts, dances, movies, or for relaxed gathering; resident roof gardens and decks; resident greenhouse space; and adjacencies to bus routes and bicycle lanes
- Narrow drive lanes to promote slow, responsible driving and foster pedestrian and bike travel
- Distribute parking between ample parallel and angle-in parking for convenient for quick trips with secure underground parking for longer-term residential and retail users
- Create 25' buffer at south property line to mitigate impact on mixed-use block adjacent to the project and provide respite with a soft landscaped path for walking
- Create a distinct but compatible neighborhood

The site has been divided into four blocks divided by 13th Street and Zamia Street. The design team has been working with city staff to define the street layout, with the idea that both Zamia and 13th Street continue through and connect to complement the Subcommunity plan intent. Tree lawns are held at 8' and sidewalks at 8' with narrow setbacks for buildings, keeping activity near the pedestrian zone. Parallel parking lines the streets to allow for convenience of short-term demands. Landscaping and patios line the sidewalk to establish an active edge for buildings, bringing people and plant materials to the sidewalk, instead of hard surfaces.

Key Concepts To Layout/Character:

- Make the project have strong "community" offerings - open spaces, plazas, long sightlines/views into the project, let the project become a beacon, a focal point for North Boulder.
- Provide improved connectivity
 - Continue Zamia Avenue and 13th Streets through from existing points; avoid dead-ends
 - Provide strong "walkability" circulation within for pedestrians
 - Establish bike lanes and bike parking within public and private spaces
 - Plan for future covered transit stop on northbound side of Broadway
- Provide sensitive urban scale
 - Pull parking into structures to better utilize the space for outdoor uses
 - Minimize surface parking
 - Provide both a tangible and emotional anchored facility for artists and creative interest groups
 - Explore the feasibility of providing affordable housing for artists
 - Help support the development of an Arts District in NoBo
 - Create the Arts Pavilion
- Provide a gathering space for the community at large; The Community Plaza
 - Conceived as a space that is multi-functional, for a small performance, layout for an outdoor market or exhibit, outdoor dining or serve as a quiet respite on a warm day
 - Designed for a small raised area for performance at one end with simple, flexible seating in front
 - Surrounded by residential and commercial buildings to mitigate sound from travelling to surrounding blocks
 - Bordered by outdoor plaza and dining to create activity uses throughout the day all year round
 - Accented by resident garden on south side to provide more intimate quiet setting for residents

LAND USES

Overall, the project is designed to fit within the existing zoning designations. Intensity of uses falls along west side of the project along Broadway, where some mixed-use commercial spaces are at the ground level with residential above. Commercial uses along this edge complement both existing and future uses across Broadway to the west, and the residential above benefits from the spectacular west-facing views toward the foothills.

The Broadway frontage acknowledges that pedestrian activity is paramount, providing outdoor plazas and dining for patrons, planting areas along the walk-up townhomes in Block 2, and creating a textural streetscape with tree lawn, sidewalk and platforms for display of public art pieces along Broadway in the tree lawns. This results in an appealing pattern of trees, art, plant material and paving, raising the bar for the streetscape formula along the Broadway edge.

MU-1 Zoning - Along west 75% +/- of project site

- 0.6 FAR
- Apartments and townhouses allowed
- Live-work prohibited
- Restaurants and brew pubs allowed
- Small retail (not over 5,000 SF) and office allowed
- No anchor retail allowed because of size

RMX-2 Zoning - Along east 25% +/- of project site

- Medium-density residential, 10-20 units/acre
- Detached, single-family conditional
- Attached single-family, duplex, 4-plex, townhouse conditional
- Live-work prohibited
- Congregate care allowed

Block One

The corner of Broadway at Lee Hill Drive is an activity corner where a neighborhood and resident kiosk is housed and people can meet for activities such as a morning bike ride or a Saturday arts fair. To hold the corner with an energetic use, the Arts Pavilion is located here, which serves as an iconic element and defining feature of the project. At this time, we are still developing the concepts and plans for the Arts Pavilion and are working with neighborhood groups, non-profits and the City to determine what is feasible. Our concept includes roll-up garage doors facing the plaza, encouraging interaction between interior and exterior spaces and hopefully facilitating the opportunities for events to be held in this space.

The iconic Armory "mess hall" building on the east side of the property, is to be preserved, renovated and remodeled into a brew pub or blues club, using the existing space as dining, kitchen, production or prep space and back-of-house functions. We intend to explore landmarking this structure.

The remainder of the block has a mixed-use building framing the Broadway/Zamia corner, with retail/flex space planned for first floor spaces along Broadway, and two stories of loft-style residential units above. The façade along south edge of Zamia has three stories of residential with the access for structured parking in Block One to occur on this south side.

Block Two

The southwest corner of Broadway and Zamia holds a mirror image of massing and architecture seen on the northwest corner of Block One, with retail on the ground floor and two stories of residential above. The remainder of the Block two façade along Broadway sees townhouse walk-ups with a third story of flats above. The entrances of the townhouses are to follow principles seen in historic neighborhoods of New York and Chicago, where a short walk, steps and entry stoop line a planting area in front of the unit, thereby giving relief from the busy street.

As the block Two massing turns the corner at Zamia, it becomes a three-story residential wing with a sloped roof. At the east end of the building, there is a resident greenhouse and outdoor patio on the third floor. The sloped roof is meant to acknowledge the surrounding residential neighborhoods and add interest to the project's massing.

All Block One and Block Two residential massing steps at the ends to create interest in the massing and to provide common-use outdoor spaces for residents. Also common to both Block One and Block Two is the transparent connection that occurs at the center of the "L" shaped buildings to connect the wing facing Broadway to the wing facing Zamia Avenue.

Blocks Three and Four

Blocks Three and Four are anticipated to be similar in density and scale to the adjacent Holiday Neighborhood, and will follow the zoning density allowed through Use Review. The overall site detention area is located in the southeastern corner of the site, as that is where the natural grade is lowest. This area is to be developed as a more interactive space and not just a hole, where there might be play surfaces, playground-like structures, seat walls and plantings.

These blocks are planned to be sold to a homebuilder and will be submitted for review under a separate process. If a builder is identified prior to the Armory submitting for Site Review, we intend to incorporate all four blocks in that process, and if not, Blocks 3 and 4 would need to come back for approval in a Site Review Amendment process.



NORTH BOULDER ARMORY

SUSTAINABILITY

The North Boulder Armory project is embracing the tenets of sustainability and integrative design at the outset of the development process. The project's main areas of emphasis are promoting an arts-based local economy and identity for North Boulder, creating an active public square that will serve as a central community gathering place, enhancing the North Boulder pedestrian and cycling experience, providing a variety of housing types, and pursuing adaptive reuse of an historic structure. The project will apply green building, energy efficiency, and sustainable site development strategies throughout.

Pedestrian prioritization for the site will be achieved by placing the parking for the western two blocks underground, along with parallel and some diagonal parking on the streets, and creating a true mixed-use, human-scale environment, both for internal site circulation and connection to the rest of the North Broadway corridor. The project will demonstrate how a relatively dense and urban site can be designed to create a biophilic experience that emphasizes the health, psychological, and emotional benefits of nature.

Site features will include habitat areas, Low Impact Design strategies to manage stormwater, and cultivation of micro-scale food production to improve the character of a great neighborhood gathering spot. The northwest corner of the site – the Art Pavilion building and associated community kiosk – is meant to engage passing pedestrians and cyclists with the Broadway / Lee Hill Intersection and create an iconic, arts-focused landmark for North Boulder.

The development will greatly reduce the need for automobile traffic through a variety of transportation demand management strategies. The addition of a new bus stop in front of the Art Pavilion on Broadway will make the site easily accessible from other parts of Boulder, especially those along Broadway to the north and south. Subsidized eco-passes, on-site car share, safe and secure bike parking in the garage and prolific bike racks, a collective bike tool/repair space on site, and bike trailers available to occupants for local shopping trips will further support the potential for auto-free living and working at the site.

Breweries have been at the forefront of deep sustainability efforts in Colorado and across the country, and the project will build on this precedent by exploring opportunities for closed loop energy, water, and food systems within and between the proposed brewpub, Art Pavilion, and residential units. Potential strategies include waste to energy concepts, waste heat reuse, herbs grown for beer brewing (e.g., hops), and process water reuse. The project will investigate a community greenhouse on the south portion of the site and the inclusion of pop-up roof gardens for residents.

All buildings will be designed for energy and water efficiency, using high-performance window glazing, low-energy lighting, appropriately sized HVAC systems, locally-sourced and/or reclaimed materials, and passive design elements such as canopies, recesses, and shading devices to help control solar gain, as well as daylight, natural ventilation, thermal mass, etc., to create a high quality, healthy living environment. Smart home controls such as Nest-style thermostats, master on/off switches to manage plug loads, and in-unit energy dashboards will be considered to help residents manage their energy use. On site solar will be a main focus, using solar thermal to offset energy use for the outdoor pool, and PV throughout for the electrical load.

NORTH BOULDER ARMORY										
Program and Square Footage Analysis										
15-May-14										
BLOCK ONE										
Building	Level	overall SF incl circ and decks (incl circ and decks)	unit SF (rentable)	floor area no deck area	# Units	Unit Mix Studio 575 SF/ 528 SF w/o deck	1-bedroom 860 SF/ 812 SF w/o deck	2-bedroom 1085 SF/ 1035 SF w/o deck	3-bedroom 1,530 SF/ 1,480 SF w/o deck	
Art Pavilion	First: Arts Market/Studio space	10,700	9,000 SF			X	X	X	X	
	Second: Residential Lofts/AFF Housing	11,750 SF	9,875 SF	11,175 SF	12	3	9	0	0	
	Third: Residential Lofts/ AFF Housing	10,150 SF	8,370 SF	9,670 SF	10	1	9+ loft/bdrom?	0	0	
		32,600 SF	27,245 SF	20,845 SF	22	4	18	0	0	total in bldg
Armory	Brew Pub	9,500 SF	9,100 SF	9,100 SF						Note: approx.
Mixed Use One	First: Retail	4,520 SF		4,520 sf						
	First: "Flex Retail"	6,440 SF		6,440 sf						
	First: Residential	11,465 SF	8,160 SF	10,745 SF	9	0	7	2	0	
	Second: Residential	22,600 SF	18,825 SF	21,590 SF	21	2	12	6	1	
	Third: Residential	20,700 SF	16,940 SF	19,740 SF	20	3	10	7	0	
Fourth: partial 4th story Residential	3,900 SF	3,220 SF	3,756 SF	3	0	0	3	0		
		69,625 SF	47,145 SF	66,791 SF	53	5	29	18	1	total in bldg
	totals in Block One:	111,725 SF	83,490 SF	96,736 SF	75	9 (12%)	47 (62%)	18 (24%)	1 (2%)	total in bldg
BLOCK TWO										
Building	Level	overall SF incl circ and decks (incl circ and decks)	unit SF (rentable)		# Units					
Mixed Use Two	First: Retail	3,090 SF		3,090 SF		X	X	X	X	
	First: Residential	16,535 SF	13,619 SF	15,819 SF	15	2	6	7	0	
	Second: Residential	19,800 SF	16,540 SF	18,888 SF	19	3	9	7	0	
	Third: Residential	17,280 SF	14,085 SF	16,415 SF	18	5	9	4	0	
		56,705 SF	44,244 SF	54,212 SF	52	10 (19%)	24 (46%)	18 (35%)	0	total in bldg.
	totals in Block One and Block Two:	168,430 SF	127,734 SF	150,948 SF	127	19 (15%)	71 (56%)	36 (28%)	1 (1%)	total in bldg.

ARCHITECTURE

The design intent is to create buildings that are perceived to be smaller in scale and to evoke a character of being developed over time. There is not one harmonious style or texture; instead the buildings originate from a time when mixed-use buildings were seen in the smaller scale neighborhoods of large cities, where a shop owner lived over his store and small loft buildings dotted the blocks with large windows and simple fenestration patterns, open structures, simple facades, and clean, crisp masonry surfaces. Ground floor facades included large storefronts accented by metal canopies and simple lighting. Residential above was broken up with smaller windows and definitive sill and heads, awnings, detailing and occasionally a balcony. Masonry detailing was seen in clean banding at floor lines and heads and pilasters with accented masonry. Metal roofs were common when a sloped roof was used.

The architecture of the Armory redevelopment project is a modern interpretation of this style of design, some is more literal but shy of imitation; We intend for the architecture to be "timeless" in its acknowledgement of recognizable styles with contemporary interpretations and authentic, quality materials.

Social Sustainability

In addition to following traditional forms of sustainable development, seen through energy efficiency, alternative energy production, alternative means of transportation, and aggressive recycling and waste reduction, there is a social sustainability in the design. This can be seen in the provision of shared and common spaces where residents and the general public can co-mingle and enjoy the community plazas and streetscapes. The community Plaza in Block One is a shared space meant to encourage community interaction. It is intended to be generally open to the public but will remain private property and will be actively managed with on-site security personnel to prevent the kind of misbehavior, vandalism, excessive loitering/camping and other anti-social behavior that has been problematic recently in some other public spaces in Boulder. The plaza and outdoor space in the Block Two courtyard is meant for the sole use of the residents of both blocks, looking similar to more traditional common apartment spaces with possibly a pool and jacuzzi heated by on-site solar, outdoor lounging and dining facilities and areas for resident gatherings and barbecues.

Also, the residents will have use of a common greenhouse, seen at the east corner of Block Two residential, for development of a resident community garden where people come together to grow fruits and vegetables for their dinner table or grow flowers to brighten the room on a winter day. It is adjacent to another resident outdoor patio, where plants can be taken to be outdoors during mild weather.

Along with provisions seen in common spaces, the residents will have use of electric car chargers in both structured parking areas and on-site car-share vehicles. There will also be an abundance of bicycle racks for visitors and secure, interior bike parking areas for residents.

On all residential buildings, the massing is stepped to create resident common outdoor spaces and to foster the social sustainability of the project.

Overall Building Design Intent

- Use materials and colors that complement the neighborhood, such as galvanized metal roofs, reclaimed wood siding, metal siding, brick and concrete masonry, metal or canvas awnings for shading and interesting window patterns
- Keep buildings comfortable in scale and appropriate to a mixed-use fabric
- Create a signature "gateway" building as introduction to the North Boulder neighborhood with the Arts Pavilion building
- Adaptive re-use of the existing Boulder Armory building as a brew pub or blues pub
- Provide restaurants and commercial services for neighborhood convenience
- Blur the lines between indoor and outdoor spaces with a lot of glass, rolling garage doors, passageways leading from street into courtyards, abundance of outdoor dining areas for restaurant tenants, low planter and retaining walls to become seat wall
- Use rooftop solar panels for energy capture
- Design structured parking entrances to be easy to navigate and to access from at-grade conditions because of the overall slope of the site
- Develop signage to be creative and to complement the character of NoBo, while also facilitating the perception of the Armory as a home for the arts

PROGRAM MIX AND UNIT DESIGN

Unit type:	Unit size:
Studio	approx 570 SF
1-bedroom	approx 740 SF
2-bedroom	approx 950 SF
3-bedroom	approx 1,180 SF

Design Characteristics Of Units

- Large windows
- Open plan
- Interior bike parking
- High ceilings
- Open decks
- Close adjacency to amenities
- Structured, secure parking
- Dog wash
- Resident shared outdoor decks and gardens
- Resident greenhouse
- Landscape buffer with soft walking path
- Resident pool, clubhouse, patio with outdoor areas for dining, lounging, barbecue

PROGRAM MIX

(See Program and Square Footage analysis table to the left)

NORTH BOULDER ARMORY



PUBLIC ART



URBAN RETAIL SPACES



ARCHITECTURE INSPIRATION



PUBLIC COURTYARD USE:
OUTDOOR PUBLIC CONCERTS



ARCHITECTURE INSPIRATION



ARCHITECTURE INSPIRATION



PUBLIC COURTYARD USE:
SPONTANEOUS PERFORMANCES



ARCHITECTURE INSPIRATION



ARCHITECTURE INSPIRATION

NORTH BOULDER ARMORY

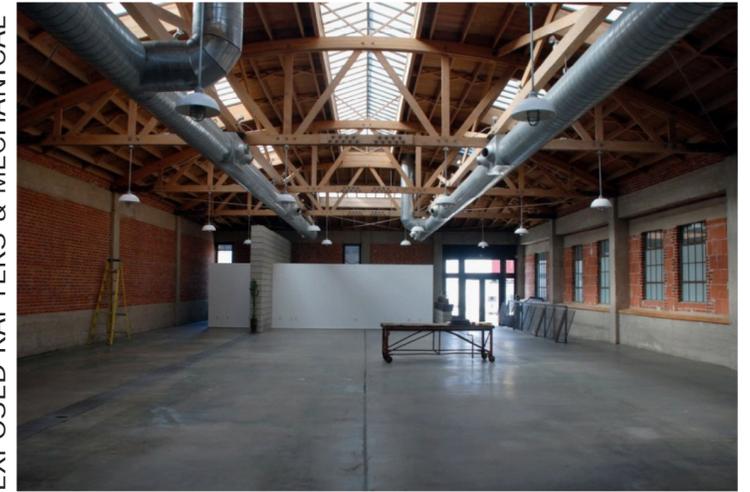
USE: ARTIST STUDIOS / CLASSES



USE: DANCE/PERFORMANCE SPACE



EXPOSED RAFTERS & MECHANICAL



USE: ART GALLERY



USE: THEATER PRODUCTIONS



GARAGE DOORS ALONG SOUTH FACADE, OPENING TO PLAZA



USE: ART WALK / MARKET



USE: SEASONAL FARMERS MARKET



EXPOSED BRICK & NATURAL LIGHT IN A OPEN, LOFT-LIKE SPACE



NORTH BOULDER ARMORY

USE: BLUES CLUB



USE: CRAFT BREWERY / BREW PUB



USE: CRAFT BREWERY / BREW PUB



USE: BLUES CLUB



USE: CRAFT BREWERY / BREW PUB



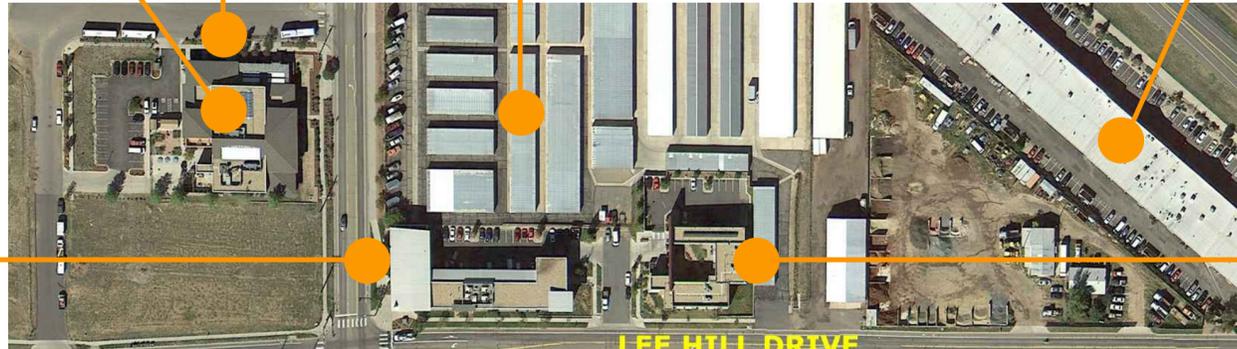


NORTH BOULDER ARMORY

BOULDER SHELTER FOR THE HOMELESS



BUS STATION



BOULDER BINS SELF-STORAGE

OFFICE / WAREHOUSE



BOULDER HOUSING PARTNERS

1325 LEE HILL

HOLIDAY INN EXPRESS



SINGLE-FAMILY RESIDENTIAL

TIRE STOP



MULTI-FAMILY RESIDENTIAL

RETAIL & RESTAURANTS



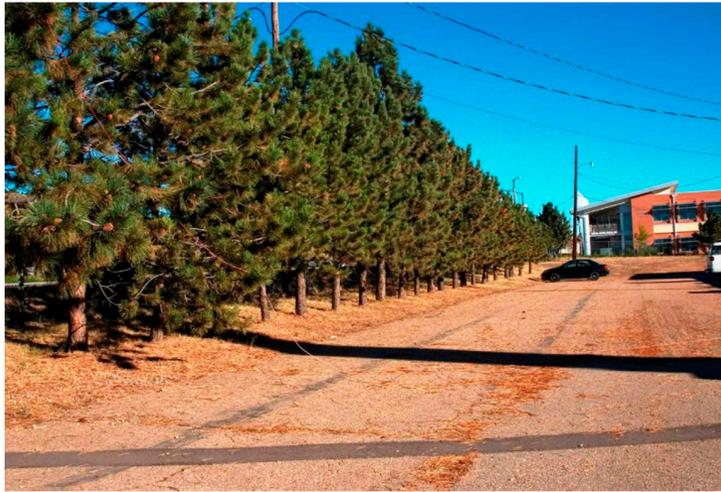
MULTI-FAMILY RESIDENTIAL



CRESCENT PARK

NORTH BOULDER ARMORY

LOOKING NORTH PARALLEL TO BOULDER HOUSING PARTNERS



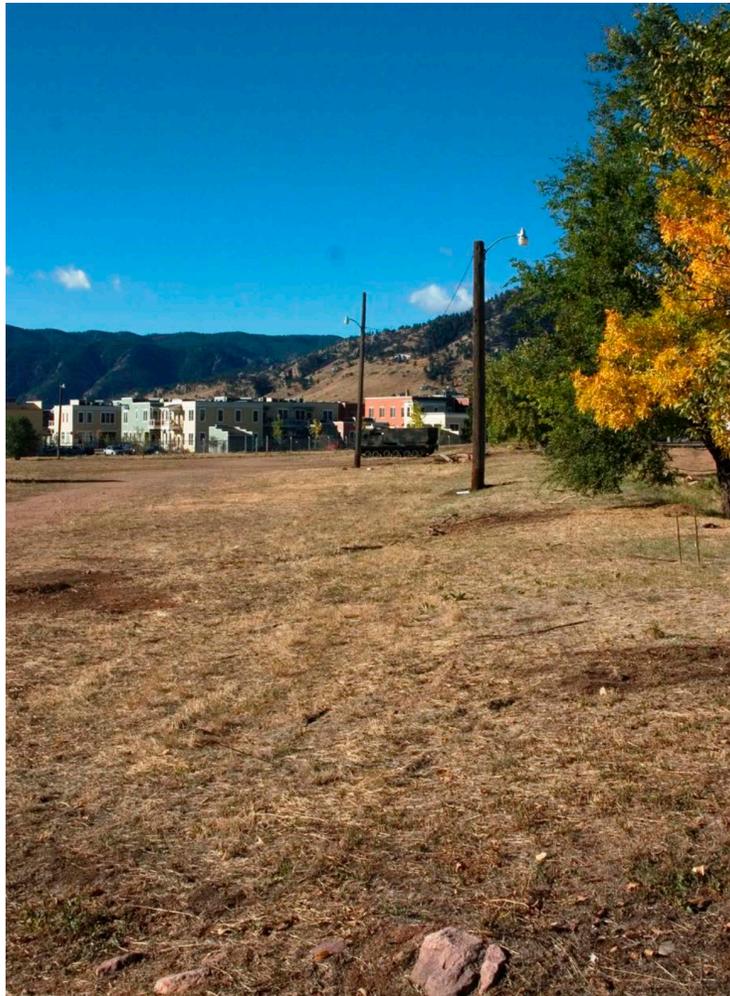
VIEW EAST FROM CORNER OF LEE HILL DR. AND BROADWAY



VIEW NORTH OF THE ARMORY BUILDING AND SITE



VIEW SOUTHWEST ACROSS SITE



VIEW NORTHWEST OF ARMORY BUILDING FROM 14TH ST.



VIEW WEST FROM 14TH ST.



VIEW EAST FROM BROADWAY ALONG SOUTHERN PROPERTY LINE

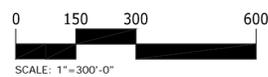
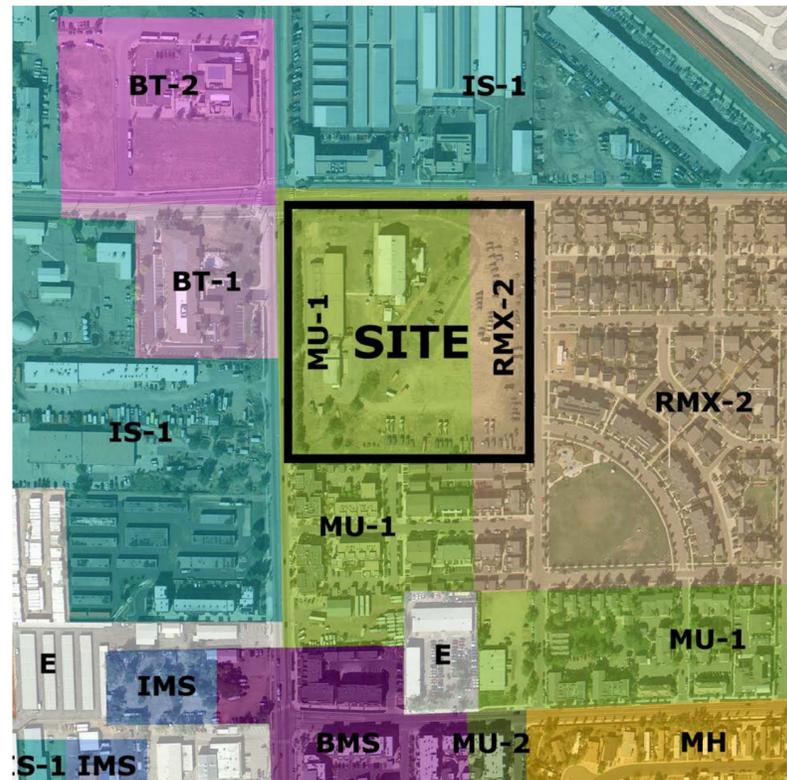


ARMORY BUILDING WEST ELEVATION



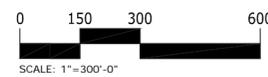
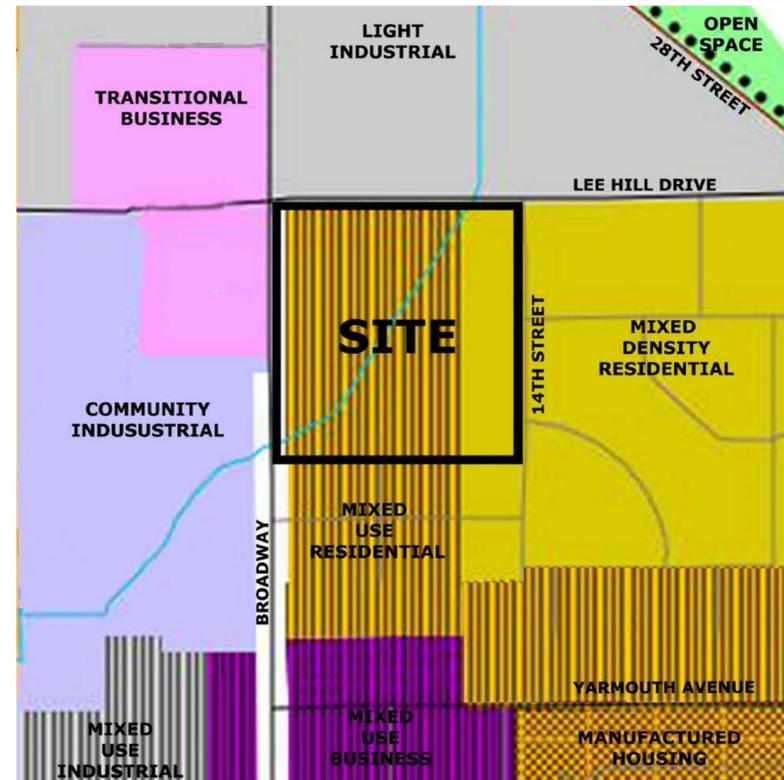
NORTH BOULDER ARMORY

ZONING MAP



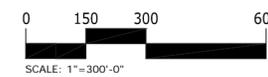
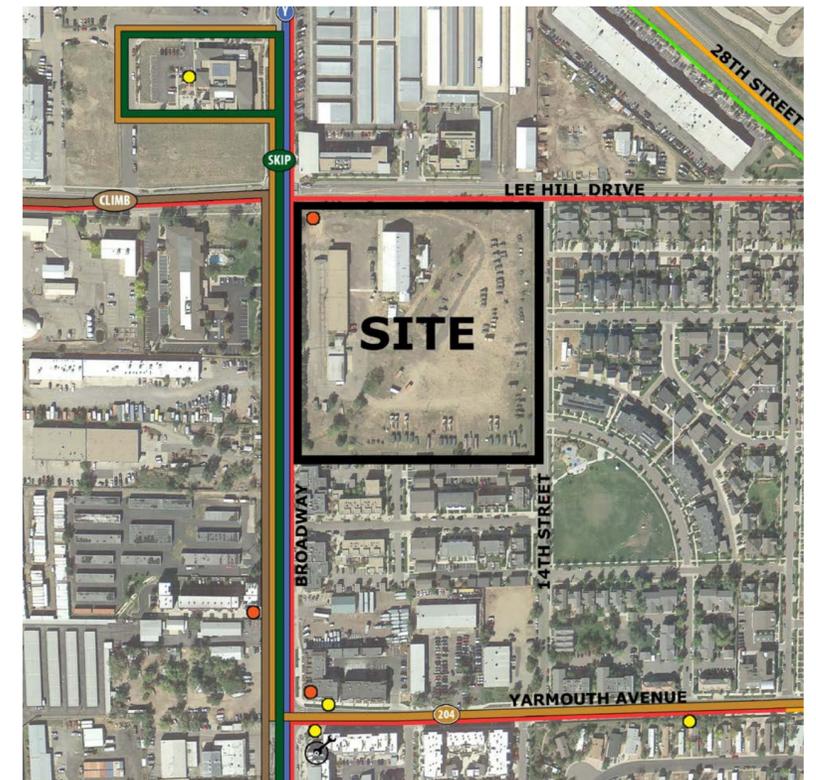
- MH: MOBILE HOME
- RL-2: RESIDENTIAL LOW-2
- RM-1: RESIDENTIAL - MEDIUM-1
- RMX-2: RESIDENTIAL - MIXED-1
- BMS: BUSINESS - MAIN STREET
- BT-1: BUSINESS - TRANSITIONAL -1
- BT-2: BUSINESS - TRANSITIONAL-2
- MU-1: MIXED-USE 1
- MU-2: MIXED-USE 2
- IMS: INDUSTRIAL - MIXED SERVICES
- IS-1: INDUSTRIAL - SERVICE 1
- IS-2: INDUSTRIAL - SERVICE 2
- P: PUBLIC
- E: ENCLAVE

LAND-USE MAP



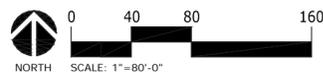
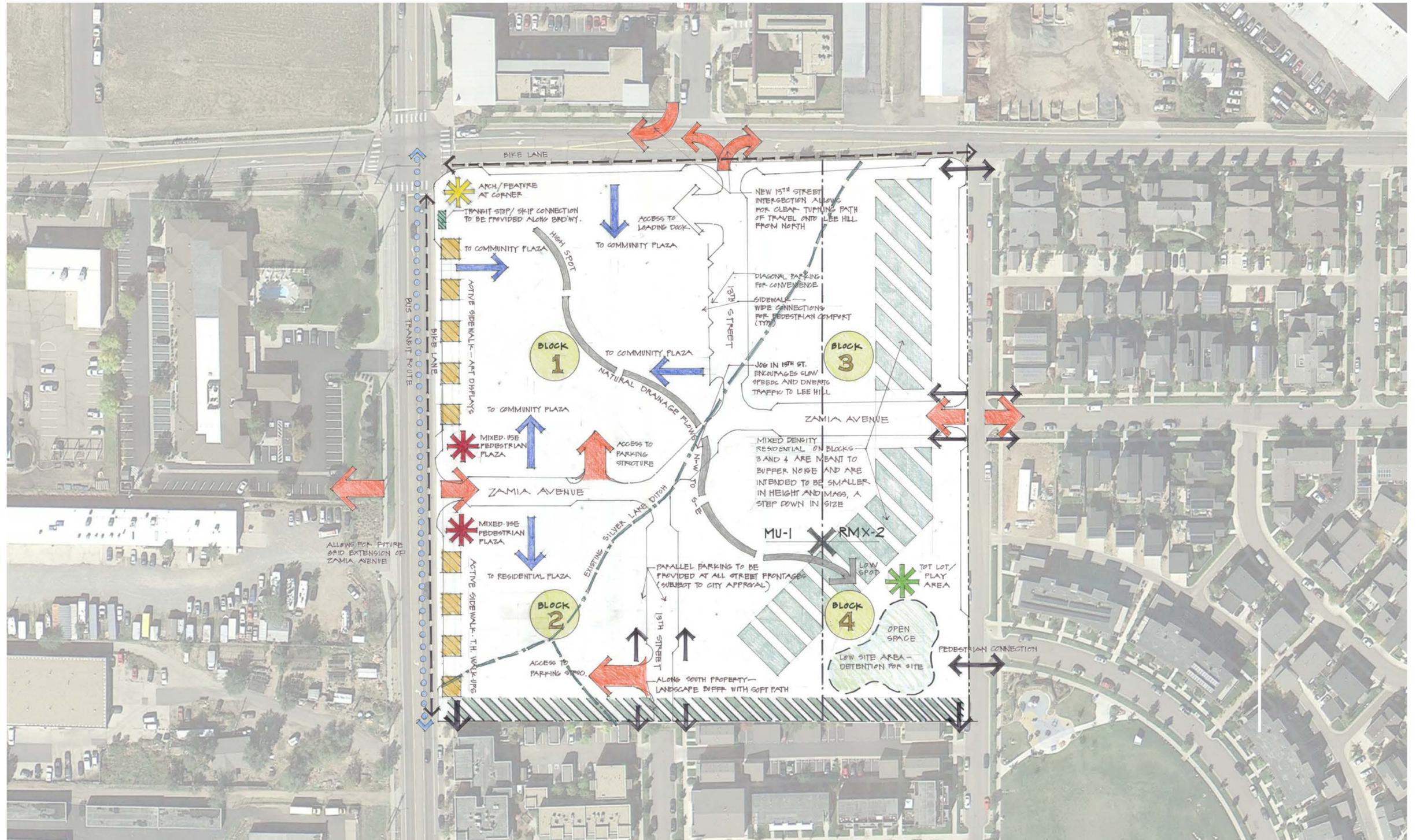
- VERY LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MANUFACTURED HOUSING
- MEDIUM DENSITY RESIDENTIAL
- MIXED DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMUNITY BUSINESS
- GENERAL BUSINESS
- SERVICE COMMERCIAL
- TRANSITIONAL BUSINESS
- REGIONAL BUSINESS
- COMMUNITY INDUSTRIAL
- GENERAL INDUSTRIAL
- LIGHT INDUSTRIAL
- PERFORMANCE INDUSTRIAL
- MIXED USE BUSINESS
- MIXED USE INDUSTRIAL
- MIXED USE RESIDENTIAL
- OPEN SPACE, ACQUIRED
- OPEN SPACE, DEVELOPMENT RIGHTS
- OPEN SPACE, OTHER
- AGRICULTURAL
- PARK, URBAN AND OTHER
- PUBLIC
- ENVIRONMENTAL PRESERVATION

TRANSPORTATION MAP



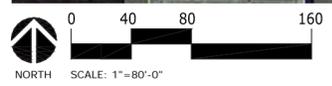
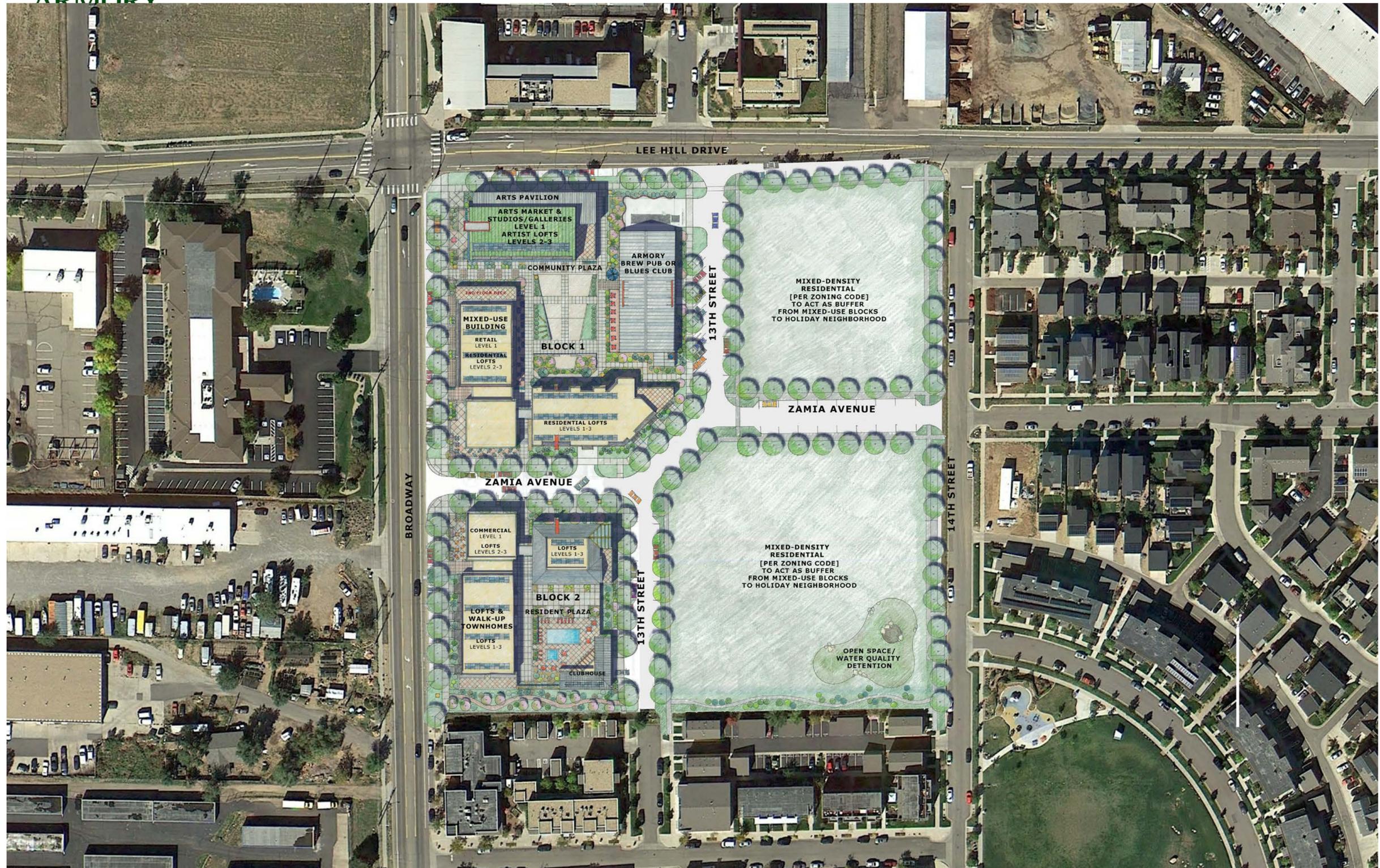
- BICYCLE/PEDESTRIAN PATHS:**
- PAVED SHOULDER
- ON STREET BIKE LANE
- DESIGNATED BIKE ROUTE
- MULTI-USE PATH
- BIKE SHOP
- BUS ROUTES:**
- SKIP
- CLIMB
- Y
- 204
- BUS STOP
- REGIONAL BUS STOP

NORTH BOULDER ARMORY



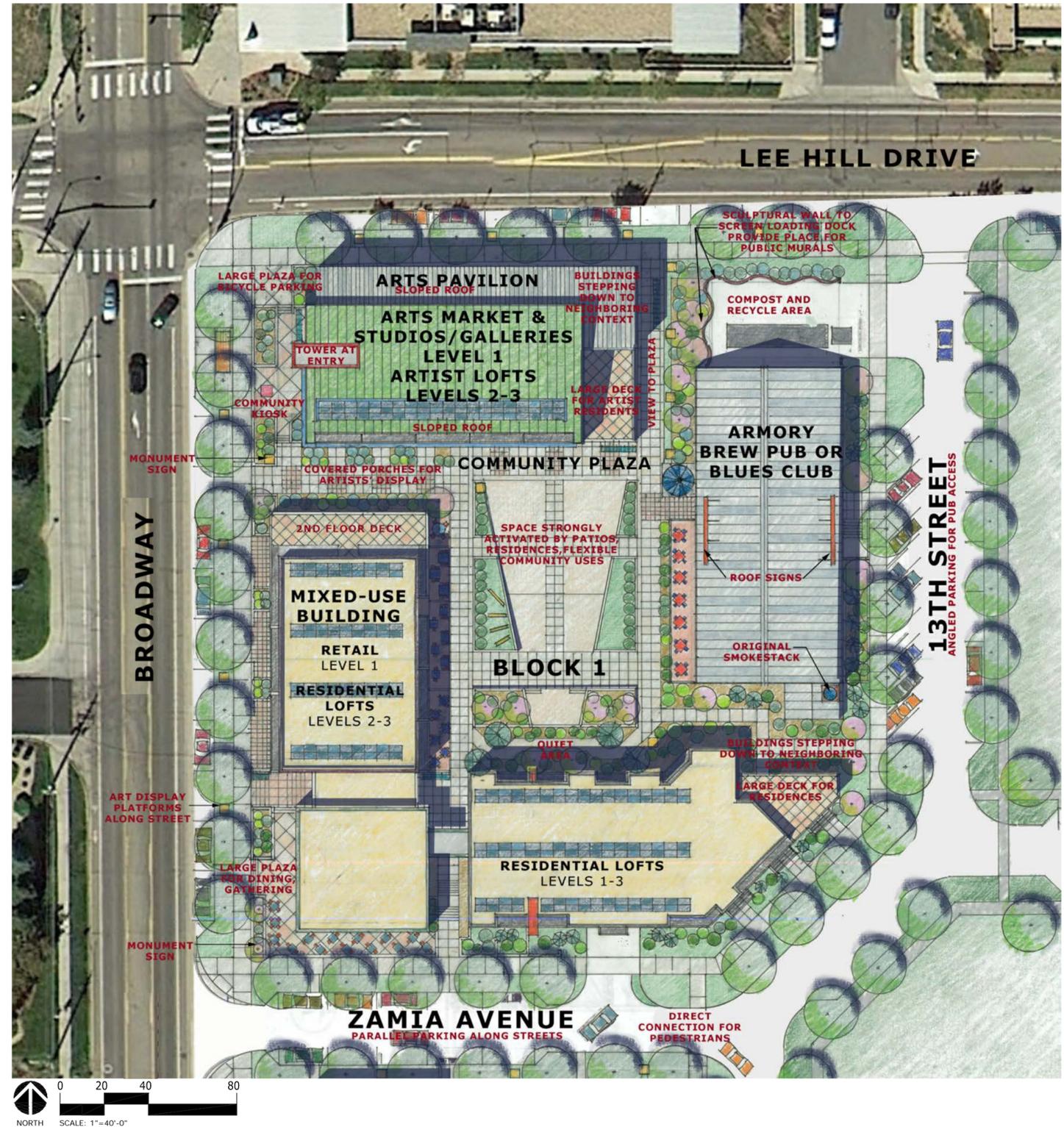


NORTH BOULDER ARMORY





NORTH BOULDER ARMORY



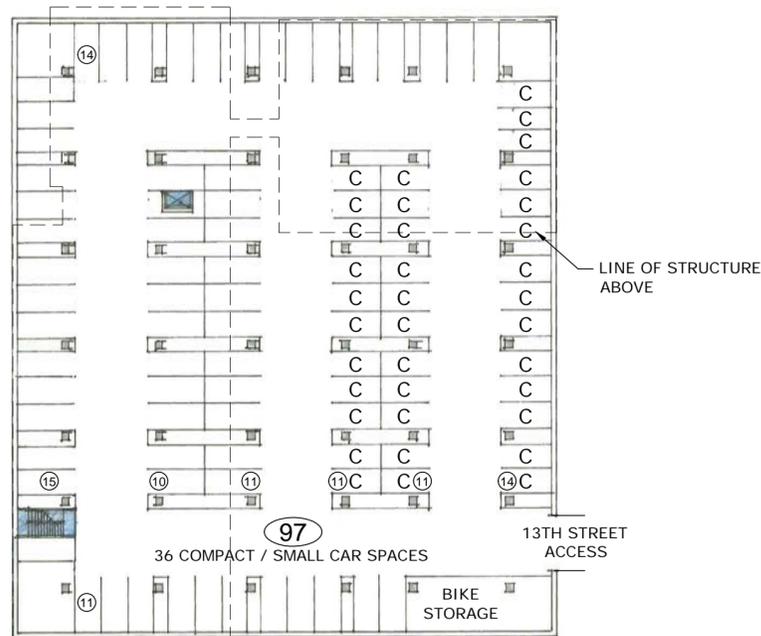


NORTH BOULDER ARMORY

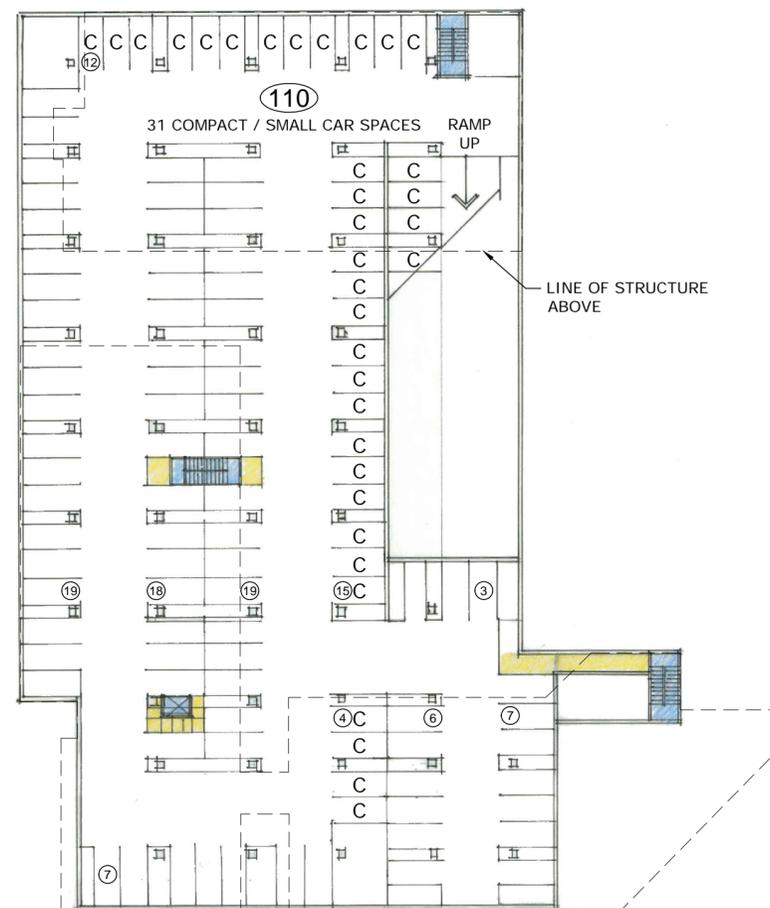
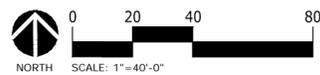




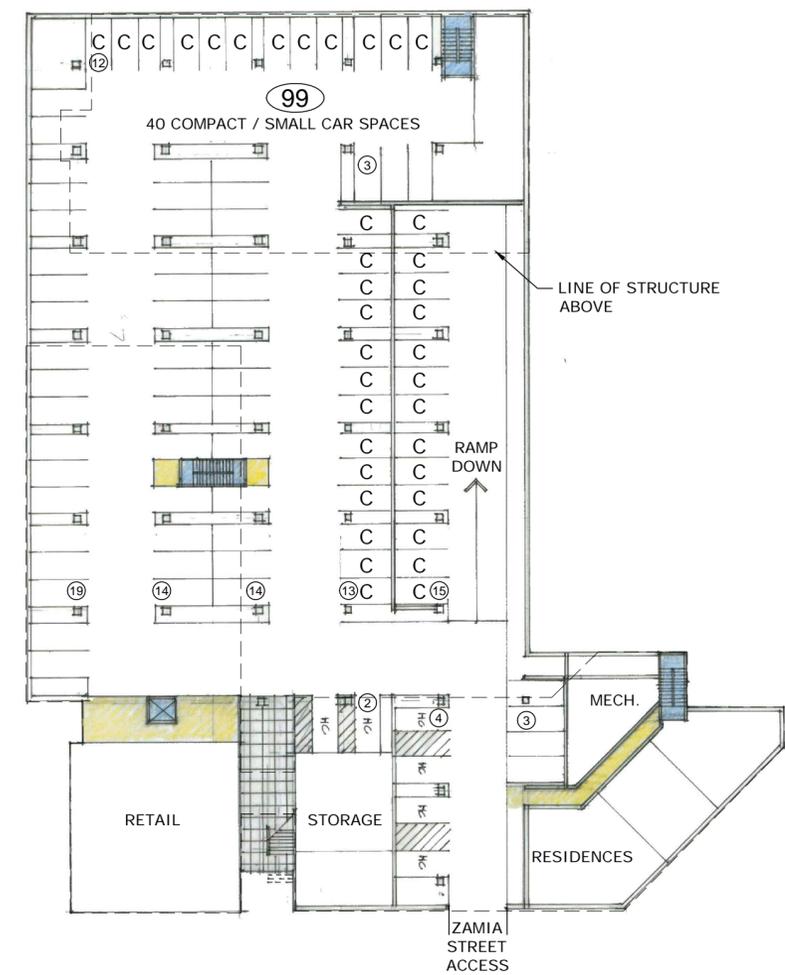
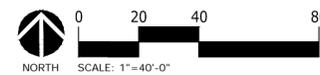
NORTH BOULDER ARMORY



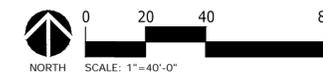
BLOCK 2 - PARKING LEVEL P-1



BLOCK 1 - PARKING LEVEL P-2



BLOCK 1 - PARKING LEVEL P-1

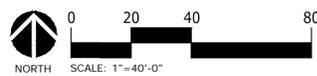




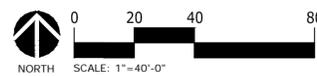
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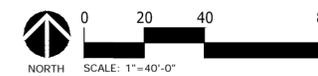
BLOCK 1 - THIRD FLOOR



BLOCK 1 - SECOND FLOOR

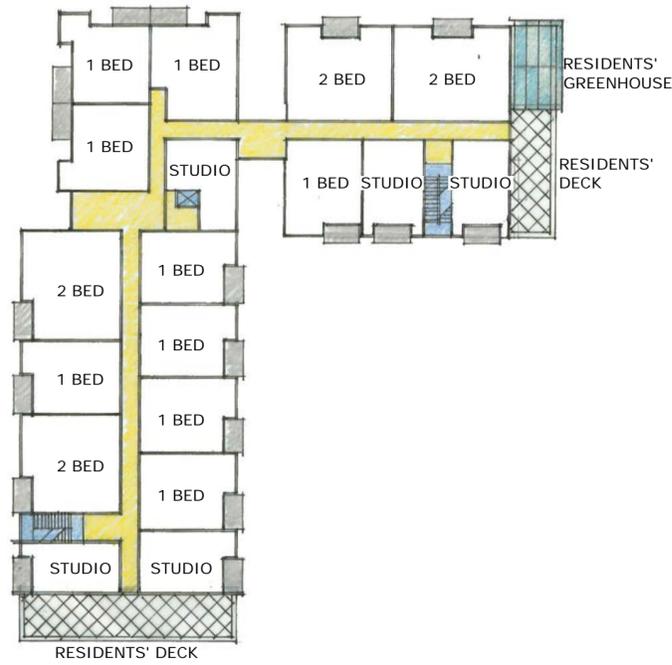


BLOCK 1 - FIRST FLOOR



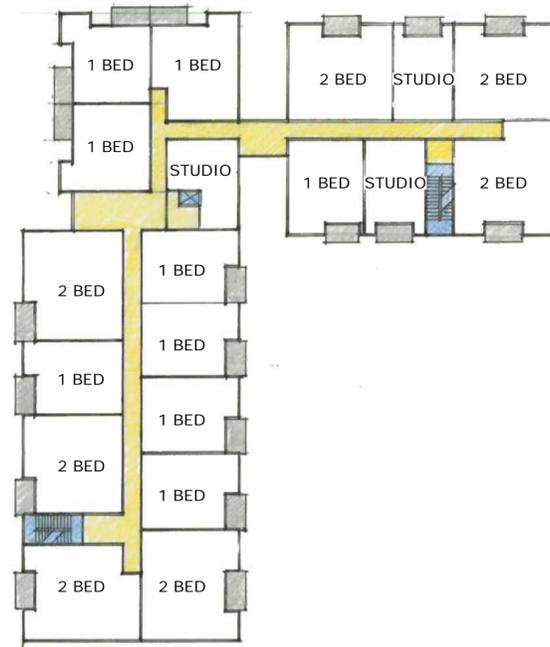
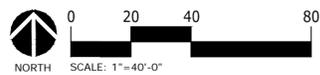


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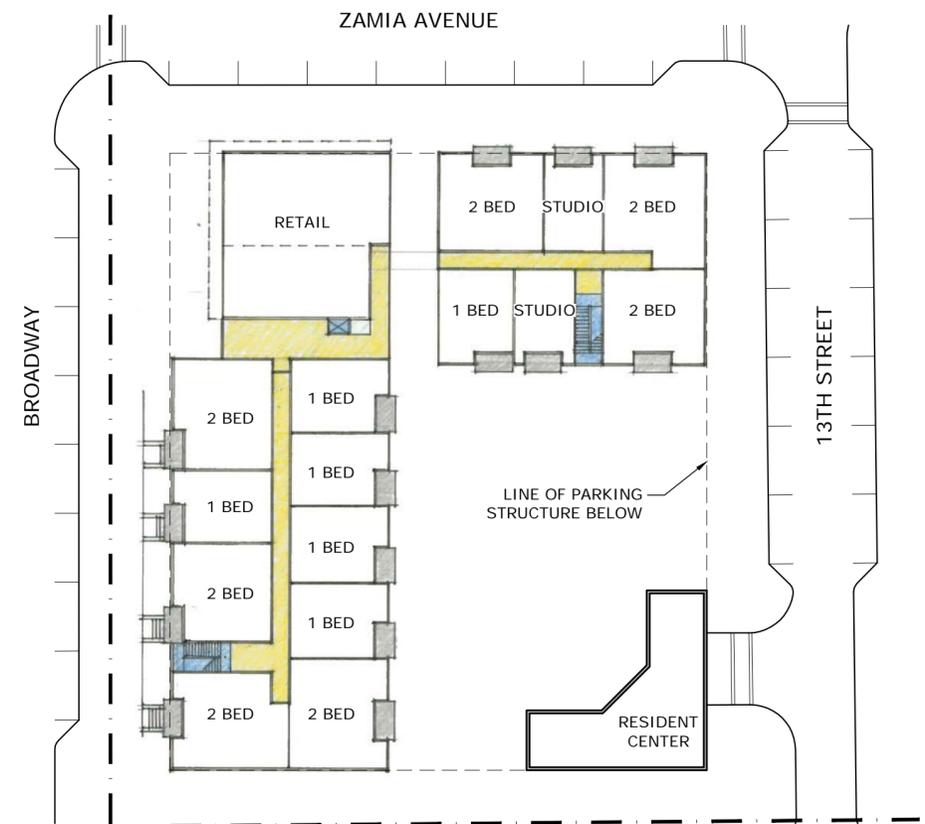
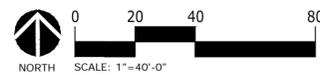
BLOCK 2 MIXED-USE BUILDING

BLOCK 2 - THIRD FLOOR



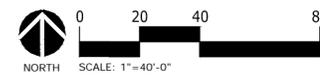
BLOCK 2 MIXED-USE BUILDING

BLOCK 2 - SECOND FLOOR



BLOCK 2 MIXED-USE BUILDING

BLOCK 2 - FIRST FLOOR





NORTH BOULDER ARMORY



VIEW INTO COMMUNITY PLAZA LOOKING NORTHWEST TOWARD GATHERING PLACE WITH ARTS PAVILION BEYOND.

NORTH BOULDER ARMORY



VIEW FROM CORNER OF BROADWAY AND ZAMIA LOOKING NORTHEAST TOWARD BLOCK 1 MIXED-USE.



NORTH BOULDER ARMORY



VIEW FROM BROADWAY AND LEE HILL DRIVE LOOKING SOUTHEAST TOWARD BLOCK 1 ARTS PAVILION WITH MIXED-USE BUILDING BEYOND.



NORTH BOULDER ARMORY



VIEW FROM ZAMIA AVENUE LOOKING NORTHWEST TOWARD BLOCK 1 RESIDENTIAL WITH THE ARMORY BREW PUB IN THE BACKGROUND.



NORTH BOULDER ARMORY



VIEW FROM BROADWAY LOOKING NORTHEAST TOWARD BLOCK TWO WALK-UP TOWNHOMES AND LANDSCAPED PATH.



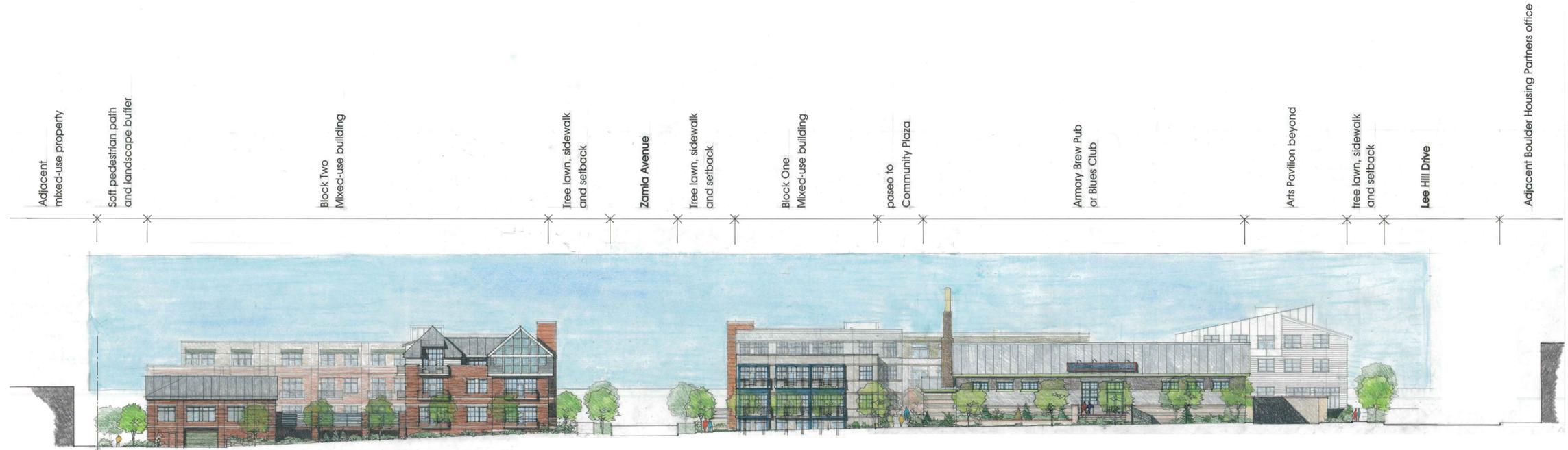
NORTH BOULDER ARMORY



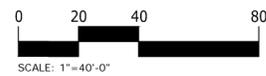
VIEW FROM 13TH STREET LOOKING SOUTHWEST TOWARD BLOCK TWO RESIDENTIAL.



NORTH BOULDER ARMORY



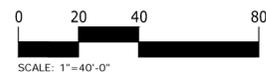
EAST ELEVATION - BLOCKS ONE AND TWO



EAST ELEVATION - BLOCK 1 & 2



WEST ELEVATION - BLOCKS ONE AND TWO

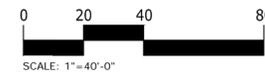


WEST ELEVATION - BLOCK 1 & 2

NORTH BOULDER ARMORY



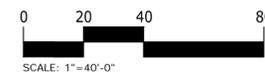
NORTH ELEVATION - BLOCK 1



NORTH ELEVATION - BLOCK 2



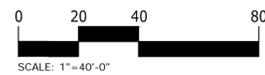
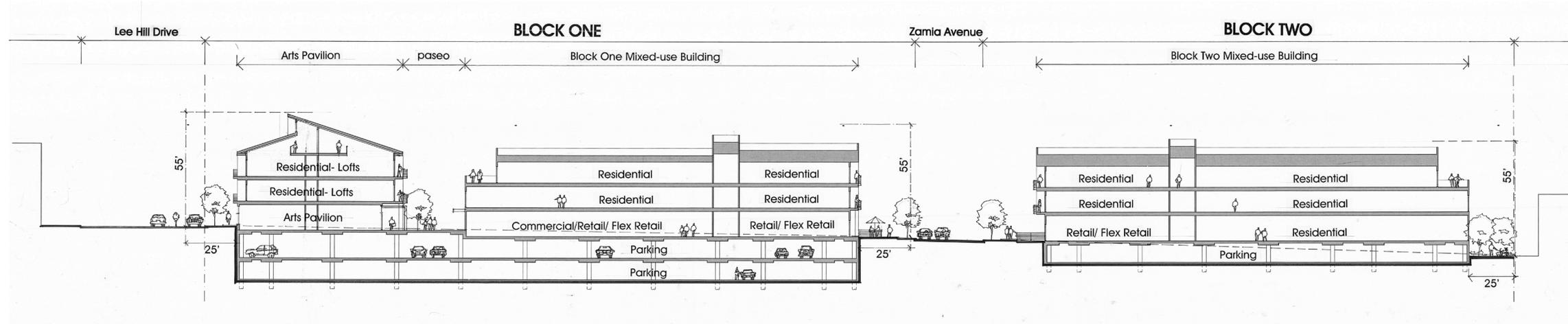
SOUTH ELEVATION - BLOCK 1



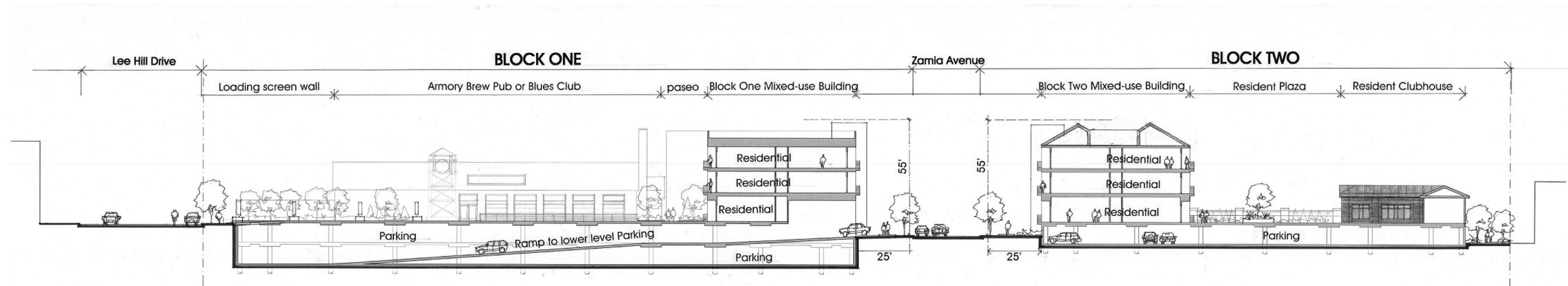
SOUTH ELEVATION - BLOCK 2



NORTH BOULDER ARMORY

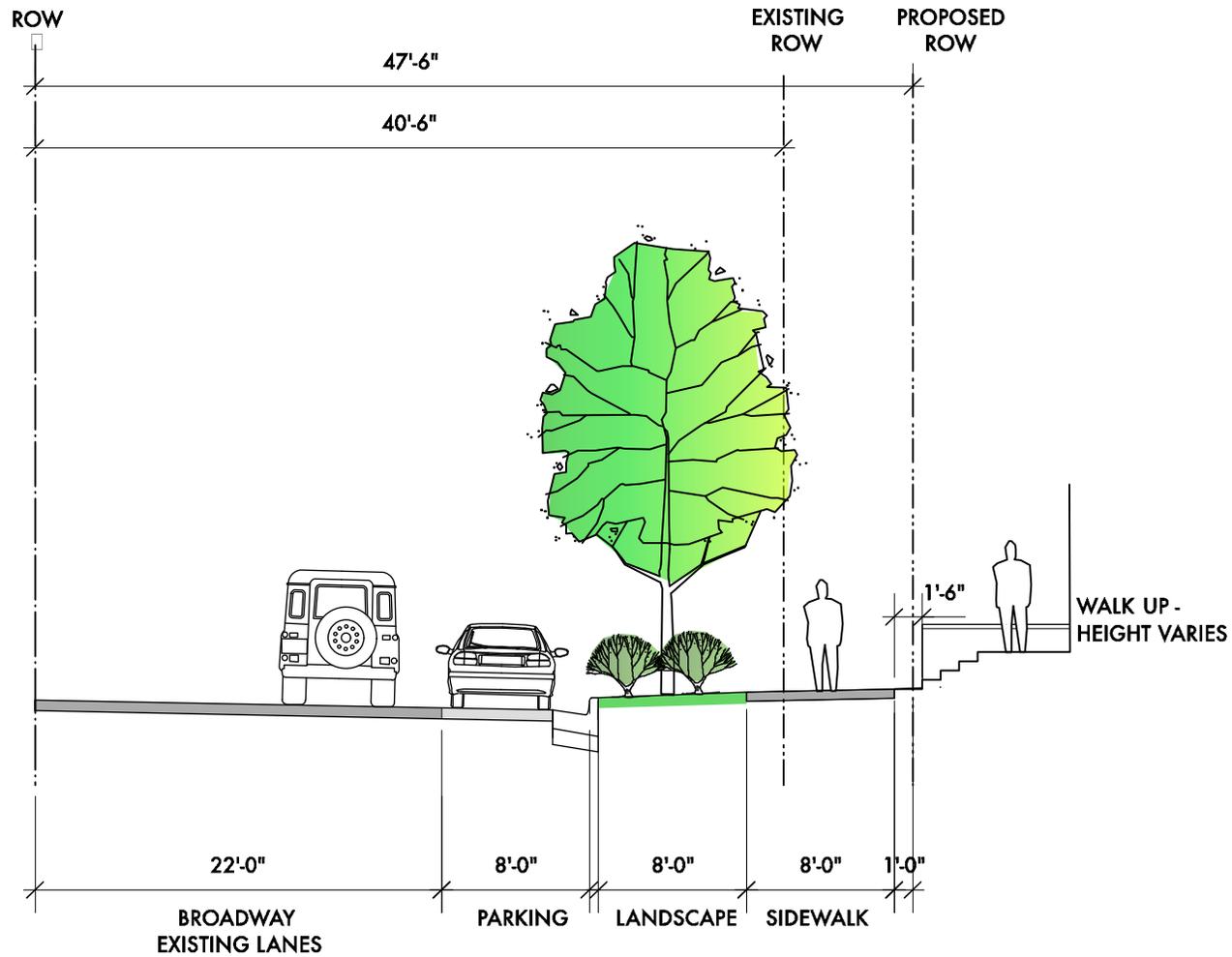


SECTION



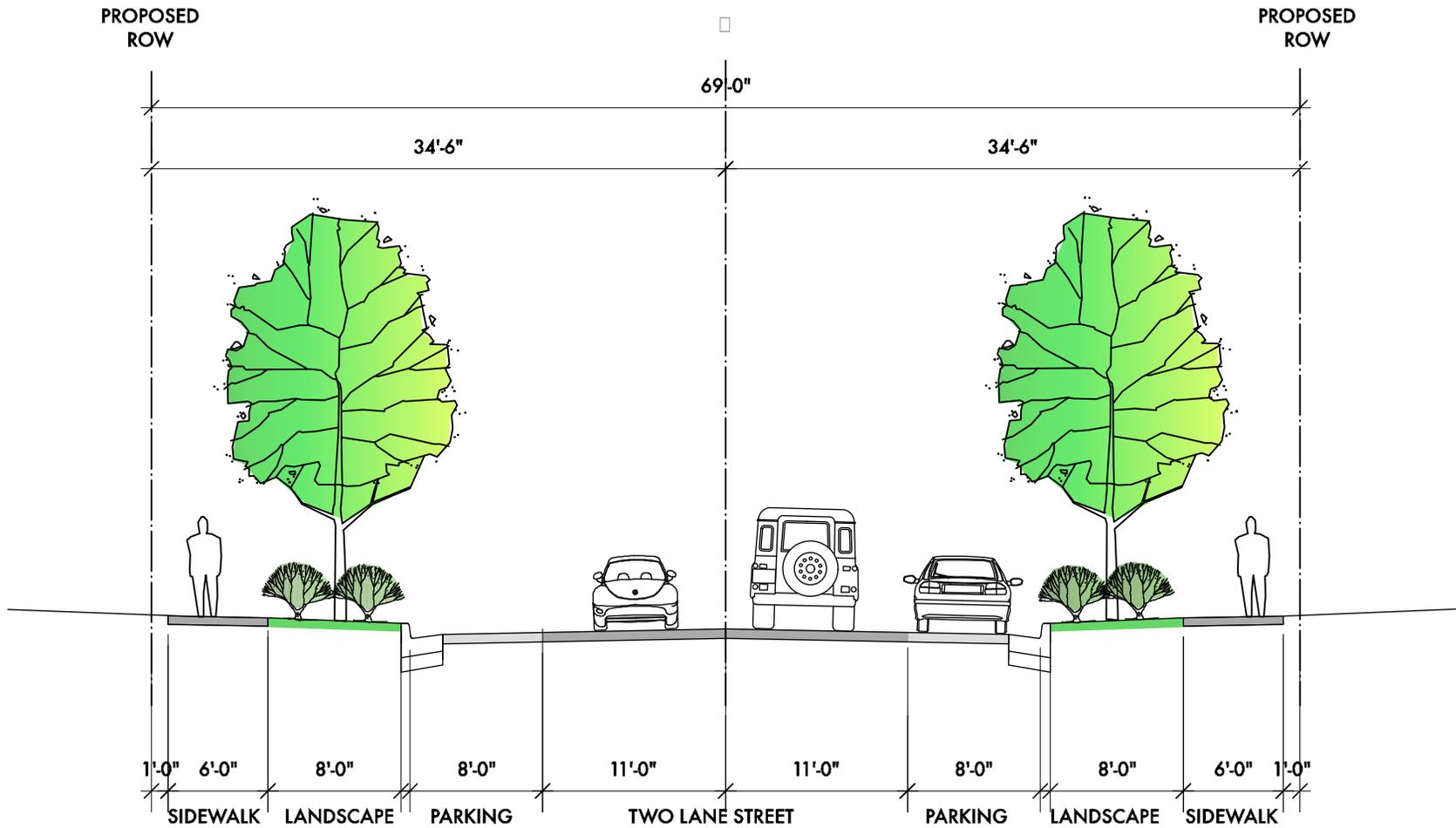
SECTION

Addendum: Preliminary Street Sections



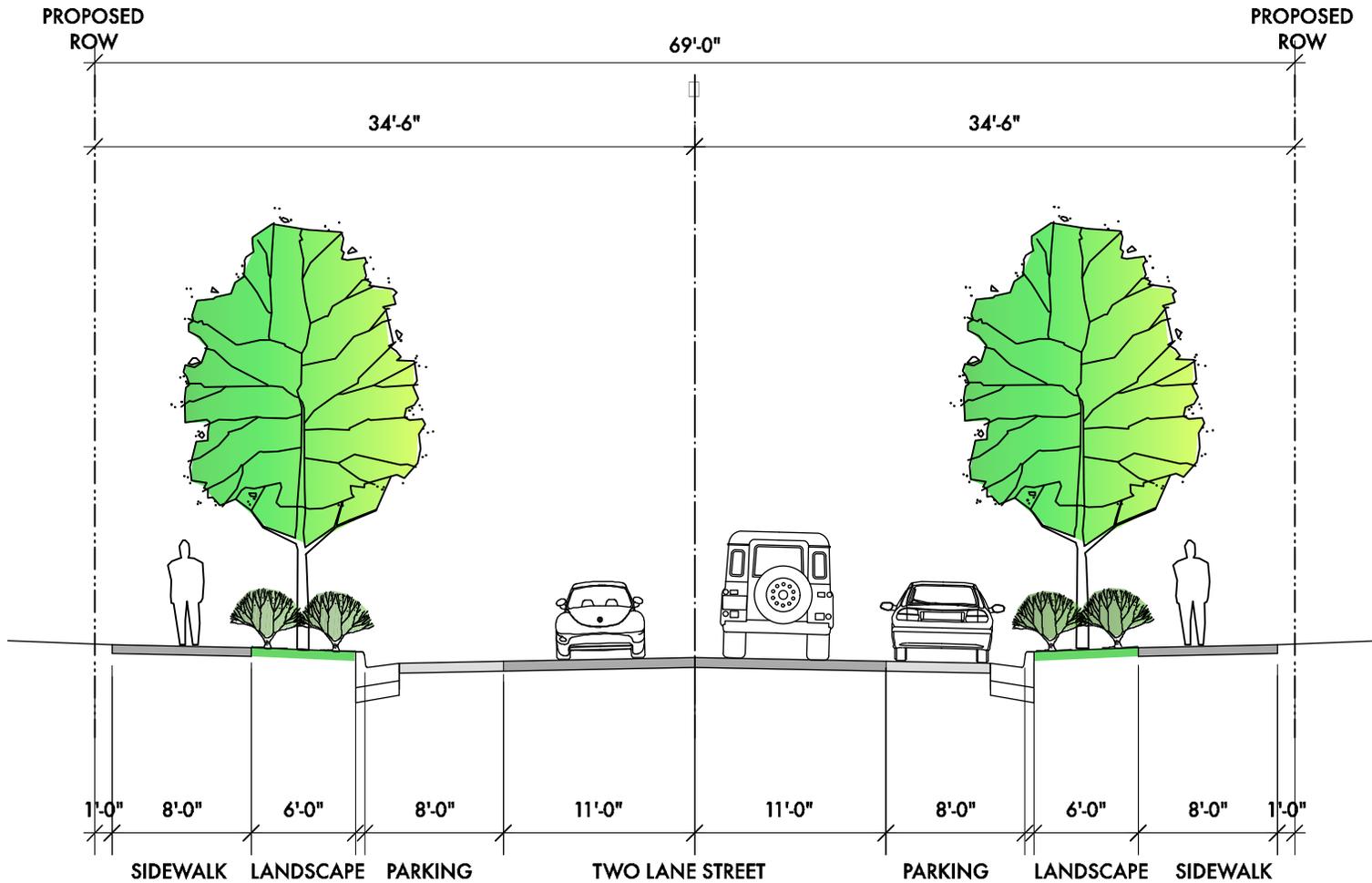
1 BROADWAY - TYPICAL SECTION 1
 Scale: 1" = 10 ft

Addendum: Preliminary Street Sections



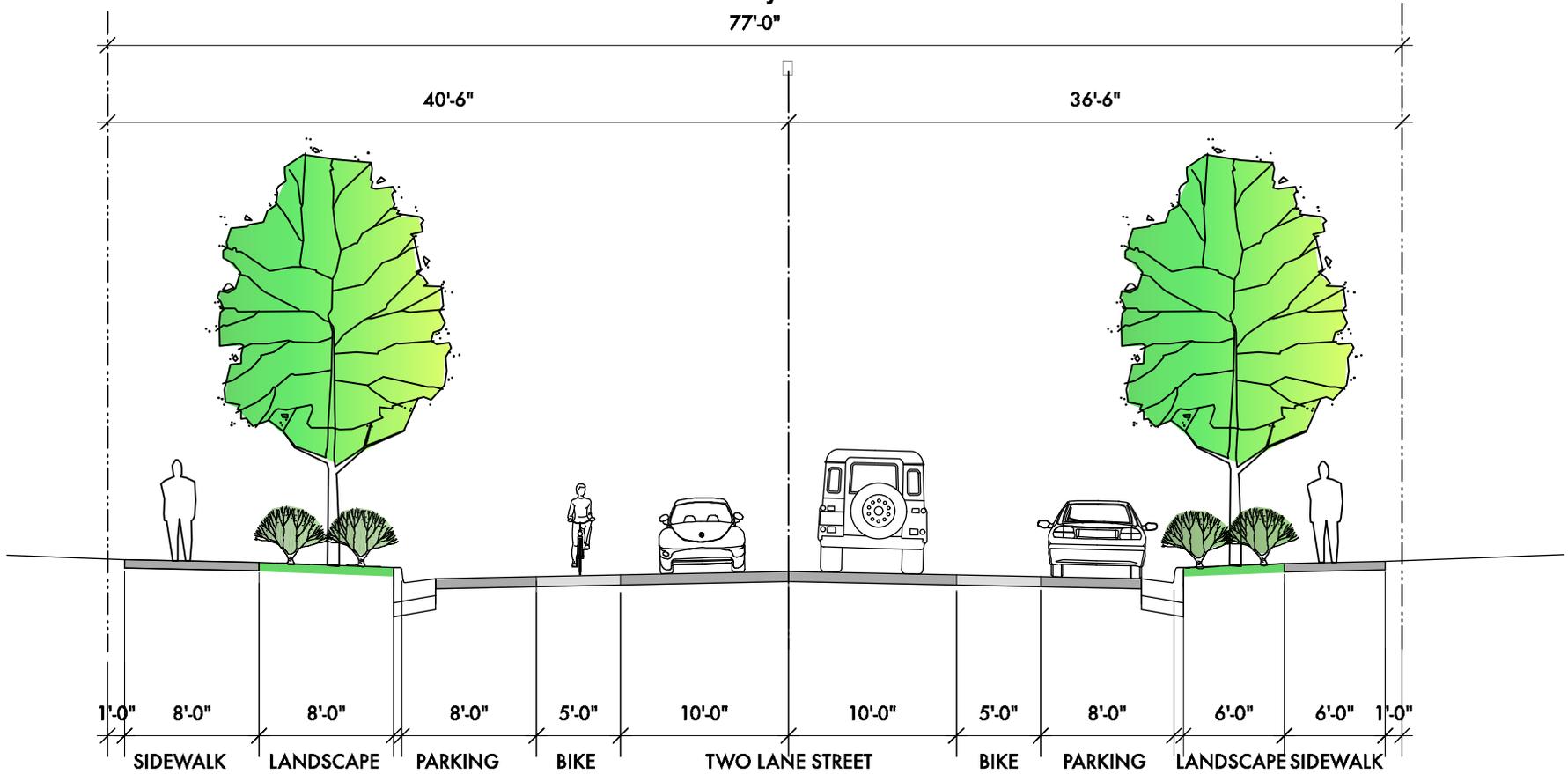
2 ZAMIA TYPICAL SECTION 1
Scale: 1" = 10 ft

Addendum: Preliminary Street Sections



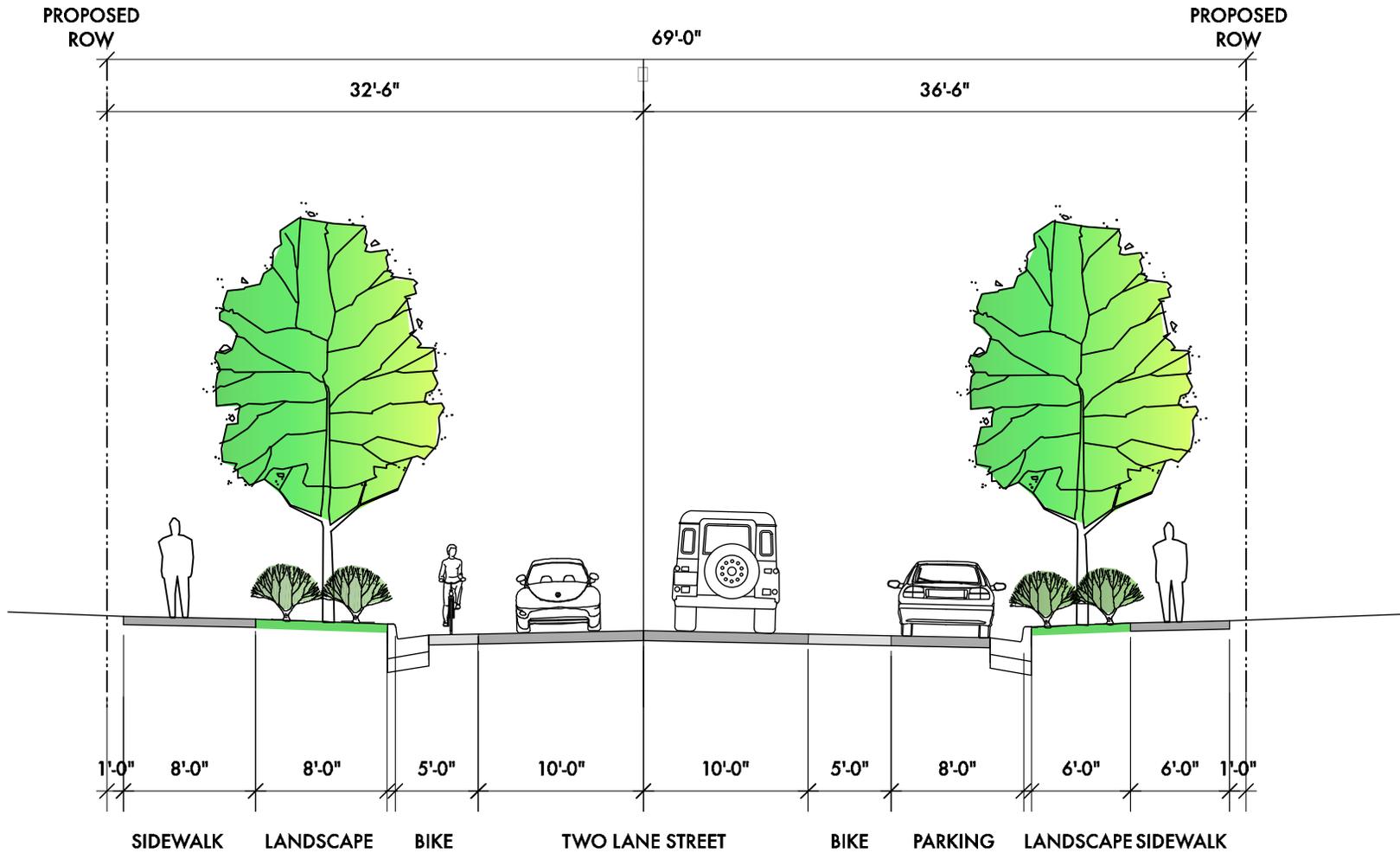
3 **ZAMIA - TYPICAL SECTION 2**
 Scale: 1" = 10 ft

Addendum: Preliminary Street Sections



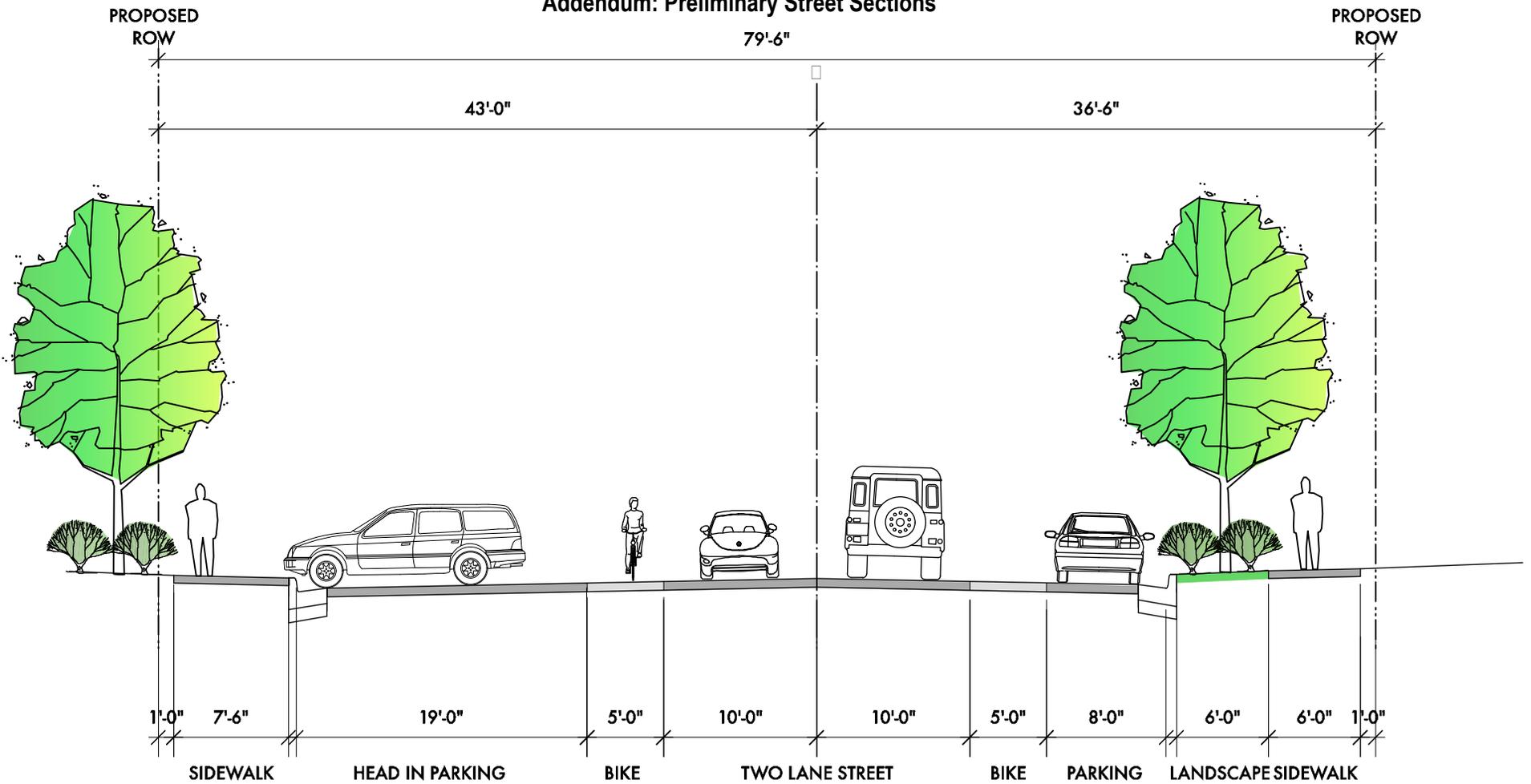
4 13th STREET-TYPICAL SECTION 1
Scale: 1" = 10 ft

Addendum: Preliminary Street Sections



5 **13th STREET - TYPICAL SECTION 2**
Scale: 1" = 10 ft

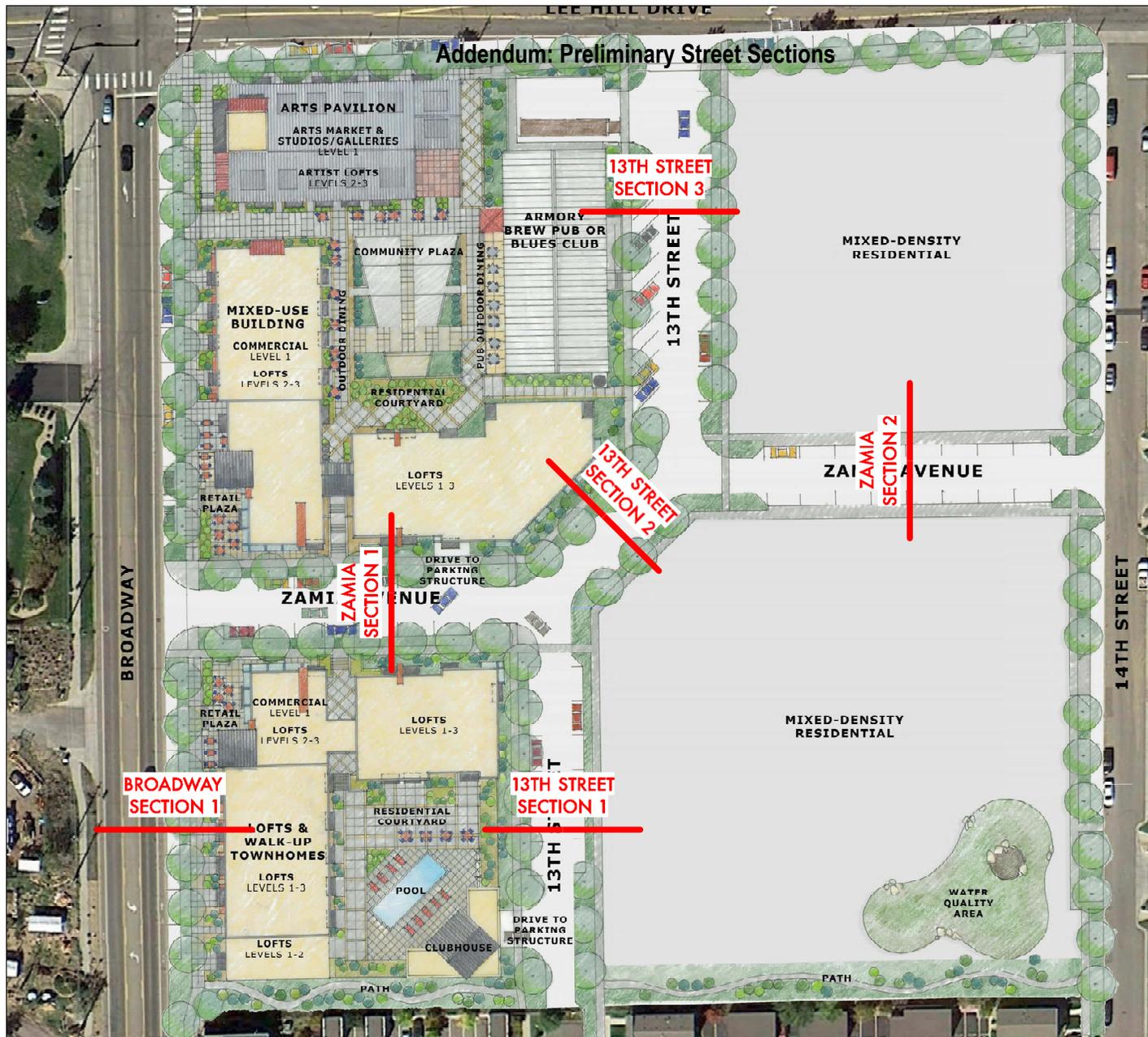
Addendum: Preliminary Street Sections



6

13th STREET - TYPICAL SECTION 3
 Scale: 1" = 10 ft

BOULDER ARMORY
 PRELIMINARY STREET CROSS SECTIONS
 MARCH 18, 2014
 6 OF 6



BOULDER ARMORY
PRELIMINARY STREET CROSS SECTIONS
MARCH 18, 2014



CITY OF BOULDER
Community Planning & Sustainability

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
 phone 303-441-1880 • fax 303-441-3241 • web www.bouldercolorado.gov

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **July 7, 2014**
 CASE MANAGER: **Chandler Van Schaack**
 PROJECT NAME: **The Armory**
 LOCATION: **4750 BROADWAY**
 COORDINATES: **N09W06**
 REVIEW TYPE: **Concept Plan Review & Comment**
 REVIEW NUMBER: **LUR2014-00045**
 APPLICANT: **LIZ PETERSEN**

DESCRIPTION: **CONCEPT PLAN REVIEW AND COMMENT for the Armory. Proposal is for the development of a new mixed-use project with mixed density residential and non-residential uses. Includes the remodel of existing mess hall for conversion into a brew pub / blues club, arts pavillian with display / market space and 22 inclusionary housing units, two mixed use retail and flex retail and 105 residential units.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Height Modification to allow for buildings up to 55-feet tall where 35 feet is the maximum height allowed by the zone district**

I. REVIEW FINDINGS

Staff acknowledges the applicant's commitment to neighborhood outreach and addressing the broader goals of the North Boulder Subcommunity Plan. Similarly, staff acknowledges the high quality design, site plan, connections and open space proposed. While the proposal represents a bold and an innovative approach to redevelopment of the Armory site, it also presents some challenges in terms of reconciling the broader vision of the NoBo Plan and the current North Boulder community with the city's existing regulatory framework. Staff has outlined some of the challenges in the comments below and has identified the following key issues to help guide the discussion with the Planning Board on August 21, 2014.

- 1) Is the project generally consistent with the North Boulder Subcommunity Plan?
- 2) Are the proposed uses consistent with the zoning and appropriate for the site and context of the neighborhood?
- 3) Are the proposed building heights consistent with the existing and evolving character of the area?
- 4) Is the amount of parking for the site appropriate?
- 5) Will the setbacks along Broadway and the proposed plaza areas on either side of Zamia and Broadway contribute to a year round, vibrant streetscape?

While this proposal represents an outstanding first step, especially in terms of urban design and architectural quality, prior to Site Review submittal, the applicant should continue to work with city staff to determine what additional processes may be required in order to fully realize the proposal. Please contact the case manager, Chandler Van Schaack, at 303-441-3137 or vanschaack@bouldercolorado.gov to discuss these comments in further detail or to set up a meeting.

II. CITY REQUIREMENTS

Access/Circulation David Thompson, 303-441-4417

Overall, the proposed streets through the site are consistent with the NoBo Plan and will serve to enhance connectivity in the area and potentially reduce traffic on Broadway. The proposed street sections appear to be consistent with previous discussions with the applicant. Staff has some concerns regarding the alignment of the access points on Broadway and Lee Hill, which are outlined in further detail below.

1. Please refer to the attached sheets for the staff approved roadway cross-sections and right-of-way widths for the various roads within and adjacent to the site.

2. The transit stop on Broadway will need to be relocated on Broadway to the area just north of where Zamia Avenue intersects with Broadway. Additional right-of-way might be required to accommodate the relocated transit stop meeting RTD standards consisting of a boarding area, bus shelter, bench, trash receptacle and short-term bicycle parking.
3. The centerline of Zamia Avenue where the proposed road intersects with Broadway needs to be aligned with the property line for 4777 Broadway and 4725 Broadway on the west side of Broadway in order to accommodate the future extension of Zamia west of Broadway when properties re-development.
4. The offset distance between the existing 13th Street on the north side of Lee Hill Road the proposed 13th Street on the south side of Lee Hill Road must be consistent with the design prepared by the engineering consultant and approved by staff.
5. Applicant should consider a eight-foot pedestrian trail and replacing the proposed soft-surface pedestrian path on the south side of the development with a concrete surface pedestrian path which would have less maintenance upkeep in the future and better accommodate pedestrians with strollers and/or kids bikes.
6. Pursuant to section 9-9-15 of the Boulder Revised Code, 1981 eighteen inches of separation needs to be provided between the edge of walk and any proposed retaining wall.
7. Staff concurs with the 20% non-auto use trip reduction being proposed for the development.
8. The TDM strategies being proposed for the site should be revised to include providing upgrades to the existing transit stop on Broadway.
9. Staff does not concur with the use of the standard for "Quality Restaurant" being applied for the brew pub use or with the percentages for the pass-by-trips. Staff will set-up a meeting with the transportation consultant to discuss review comments regarding the traffic assessment memorandum as well as the parameters of the traffic impact study after the project is presented to the Planning Board.

Comprehensive Planning Jeff Hirt, 303-441-4497

Overall, staff is very supportive of the concept plan for its consistency with the adopted North Boulder Subcommunity Plan (1995 Plan) and community priorities that have emerged during the [2013-2014 plan update](#). In particular, staff supports the conceptual urban design, architecture, land uses, connections and integration of the arts. Specific supporting 1995 Plan overarching policies include "fostering a sense of community by creating vibrant people/activity places" and "neighborhood centers or gathering places which enhance the neighborhood character".

Specific comments:

- [North Broadway Market Study](#)
 - The market study emphasizes the need for both more households and an anchor land use to bolster retail demand. This project furthers both of these goals.
 - The market study also notes that limited retail at the Armory site will note have a significant impact on the fulfillment of the 1995 Plan's Village Center concept, which will undergo a future evaluation pending the results from post September 2013 flood mitigation and possible remapping.
- Arts

The 2013-2014 North Boulder Subcommunity Plan update process has shown that supporting the growing North Broadway arts and creative industry scene is a high priority. With this, long range staff supports integration of public art and provision of space for artists to live and work. Specifically:

 - *Affordable Artists Space*: Staff would like to work with the applicant and the city's Housing Division to evaluate options for the proposal to satisfy affordable housing requirements through affordable artist's space in response to the applicants request to "explore the feasibility of providing affordable housing for artists". Staff has done some research on this topic in concert with the 1995 Plan update and found some related models and tools that we would be glad to share.
 - Staff supports public art and placemaking, particularly along Broadway. We will coordinate with planning staff and the city's arts and cultural services division for any property-specific opportunities and integration with the city's [cultural master plan](#).

- *ROW Amendment Process* - Please note that the North Boulder Subcommunity Plan has a right-of-way plan amendment process. Refer to the attached document.
- 2014 Action Plan - Please note the following **draft** 2014 North Boulder Subcommunity Plan Action Plan items that staff anticipates taking to Planning Board and City Council later this year, but that have received support so far.
 - City staff is exploring zoning code amendments to provide more flexibility for live/work land uses and creative signage.
 - City staff is exploring strategies for protection of affordable artist space. Long range staff would be interested in working with the applicant and this proposal to explore specific strategies for broader applicability.

Drainage Jessica Stevens, 303-441-3121

1. Storm water quality enhancement and detention ponding must be addressed during the Site Review Process. A Preliminary Storm Water Report and Plan in accordance with the City of Boulder *Design and Construction Standards (DCS)* will be required at time of Site Review application. The report and plan must also address the following issues:
 - Water quality for surface runoff using "Best Management Practices"
 - Minimize Directly Connected Impervious Areas (MDCIA)
 - Detention ponding facilities
 - Water Quality Capture Volume (WQCV)
 - Storm sewer construction
 - Irrigation Ditches and Laterals
 - Groundwater discharge
 - Wetland mitigation
 - Erosion control during construction activities
2. The applicant will be required to utilize best management practices to help mitigate stormwater quality impacts associated with the development of the site. The City requires that the applicant minimize directly connected impervious areas on the site and construct and maintain structural best management practices. Directly connected impervious areas can be minimized by routing roof and parking lot runoff through landscaped areas rather than directly to a storm sewer facility. Structural best management practices typically include features like water quality ponds, constructed wetlands, treatment channels, and sand filters. Detailed water quality requirements can be found in Section 7.13 of the City's Design and Construction Standards and in the Denver Urban Drainage and Flood Control District's *Drainage Criteria Manual Volume 3*. Water quality requirements must be addressed at a conceptual level in the Preliminary Stormwater Report and Plan submitted at the time of Site Review.
3. At time of Site Review, the applicant shall submit information (geotechnical report, soil borings, etc.) regarding the groundwater conditions on the property, and all discharge points for perimeter drainage systems must be shown on the plan.
4. Discharge of groundwater to the public storm sewer system is anticipated to accommodate construction and operation of the proposed developments. City and/or State permits will be required for this discharge. The applicant is advised to contact the City of Boulder Storm Water Quality Office at 303-413-7350 regarding permit requirements. All applicable permits must be in place prior to building permit application. Additionally, special design considerations for the properties to handle groundwater discharge as part of the development may be necessary.

Engineering Jessica Stevens, 303-441-3121

The proposal appears to include retaining walls along Broadway. No portion of the retaining walls, including footing may be located within the right-of-way.

Fees

Because revisions or corrections are not required for this application, based on 2014 development review fees, hourly billing will not be applicable unless another application is required or the applicant revises the current proposal.

Fire Protection David Lowrey, 303-441-4356

Fire has no objection to the "concept" plan for the redevelopment of the old armory site. It should be noted that the roads through the site (Zamia and 13th) area required to meet the requirements in the City of Boulder Design and Construction Standard, Section 2.10.

Historic Preservation James Hewat, 303-441-3207

The three concrete block buildings on the Colorado Armory site at 4750 Broadway were constructed in 1940. The National Guard had previously operated at the Armory Building at 1511 University Ave. until that site was purchased by the University of Colorado. Planning staff considers the primary building (“mess hall”) would be eligible for designation as a local historic landmark.

Site Review approval of this project would require the applicant’s submittal of a completed application to landmark the “mess hall” building and a portion of the property as per policy 2.24 *Preservation of Historic and Cultural Resources* of the Boulder Valley Comprehensive Plan. Staff recommends that this occurs as soon as possible so that we can schedule a designation hearing. This will allow the Landmarks Board to review the proposed landmark and boundary in the context of the larger re-development of the property so that the subsequent Planning Board review will include the Landmark Board’s comments and recommendations. Please note that the historic preservation ordinance (9-11-5(a)) states that once a completed application made by the property owner is received, a public hearing must be heard by the Landmarks Board between 60 & 120 days of the application date.

If demolition of the other buildings is contemplated as part of the redevelopment of the property, the Landmarks Design Review Committee (Ldrc) will be required to formerly review and assess whether or not there is “probable cause” that any of the buildings are of historic significance. If the Ldrc finds that there is not probable cause, the demolition permit will be approved by that body. If, however, the Ldrc finds there is probable cause that one or more of the buildings is of historic significance, the applicant will be required to consider ways to preserve the resource (or resources) as part of the redevelopment of the property (Boulder Valley Comprehensive Plan policy 2.24).

Inclusionary Housing Michelle Allen, 303-441-4076

Each new residential unit developed on the property is subject to 9-13 B.R.C., 1981, “Inclusionary Housing.” The general Inclusionary Housing requirement is that all residential developments must dedicate 20 percent of the total dwelling units as permanently affordable housing. For rental projects this requirement may be met through the provision of on-site affordable rental units or comparable existing or newly built off-site permanently affordable rental units owned all or in part by a housing authority or similar agency or through the dedication of land appropriate for affordable housing or by payment of a cash-in-lieu contribution.

The total units in proposed for the development are 127. The inclusionary requirement is 20% or 25.4 affordable units. The applicant proposes to provide 22 affordable rental units on-site.

- Please indicate how the remainder of the requirement, 3.4 affordable units will be met.
- Please provide the Inclusionary Housing Data Spread sheet available online at:
<https://bouldercolorado.gov/housing/ih-program-details>

The spread sheet can be mailed to: allenm@bouldercolorado.gov

Rental developments that meet the requirement with a cash contribution are required to execute an “Agreement for Costs Due on Sale: Affordable Housing Restrictive Covenant and Deed Restriction” (aka Conversion Agreement) and an associated Deed of Trust and Promissory Note which are used for notification purposes only. The Inclusionary Housing ordinance requires that for-sale developments pay an additional 50 percent CIL premium in the event that they do not provide affordable units on-site. Accordingly, if you choose to convert the rental units to for-sale units within five years you will be required to pay the difference between the rental and for-sale CIL amounts. The Conversion Agreement and associated Deed of Trust and \$10 Promissory Note are required prior to calling for final inspections pursuant to the issuance of a temporary of final Certificate of Occupancy and will be sent to you for signature once the cash-in-lieu has been paid.

Per 9-13 B.R.C., 1981, and associated regulations, permanently affordable dwelling units must be proportionate in type (such as detached, attached or stacked units) and number of bedrooms and bathrooms to the market rate units. Attached permanently affordable units must have an average floor area equal to no less than 80 percent of the market-rate units. Permanently affordable dwelling units must meet the “Livability Standards for Permanently Affordable Housing.”

Any required documents including the Determination of Inclusionary Housing Compliance form, Covenants to secure the permanent affordability of the units, and if provided off-site, an Off-site Agreement must be signed and if necessary recorded prior to application for any residential building permit. Any applicable cash-in-lieu contribution must be made prior to receipt of a residential building permit. The cash-in-lieu due is based on the amounts in place when paid. On or off-site permanently affordable units must be marketed and constructed concurrently with the market-rate units.

Additional information about the Inclusionary Housing program including the 2014-2015 cash-in-lieu amounts for attached units may be found on-line at www.boulderadffordablehomes.com.

Please contact a housing planner as soon as possible in the development process to determine how best to meet the IH requirement.

Land Uses Chandler Van Schaack, Case Manager

1. Regarding the uses proposed for the MU-1 portion of the Armory site, additional information will be required at time of Site Review submittal to determine whether additional review may be required. While attached residential units, restaurants and taverns, office uses and convenience retail uses under 2,000 square feet are allowed by-right, the other nonresidential uses included in the proposal may not be allowable under the existing zoning. One significant consideration is that retail sales other than convenience retail sales are prohibited in the MU-1 zone district. The proposal includes up to 11,000 sq. ft. of retail on-site which would not be possible under current zoning standards

With regards to the proposed "Arts Pavilion," the portion of the use which may be categorized as an Art or Craft Studio Space over 2,000 sq. ft. in size may be approvable through the Use Review process; however, the proposed "Arts Market" may be considered a retail use and/or temporary outdoor entertainment depending on the final program features and building design. At this time, temporary outdoor entertainment is also prohibited in the MU-1 zone district. In addition, live-work units are prohibited in the MU-1 zoning district at this time. Please see the comments below under "Long Range Planning" for information on potential code changes staff is considering to allow for more flexibility within the MU-1 zone. A key issue in the Planning Board discussion will also be whether some of the proposed uses which are prohibited by the zoning standards may be allowable through a legislative process such as an ordinance.

2. With regards to intensity, the current proposal includes a total of 168,430 sq. ft. of floor area on Blocks 1 and 2, which is within the maximum floor area permitted for the MU-1 portion of the property in its current form (roughly 169,502 sq. ft. total); however, the applicant should give special consideration to the right-of-way dedication that will occur as part of this proposal, for at this time city regulations do not allow for areas reserved for or dedicated as right-of-way to be counted toward the maximum F.A.R. calculation. Similarly, please note that following subdivision of the property, lot area from Blocks 3 and 4 will not be countable towards the FAR on Lots 1 and 2 unless a floor area transfer is approved through Site Review pursuant to section 9-8-2(e)(5), B.R.C. 1981. These will likely be key issues in the discussion with the Planning Board. Note that the Planning Board will discuss the proposed right-of-way / density code changes at their Aug. 7, 2014 meeting.

Landscaping Elizabeth Lokocz, 303-441-3138

1. Consistent with many of the other reviewer comments, the conceptual plan is well developed and generally supportable with the city's goals. Staff appreciates the efforts to incorporate meaningful landscape opportunities with a focus on high quality streetscapes. It would be It appears that existing utilities may create conflicts in continuous street tree planting. Please evaluate alternatives as early as possible.
2. As the project design moves forward, consider how best to plan for and engineer the parking garages into the overall design goals including if the garages extend beyond the building setback, exposed (podium) scenarios adjacent to the street, planting in the community plaza and resident courtyard and any venting requirements. These are repeated themes in recent development projects.
3. The green house is an intriguing idea. Consider how it will be accessed and managed by and for the community. It could be an advantage to consult with one of the local nonprofit community garden organizations for assistance in the management of the green house, especially if there was also an outdoor community garden component.
4. As the overall drainage plan is refined, consider solutions that do result in a detention pond adjacent to a public sidewalk or reduce the volume to a point that allows for a depth that can be considered open space and blend into the larger landscape design.

Miscellaneous, Val Matheson, 303-441-3004

There is a prairie dog colony on the North Boulder Armory site. City ordinance requires landowners to obtain a permit from the city before using any form of lethal control on prairie dogs. In order to obtain a permit, the landowner must demonstrate the following:

- a reasonable effort has been made to relocate the prairie dogs to another site;
- the most humane method of lethal control possible will be used;

Address: 4750 BROADWAY

- the land on which the prairie dogs are located will be developed within 15 months of the date of the application, a principal
- use of the land will be adversely impacted in a significant manner by the presence of prairie dogs on the site, or an established landscaping or open space feature will be adversely impacted by the prairie dogs; and
- the landowner has an adequate plan designed to prevent the reentry of prairie dogs onto the land after the prairie dogs are lawfully removed.

Prairie Dog Lethal Control Permit Application Form can be found on the city website or by following this link: https://www-static.bouldercolorado.gov/docs/PDS/forms/312_prairie_dog_pmt_app.pdf

The waiting period after the submission of an application is a minimum of three to five months. If the city determines that relocation alternatives exist during or after the initial three-to-five month period, it may delay issuing the permit for an additional 12 months in order to allow relocation to occur.

The basic administrative fee for a lethal control permit is \$1,500. An applicant for a prairie dog lethal control permit must also pay a fee of \$1,200 per acre of active prairie dogs habitat lost, pro-rated for any partial acres of lost habitat.

Neighborhood Comments Chandler Van Schaack, Case Manager

Staff has received numerous comments from nearby property owners expressing enthusiastic support of the proposal (attached). Staff has also received one comment from a neighbor concerned about the proposed walkway at the southern edge of the development and its potential privacy, safety and noise impacts to the adjacent residences.

Parking Chandler Van Schaack, Case Manager

The Concept Plan shows a total of 306 structured parking spaces between Blocks 1 and 2. While the number of restaurants and their respective seating counts may cause the parking requirement to increase, based on staff's preliminary calculations, this appears to significantly exceed the required parking for Blocks 1 and 2 (roughly 204 spaces per staff's calculations). Staff acknowledges that the applicant has expressed a desire to explore opportunities to create a public/private parking district, and is willing to help facilitate those discussions. In the absence of a public/private parking agreement of some kind, the applicant should be aware that it is unlikely that staff would support providing more than the required number of parking spaces.

Review Process Chandler Van Schaack, Case Manager

Per section 9-2-14(b)(1), B.R.C. 1981, Concept Plan and Site Review are required for projects located in the BC-2 zone district that are over 2 acres in size or include over 25,000 square feet of floor area. Therefore, development of the 3-acre site requires both a Concept Plan and Site Review. Per section 9-2-13(b), B.R.C. 1981, an applicant for a development that exceeds the "Site Review Required" thresholds shall complete the concept review process prior to submitting an application for site review.

Once the Planning Board has reviewed a Concept Plan application and provided comments at a public hearing as required by section 9-2-13(f), B.R.C. 1981, a Site Review will be required. The Site Review application form can be found online at: <http://www.bouldercolorado.gov/www/publications/forms/208.pdf>. Please note that a request for a Height Modification to allow for the proposed buildings to exceed the 35' height limitation will require Planning Board approval at a public hearing.

Applications for Site Review are submitted to the Planning and Development Services Center and are reviewed through the Land Use Review process. This review process takes approximately three to four months to complete. Site Review approvals are valid for three years, after which they expire if they have not been implemented.

Signage Chandler Van Schaack, Case Manager

Please note that as shown, the proposed roof signage on the Brewery building does not meet the standards for roof signs found in section 9-9-21(d)(11) of the Boulder Revised Code, which state:

A sign may be erected upon or against the side of a roof having an angle of forty-five degrees or more from the horizontal, but must be architecturally integrated with the building and roof by a dormer or similar feature. Such a sign is a wall sign and must comply with the provisions of paragraph (d)(14) of this section concerning wall signs, and must not project more than a total of fifteen inches horizontally, measured at the bottom of the sign, from the side of the roof upon which it is displayed.

Site Design Chandler Van Schaack, Case Manager & Sam Assefa, Senior Urban Designer (303-441-4277)

Address: 4750 BROADWAY

Overall, staff is very supportive of the proposed site design, and finds that the project presents a good balance of private and public open spaces. In particular, the proposed Community Plaza area presents a unique and exciting opportunity for a new public gathering place in North Boulder, and in conjunction with the proposed Arts Pavilion and associated uses would likely become highly popular with the North Boulder community. Please note that as the project moves forward, additional details regarding the open space program will be required to show how the project meets the Site Review criteria and zoning requirements. Staff also finds the proposed layout of the buildings to be largely consistent with the intent of the Site Review criteria, but offers the following comments as to how the building layout may be modified slightly to enhance the overall site design:

1. As discussed in pre-submittal meetings with the applicant, it would be helpful in determining the appropriate setbacks along Broadway to see the setbacks shown in the larger context of the Broadway frontage as it extends to the south. As shown, the significant building setbacks along Broadway raise some concerns regarding aspect ratio and framing of the pedestrian space. Given that the site serves as a perceived “gateway” into the city, special consideration should be given at time of Site Review submittal to the placement of buildings along Broadway and the degree to which buildings help to create an active pedestrian space and “establish a sense of entry and arrival to the City by creating a defined urban edge” as required in section 9-2-14(h)(2)(xv), B.R.C. 1981.
2. In addition, staff has some concerns regarding the proposed plaza spaces shown on either side of Zamia and Broadway. As discussed previously, given the largely underutilized sidewalk and plaza areas along Broadway to the south within the Uptown Broadway area, staff is concerned that the addition of further plaza spaces along Broadway may exacerbate this phenomenon and create additional “dead space” along the Broadway frontage. While it may be possible to support some plaza space along Broadway, staff would prefer to see the buildings brought forward to match the zero lot line setbacks immediately to the south, with smaller plazas along Broadway and public open space concentrated on the secondary frontages and/or interior of the site, with the appropriate degree of transparency to draw people in from the adjacent rights-of-way.

Utilities, Jessica Stevens, 303-441-3121

1. The Concept Plan design does not appear to address the Silver Lake Ditch as it crosses the property. Development of Block 2 proposes construction of a structure over the open irrigation ditch. The current North Boulder Subcommunity Plan indicates that new development should preserve and enhance natural amenities such as irrigation ditches. The applicant may choose to discuss this key issue at the Planning Board hearing to request a possible modification through the North Boulder Subcommunity Plan update process.
2. The applicant will be required to obtain approval for modifications to irrigation ditches or laterals from the impacted ditch company. This includes the crossing of any irrigation ditch or lateral for vehicular or utility purposes and the release of stormwater runoff into any ditch or lateral. Please contact Silver Lake Ditch Company president, Jim Snow at 303-845-0900.
3. Easement will be required to be provided for continued maintenance access to the Silver Lake ditch.
4. The proposed underground parking structures may not conflict with the location of the Silver Lake Ditch.
5. All proposed public utilities for this project shall be designed in accordance with the *DCS*. A Utility Report per Sections 5.02 and 6.02 of the *DCS* will be required at time of Site Review application to establish the impacts of this project on the City of Boulder utility systems.
6. The applicant should note that trees are not permitted within ten feet of underground utility lines. At Site Review, the applicant will need to demonstrate that their plans can meet both landscaping and utility requirements.
7. Fire hydrants will need to be installed to meet the coverage requirements outlined in Section 5.10 of the *DCS*. Per the standards, no portion of any building shall be over 175 feet of fire access distance from the nearest hydrant. Fire access distance is measured along public or private (fire accessible) roadways or fire lanes, as would be traveled by motorized fire equipment. All fire hydrants and public water lines will need to be located within public utility easements.
8. All new, replacement or relocated electrical, telecommunication and cable utilities shall be installed underground.

III. INFORMATIONAL COMMENTS

IV. NEXT STEPS

A Planning Board hearing for this application has been scheduled for **August 21, 2014**.

V. CITY CODE CRITERIA CHECKLIST

See attached checklist(s).

Case #: LUR2014-00045

Project Name: The Armory

Date: July 2, 2014

CONCEPT PLAN REVIEW AND COMMENT Section 9-2-13

(g) **Guidelines for Review and Comment:** The following guidelines will be used to guide the planning board's discussion regarding the site. It is anticipated that issues other than those listed in this section will be identified as part of the concept plan review and comment process. The Planning Board may consider the following guidelines when providing comments on a concept plan:

(1) Characteristics of the site and surrounding areas, including, without limitation, its location, surrounding neighborhoods, development and architecture, any known natural features of the site including, without limitation, mature trees, watercourses, hills, depressions, steep slopes and prominent views to and from the site;

The 8.55-acre project site is located in North Boulder at the southeast corner of Broadway and Lee Hill, a prominent corner near the northern gateway to Boulder. Existing uses surrounding the site include:

- The single-family Holiday neighborhood adjacent to the site on the east;
- The mixed-density Dakota Ridge neighborhood a few blocks to the west;
- Main Street North retail and restaurants immediately to the south on Broadway, with mixed use/residential and multi-family at Yellow Pine and 13th Street further to the west
- Uptown Broadway /Village Center two blocks to the south;
- Light industrial and service-oriented businesses along the western side of Broadway;
- The Holiday Inn Express hotel immediately across Broadway to the west;
- Boulder Housing Partners offices at 1325 Lee Hill immediately to the north;
- Future home of transitional housing at 1175 Lee Hill (diagonally across from Armory site);
- Holiday Park

Architecturally, the existing surroundings are diverse in character. Many of the buildings are relatively new and fall within an abstract mix of modern interpretations of classic architectural styles; Victorian, Arts and Crafts, Traditional, and Bungalow styles anchored by low-tech/industrial structures and simple office buildings.

Known natural features of the site include:

- Substantial grade change- the site slopes northwest to southeast by 20'-24';
- The Silver Lake Ditch runs diagonally through the site;
- Sidewalk along Broadway sits up 5'-6' , then grade within property slopes down from there;
- Views to the west to adjacent foothills, north up the valley toward Lyons;
- Undeveloped infrastructure;
- Large concrete masonry painted buildings with two smokestack structures;
- A number of mature trees in various states of quality and health.

(2) Community policy considerations including, without limitation, the review process and likely conformity of the proposed development with the Boulder Valley Comprehensive Plan and other ordinances, goals, policies, and plans, including, without limitation, sub-community and sub-area plans;

Land Use Designation: The Site Review criteria of the land use code section 9-2-14(h), B.R.C. 1981, will be used to evaluate a project and to make findings for any future Site Review approval. Among the findings that must be made is a project's consistency with the Boulder Valley Comprehensive Plan policies and Land Use designation. The BVCP

land use designation for the site is split between Mixed Use Residential on the western 75% of the site and Mixed Density Residential on the eastern portion of the site.

Per the 2010 BVCP, the purpose of the Mixed Use Residential designation is to encourage development wherein “residential character will predominate, although neighborhood scale retail and personal service uses will be allowed,” with zoning and other regulations defining “the desired intensity, mix, location and design characteristics of these uses.” The Mixed Density Residential designation is “applied in some areas planned for new development where the goal is to provide a substantial amount of affordable housing in mixed density neighborhoods that have a variety of housing types and densities. The density in the mixed density designation in newly developing areas is from six to 18 units per acre.”

Overall, staff finds the proposed mixed use development to be largely consistent with the BVCP Land Use Designations for the site, as well as with many of the broader policy goals contained in the BVCP. Some BVCP policies with which the current Concept Plan proposal is consistent include:

- 2.01 Unique Community Identity
- 2.03 Compact Development Pattern
- 2.05 Design of Community Edges and Entryways
- 2.14 Mix of Complementary Land Uses
- 2.16 Mixed Use and Higher Density Development
- 2.17 Variety of Activity Centers
- 2.24 Preservation of Historic and Cultural Resources
- 2.33 Environmentally Sensitive Urban Design
- 2.37 Enhanced Design for Private Sector Projects
- 4.05 Energy-Efficient Building Design
- 5.03 Diverse Mix of Uses and Business Types
- 5.09 Role of Arts and Cultural Programs
- 7.06 Mixture of Housing Types

BVCP Policies which should be given special consideration as the project moves forward in order to ensure consistency include:

- 2.13 Protection of Residential Neighborhoods Adjacent to Non-residential Zones
- 2.30 Sensitive Infill and Redevelopment
- 2.35 Outdoor Lighting/Light Pollution
- 6.08 Transportation Impact

1995 North Boulder Subcommunity Plan: The site is also subject to the adopted North Boulder Subcommunity Plan (1995 Plan). Planning staff is very supportive of the concept plan for its consistency with the 1995 Plan and community priorities that have emerged during the [2013-2014 plan update](#). In particular, staff supports the conceptual urban design, architecture, land uses, and integration of the arts. Specific supporting 1995 Plan overarching policies include “fostering a sense of community by creating vibrant people/activity places” and “neighborhood centers or gathering places which enhance the neighborhood character”. Additional concepts from the 1995 Plan that the project will help to implement include the development of a wide variety of housing types with a significant percentage of permanently affordable units, supplemented by some neighborhood-scale retail and restaurant uses.

Zoning: The site is split zoned, with the western 75% of the site (approx. 282,504 sq. ft.) zoned MU-1 (Mixed Use – 1) and the eastern 25% of the site (approx. 90,292 sq. ft.) zoned RMX-2 (Residential- Mixed 2). Pursuant to section 9-5-2, B,R.C. 1981, these zoning districts are defined as follows:

MU-1: Mixed use areas which are primarily intended to have a mix of residential and nonresidential land uses within close proximity to each other and where complementary business uses may be permitted.

RMX-2: Medium density residential areas which have a mix of densities from low density to high density and where complementary uses may be permitted.

- Intensity for both residential and nonresidential projects within the MU-1 zoning district is based on the provision of 15% of the total lot area as usable open space, along with a maximum F.A.R. of 0.6. For residential projects, there is also a requirement to provide a minimum of 60 sq. ft. of private open space per dwelling unit. The current proposal includes a total of 168,430 sq. ft. of floor area on Blocks 1 and 2, which is

within the maximum floor area permitted for the MU-1 portion of the property in its current form (roughly 169,502 sq. ft. total); however, the applicant should give special consideration to the right-of-way dedication that will occur as part of this proposal, for at this time city regulations do not allow for areas reserved for or dedicated as right-of-way to be counted toward the maximum F.A.R. calculation. Similarly, please note that following subdivision of the property, lot area from Blocks 3 and 4 will not be countable towards the FAR on Lots 1 and 2 unless a floor area transfer is approved through Site Review pursuant to section 9-8-2(e)(5), B.R.C. 1981. These will likely be key issues in the discussion with the Planning Board. Note that the Planning Board will discuss the proposed right-of-way / density code changes at their Aug. 7, 2014 meeting.

Intensity within the RMX-2 zone district is subject to the same residential and nonresidential open space requirements as the MU-1 zone, but does not include a maximum F.A.R. Intensity within both zoning districts is also based on the application of height and setback standards, along with application of the site review criteria when requesting a modification to the standards.

- In terms of the proposed uses, the MU-1 zone district allows attached dwellings, including duplexes and townhouses, to be developed by-right. Residential development in the RMX-2 zone district is subject to conditional use standards that require a diversity of housing types based on lot size, with larger lots requiring more housing types. There are also density bonuses available for the projects that exceed the minimum inclusionary housing requirements by providing a higher percentage of permanently affordable housing on-site.

Regarding the nonresidential uses proposed for the MU-1 portion of the Armory site, additional information will be required at time of Site Review submittal to determine whether additional review may be required. Restaurants and taverns are allowed by-right, a Use Review is required for Art or Craft Studio Space over 2,000 sq. ft. in size, and office uses and convenience retail uses under 2,000 square feet are allowed provided at least 50% of the floor area is for residential uses, with nonresidential uses comprising no more than 7,000 sq. ft. per building unless approved through Use Review. One significant consideration is that retail sales other than convenience retail sales are prohibited in the MU-1 zone district. Considering the specific definition of convenience retail, the proposal to include up to 11,000 sq. ft. of retail on-site are not be possible under current zoning standards. In addition, the proposed "Arts Market" may be considered a retail use and/or temporary outdoor entertainment depending on the final program features and building design. At this time, temporary outdoor entertainment is also prohibited in the MU-1 zone district.

- Parking for residential uses in the MU-1 zone district is based on a requirement of 1 parking space per attached dwelling unit. Parking in the RMX-2 zoning district is based on a requirement of 1 parking space per 1- or 2-bedroom dwelling unit, 1.5 spaces per 3-bedroom dwelling unit and 2 spaces per 4 or more bedroom dwelling unit. The parking requirement for nonresidential uses in the MU-1 zone district is 1 space per 400 sq. ft. of floor area if residential uses comprise more than 50% of the floor area.

The Concept Plan shows a total of 306 structured parking spaces between Blocks 1 and 2. While the number of restaurants and their respective seating counts may cause the parking requirement to increase, based on staff's preliminary calculations, this appears to significantly exceed the required parking for Blocks 1 and 2 (roughly 204 spaces per staff's calculations). Staff acknowledges that the applicant has expressed a desire to explore opportunities to create a public/private parking district, and is willing to help facilitate those discussions if necessary. In the absence of a public/private parking agreement of some kind, the applicant should be aware that it is unlikely that staff would support providing more than the required number of parking spaces.

(3) Applicable criteria, review procedures, and submission requirements for a site review;

Because the 8.55-acre site exceeds the one acre minimum threshold for mandatory Concept Plan and Site Review, the applicant is required to complete a Site Review application process for the proposed project and must demonstrate compliance with all Site Review criteria found in Section 9-2-14(h), B.R.C., 1981. In particular, with the gateway context, the criteria related to building design, livability, and relationship to the existing or proposed surrounding area and open space will be important. Due to the project's large size, special attention should also be paid to the Site Review criteria pertaining to open space and circulation as well. All proposed modifications to the form and bulk standards must demonstrate improved design and be approved through Site Review. Per Section 9-2-14(g)(3),(4) Planning Board approval is required for the requested height modification. Please note that if Blocks 3 and 4 are intended to be developed at a later time following the development of Blocks 1 and 2, a separate Site Review Amendment will be required for the development of Blocks 3 and 4 at that time.

In addition to a Site Review, a Use Review will also be required for the proposed Arts Pavilion. The Use Review criteria are found in section 9-2-15(e), B.R.C. 1981. In addition, as noted above, it appears that some of the proposed uses included with the proposal are not allowed within the MU-1 zone district, including standard retail uses, live-work space and temporary outdoor entertainment. A key issue in the Planning Board discussion will be whether the proposed uses may be allowable through a special ordinance.

In order to subdivide the existing parcel into four new blocks as currently proposed, the applicant will also be required to complete a Subdivision Application including Preliminary and Final Plat. The subdivision will be required to meet the standards found in Chapter 9-12, B.R.C. 1981.

(4) Permits that may need to be obtained and processes that may need to be completed prior to, concurrent with, or subsequent to site review approval;

Following Site Review and Subdivision approval, the applicant is required to submit an application for Technical Document (TEC doc) Review prior to application for building permit. The intent in the TEC doc review is to ensure that technical details are resolved such as drainage and transportation issues that may require supplemental analyses.

(5) Opportunities and constraints in relation to the transportation system, including, without limitation, access, linkage, signalization, signage, and circulation, existing transportation system capacity problems serving the requirements of the transportation master plan, possible trail links, and the possible need for a traffic or transportation study;

- Transportation Connections –
 - *Connections Offsets* – the proposed connections are consistent with the 1995 Plan's Zamia and 13th connections required. The applicant should consult with city transportation staff on any issues with the offset shown with existing streets at 13th and Lee Hill and with future east-west plans for Zamia across Broadway.
 - *ROW Amendment Process* - Please note that the North Boulder Subcommunity Plan has a right-of-way plan amendment process. Note that amendments can be considered through the Site Review process. Refer to the attached document.
 - *Street Widths* - The 1995 Plan supports the concept of narrower streets, specifically to “design streets to be as narrow as possible” to “slow cars” for bicycle and pedestrian friendliness, and an overall human scale to the project.
 - *Street Sections* – Street sections must be consistent with the 1995 Plan requirements on page 23 for Lee Hill and Broadway. Please also note that the city has a draft North Broadway Streetscape Plan (2003) with recommendations for landscaping and other streetscaping (see the Mixed Use Zone guidelines).
- Transit Stop – Staff supports the relocated transit stop along Broadway in front of the subject property, and integrating its design to ensure maximum bicycle and pedestrian connectivity into the site.

(6) Environmental opportunities and constraints including, without limitation, the identification of wetlands, important view corridors, floodplains and other natural hazards, wildlife corridors, endangered and protected species and habitats, the need for further biological inventories of the site and at what point in the process the information will be necessary;

Environmental opportunities on the Armory site are limited, as the existing site has been cleared of most significant environmental features and largely graded over and developed. While the majority of the site either contains buildings or unpaved military vehicle parking, there are a number of mature trees along the edges of the site, although they are in various states of health. A tree inventory will be required at the time of Site Review to determine whether any of the existing trees should be preserved. Additional environmental features that should be taken into consideration include the substantial grade change- the site slopes northwest to southeast by 20'-24', as well as the Silver Lake Ditch which runs diagonally through the site.

(7) Appropriate ranges of land uses; and

Overall, staff is supportive of the concept plan for its consistency with the adopted North Boulder Subcommunity Plan's (1995 Plan) overarching policies including “fostering a sense of community by creating vibrant people/activity places” and “neighborhood centers or gathering places which enhance the neighborhood character,” as well as with community priorities that have emerged during the [2013-2014 plan update](#) supporting the growing North Broadway

arts and creative industry scene. The proposed land uses are also largely consistent with the 2013 [North Broadway Market Study](#), which emphasizes the need for both more households and an anchor land use to bolster retail demand.

While the proposed land uses are consistent with many of North Boulder’s broader community goals, the existing BVCP Land Use Designation and zoning for the property presents several challenges. Specifically, as noted above, it appears that some of the proposed uses included with the proposal are not allowed within the MU-1 zone district, including standard retail uses, live-work space and temporary outdoor entertainment. A key issue in the Planning Board discussion will be whether the proposed uses may be allowable through a special ordinance. In addition, please note the following **draft** 2014 North Boulder Subcommunity Plan Action Plan items that staff anticipates taking to Planning Board and City Council later this year, but that have received support so far.

- City staff is exploring zoning code amendments to provide more flexibility for live/work land uses and creative signage.
- City staff is exploring strategies for protection of affordable artists space. Staff would be interested in working with the applicant and this proposal to explore specific strategies for broader applicability.

(8) The appropriateness of or necessity for housing.

As mentioned above, the proposal to provide 127 units of housing on-site is consistent with the 1995 Plan, which calls for additional housing in addition to an anchor land use to bolster retail uses in the area. Staff is also supportive of the provision of a large percentage of the required affordable housing on-site, as is currently proposed. The Phase 2 development of Blocks 3 and 4 is also consistent with the RMX-2 zoning for that portion of the property, and will provide a good buffer between the more intensive mixed uses to the west and the existing established neighborhood to the east.

Van Schaack, Chandler

From: Ferro, Charles
Sent: Thursday, June 26, 2014 1:53 PM
To: Van Schaack, Chandler
Subject: FW: Please Build New Armory Project

From: jaime moe [<mailto:jaime.moe@gmail.com>]
Sent: Thursday, June 26, 2014 1:22 PM
To: boulderplanningboard
Subject: Please Build New Armory Project

Dear Boulder Planning Board,

Please let the new Armory project at Broadway and Lee Hill go forward as soon as possible. It's already been 8 years since the first proposal. There are many families in North Boulder desperate for more restaurant and shopping options.

Thanks very much.

Jaime & Mia Moe

Van Schaack, Chandler

From: Ferro, Charles
Sent: Thursday, June 26, 2014 1:53 PM
To: Van Schaack, Chandler
Subject: FW: North Boulder Armory Project

From: Michael McGuirk [<mailto:mjmcguirk@gmail.com>]
Sent: Thursday, June 26, 2014 1:31 PM
To: boulderplanningboard
Subject: North Boulder Armory Project

Hello-

I'd like to voice my support for the armory projected submitted this week. North Boulder needs development like this and the plan is solid. It will fit in with the character of the rest of the new developments near holiday and provide needed additional retail space. Please consider moving this along quickly so that it is not delayed like it has been in the past.

Thanks,
Michael McGuirk
255 Laramie Blvd

Van Schaack, Chandler

From: Ferro, Charles
Sent: Thursday, June 26, 2014 1:53 PM
To: Van Schaack, Chandler
Subject: FW: Love the Armory Project!

From: Kim Friel [<mailto:kfriel81@hotmail.com>]
Sent: Thursday, June 26, 2014 1:38 PM
To: boulderplanningboard
Subject: Love the Armory Project!

Having lived in North Boulder for 18 years it will be like a breath of fresh air to see something nice going in where the armory is currently. I remember going to the first meeting years ago when they planned on putting a 55,000 sq. ft. grocery store there. Glad that didn't happen.

But the new plans with brewery, restaurants, art walk and galleries with condos and townhouses is great.

Hope I see it come to fruition in the next 1-2 years!

Kim Friel
Broker Associate
FOURSTAR
REALTY & PROPERTY MANAGEMENT, INC.
303-408-4064
www.kimfriel.com

I always have time for your referrals

Van Schaack, Chandler

From: Ferro, Charles
Sent: Thursday, June 26, 2014 1:53 PM
To: Van Schaack, Chandler
Subject: FW: Support for Proposed Armory Project

From: J. Christopher McKee [<mailto:jchristophermckee@gmail.com>]
Sent: Thursday, June 26, 2014 1:46 PM
To: boulderplanningboard
Subject: Support for Proposed Armory Project

Dear Planning Board,

I am writing to express my enthusiastic support for the new propose Armory property project. My wife, myself and our two small boys live in the area. We moved to the Dakota Ridge neighborhood in 2009 and just recently purchased a lot to build a home off of Violet. We believe that the proposed project will bring additional people and business to the area in many positive ways.

North Boulder is a wonderful place for our family and we would love to see some additional housing and businesses in our neighborhood. The current property as you know is a complete eyesore and we hope that it would not take years before this can be approved and built.

Please accept this as a full hearted endorsement of the project.

Best,

J. Christopher McKee
509 Laramie Blvd
Boulder, CO 80304
Phone: (303) 492-6562
Fax:(303) 492-1757
Cell: (202) 253-2572
jchristophermckee@gmail.com

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Van Schaack, Chandler

From: Ferro, Charles
Sent: Thursday, June 26, 2014 1:54 PM
To: Van Schaack, Chandler
Subject: FW: North Boulder Armory Project

From: Jeff [<mailto:jeff@jbwallace.net>]
Sent: Thursday, June 26, 2014 1:49 PM
To: boulderplanningboard
Subject: North Boulder Armory Project

Dear Board,

Please approve the current project discussed in today's DC. It seems to cover the bases of more affordable housing, retail shops, etc. that will make North Boulder more comparable to what's available in South Boulder. It's taken 8 years to get this far and the comparison with the speed the City is moving on municipalization of electricity, which has much more ramifications to the City is particularly depressing.

Best,

Jeff Wallace
5247 Fifth Street | Boulder, CO 80304
Preferred: (303) 442-4433 | Cell: (303) 817-9493
jeff@jbwallace.net

Van Schaack, Chandler

From: Ferro, Charles
Sent: Thursday, June 26, 2014 5:27 PM
To: Van Schaack, Chandler
Subject: FW:

From: Eileen Coughlin [<mailto:ecoughlinturnbull@yahoo.com>]
Sent: Thursday, June 26, 2014 3:06 PM
To: boulderplanningboard
Subject:

I support the Armory Project. I think it would be great for North Boulder! EileenTurnbull / Artist

Van Schaack, Chandler

From: Ferro, Charles
Sent: Thursday, June 26, 2014 5:28 PM
To: Van Schaack, Chandler
Subject: FW: Armory project

From: Jamie Sholl [<mailto:jamie.sholl@gmail.com>]
Sent: Thursday, June 26, 2014 3:09 PM
To: boulderplanningboard
Subject: Armory project

To Whom this May Concern:

As a resident of North Boulder, I wanted to express my excitement around the development of the Boulder Armory Project and the thought of creating a community to include a brewpub, restaurants, art studios, etc. I think this is something that the neighborhood really needs and that it will thrive.

Thank you for your work on this and I hope it all can happen sooner then later.

Regards,

Jamie Sholl
(303) 501-7900

Van Schaack, Chandler

From: Ferro, Charles
Sent: Thursday, June 26, 2014 5:28 PM
To: Van Schaack, Chandler
Subject: FW: Please support the armory project

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

From: Gavin Green [<mailto:gavin.green@jarrow.org>]
Sent: Thursday, June 26, 2014 3:33 PM
To: boulderplanningboard
Subject: Please support the armory project

As a home owner in North Boulder that lives down the street from Armory I would love to see the current proposal moved forward so construction can begin as soon as possible. Thank you.

Gavin Green
Sent from my iPhone

Van Schaack, Chandler

From: Ferro, Charles
Sent: Thursday, June 26, 2014 5:47 PM
To: Van Schaack, Chandler
Subject: FW: Armory Prioject

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

From: Sabrina Neu [<mailto:sabrina.m.neu@gmail.com>]
Sent: Thursday, June 26, 2014 5:39 PM
To: boulderplanningboard
Subject: Armory Prioject

Dear Boulder Planning Board,

I live in the Yarmouth Way neighborhood at 17th & Yarmouth, just a few blocks from the Armory site. I am writing in support of the proposed Armory Redevelopment Project. I have attended the public meetings and seen the plans and am hopeful the project will be approved quickly so construction can begin as soon as possible.

Sincerely,
Sabrina Neu
4617 17th St
Boulder

Sent from my iPod

Van Schaack, Chandler

From: Ferro, Charles
Sent: Friday, June 27, 2014 9:59 AM
To: Van Schaack, Chandler
Subject: FW: Armory redevelopment Plan

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

From: Cristi Ruhlman [<mailto:ruhlman@earthlink.net>]
Sent: Friday, June 27, 2014 9:46 AM
To: boulderplanningboard
Cc: Ruhlman Cristi
Subject: Armory redevelopment Plan

Dear Planning Board-

I think this is a great idea and wholeheartedly support this project to renew and enhance the North Boulder Armory. It will be an economic benefit to the area and also provide us with much needed variety of places to go and spend our money in our neighborhood and in Boulder itself, rather than drive farther off to have dinner or shop.

Hope that this can see fruition in a timely manner too.

Thank you,

Cristi Brumm Ruhlman
535 Pine Brook Road
Boulder, CO 80304

Van Schaack, Chandler

From: Hirt, Jeff
Sent: Friday, June 27, 2014 10:25 AM
To: Meissner, Susan
Cc: Van Schaack, Chandler
Subject: RE: Armory Prioject

Thanks - is Chandler getting these too as case manager?

Jeff

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

From: Meissner, Susan
Sent: Friday, June 27, 2014 10:18 AM
To: Hirt, Jeff
Subject: FW: Armory Prioject

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

From: Sabrina Neu [<mailto:sabrina.m.neu@gmail.com>]
Sent: Thursday, June 26, 2014 5:39 PM
To: boulderplanningboard
Subject: Armory Prioject

Dear Boulder Planning Board,

I live in the Yarmouth Way neighborhood at 17th & Yarmouth, just a few blocks from the Armory site. I am writing in support of the proposed Armory Redevelopment Project. I have attended the public meetings and seen the plans and am hopeful the project will be approved quickly so construction can begin as soon as possible.

Sincerely,
Sabrina Neu
4617 17th St
Boulder

Sent from my iPod

Van Schaack, Chandler

From: Sandy Novak [sandynovaklpc@gmail.com]
Sent: Monday, June 30, 2014 11:42 AM
To: Van Schaack, Chandler
Subject: The Armory Concept Plan

Dear Boulder City Planners,

I want to give my input on this project as you are reviewing the concept proposal.

I own an office condo at 1480 Lee Hill Dr so my business is a neighbor of this project. I have lived in Dakota Ridge and now live in Wonderland Lake neighborhood. I'm a N. Boulder resident for the past 30 years.

I went to the neighborhood meeting where Dierking and Loftus presented the plan to neighbors. I reviewed their ideas thoroughly and AM VERY MUCH IN FAVOR OF THE WHOLE CONCEPT.

I think it fits the neighbor very well. I love the continuation of new urbanism that Holiday neighborhood brought to North Boulder and the theme of artists studios. I also like the brew pub and performance area.

The National Guard Armory has been a blight to the neighborhood for a very long time. It's really time to get it developed into a more harmonious use for a family neighborhood.

Please proceed with this proposal!

Sincerely, Sandy Novak
sandynovaklpc@gmail.com
303-931-4004

Van Schaack, Chandler

From: Ella Levy [ellaplevy@gmail.com]
Sent: Monday, June 30, 2014 7:08 PM
To: Van Schaack, Chandler
Subject: Feedback for The Armory Concept Plan @ 4750 Broadway Ave

Hi Chandler,

I am a resident at 4693 14th St.

I attended the public Q&A session for the armory concept plan earlier in the summer, and wanted to reiterate my comments I made then. I have no qualms about any of the proposed concepts, except for proposed walkway at the very south of the development. My residence is on the 1st floor, located right next to the current proposed walkway. My back bedroom window currently looks out onto our shared parking lot and receives limited foot traffic due to it being closed off by the National Guard's current chain link fence. However, with its removal I am afraid of my privacy, safety (being a woman in a 1st floor condo) and noise associated with a footpath four feet from my bedroom window. I would hope that some sort of barrier would be created (whether foliage, a fence or some other creative option) in order to minimize foot traffic through our private parking area.

Thanks in advance for your consideration of current residents,
Ella

.ella p. levy.
469-261-9492

Van Schaack, Chandler

From: Amy Tremper [40inseam@gmail.com]
Sent: Tuesday, July 01, 2014 1:38 PM
To: Van Schaack, Chandler
Cc: buffyandrews; Ron Broome; sally eckert
Subject: Armory Concept Plan Response
Attachments: Armory Concept Plan Response.docx

Dear Mr. Van Schaack:

Attached please find our comments regarding the Armory Concept Plan. We look forward to attending the Planning Board Meeting on August 21.

Sincerely,

Boulder Art Matrix

Buffy Andrews, Ron Broome, Sally Eckert, Amy Tremper

Sent by:
Amy Tremper
1529 Easy Rider Lane
Boulder, CO 80304
303-709-9102 cell

To: **Boulder Planning Board and Boulder Planning Department**

From: **Boulder Art Matrix**, 1620 Lee Hill Road, #7, Boulder, CO 80304

July 1, 2014

Boulder Art Matrix (BAM) strongly believes that in order for the arts to flourish in Boulder our community needs to support the development plans proposed by Dierking/Loftus at the North Boulder Armory. One component of this plan, an "arts anchor", is necessary to grow the arts in Boulder and solidify a branding for North Boulder as an arts and entertainment district. Boulder City staff, City Council, and community leaders know that we need to reverse the trend of resident artists showing, performing, and selling mostly outside of Boulder. Part of the solution is to create an arts destination for visitors and locals to enjoy.

The inclusion of proposed artistic flex space at the Armory Development would meet a critical need for the future success and sustainability of the arts in Boulder. The combination of restaurants, brew pubs and artistic spaces has been proven as a successful community model all across America. Local North Boulder businesses will flourish when this new addition is created; their support of this concept plan as well as that of residents in North Boulder appears to be overwhelmingly in favor of the Armory development.

This concept will not only support the arts, it will connect the current residents from all sides of Broadway; it will bring more desirability to a neighborhood that has sometimes felt it is the "dumping ground" for institutional facilities. One of City Council's primary goals is *affordable housing* in Boulder – this concept plan for the Armory includes creating *affordable housing specifically for artists*. This idea has been identified in communities across the country as a vital component for enabling creative and entrepreneurial communities. Closer to home, our neighbors Loveland and Longmont have taken the lead in creating similar spaces. BAM supports *this* vision of affordable housing, so more "creative types" are not priced out of living and working in Boulder.

In order to make this vision viable, Boulder citizens and visitors must be able to reach this arts destination. While public transportation and bike paths are the significant contributor to the accessibility, livability and workability of NoBo, the proposed underground parking with adequate space is necessary to serve both the residents of these new residential complexes as well as provide for visitors from outside of Boulder and other Boulder residents that will come to enjoy the arts and services of NoBo.

Boulder Art Matrix supports long-term planning and development that includes the Arts. This concept plan proposed by the Dierking/Loftus project helps fulfill that vision.

Signed:

Buffy Andrews, Ron Broome, Sally Eckert and Amy Tremper

Boulder Art Matrix is a newly formed non-profit that will employ a social enterprise business model to develop and provide venues, education, and engagement for artists and the community. We expanded our vision for securing art venues based on the success we had as the organizers of the **Art at the Armory** event during the **Boulder Arts Week**. Over 500 people attended the two-day event produced by **BAM** in the Armory mess-hall (the building proposed for the Brew Pub) – this was the single best attended event of the week demonstrating a need and interest for an arts facility in NoBo. **Boulder Art Matrix** is not affiliated with the NoBo Arts District, but endorses its mission.

Van Schaack, Chandler

From: Robert Motta [robegul2@gmail.com]
Sent: Tuesday, July 01, 2014 8:14 PM
To: Meissner, Susan
Cc: Hirt, Jeff; Van Schaack, Chandler
Subject: Re: N. Boulder Armory redevelopment

Thanks Jeff and Susan for your quick response,

I am still a little bit unclear as to when I should look for a notice in the Sunday paper. When is your best guess as to the time frame for this? (Not sure if this was to be before August 21 or after).

Also, IF there is a general mailing list for notifications on just this project, could you please add me?

Thanks and cheers,

Rob Motta

On Tue, Jul 1, 2014 at 3:42 PM, Meissner, Susan <MeissnerS@bouldercolorado.gov> wrote:

Hi Rob,

I work with the Planning Board and thought I'd chime in about the noticing for that meeting. We publish Planning Board agendas in Daily Camera legal ads two Sundays prior to a meeting. The Boulder Armory Concept Plan is currently scheduled to go before Planning Board on August 21st, though it is still subject to change.

I hope that helps!

Susan Meissner

From: Hirt, Jeff
Sent: Tuesday, July 01, 2014 3:31 PM
To: 'Robert Motta'
Cc: Van Schaack, Chandler; Meissner, Susan
Subject: RE: N. Boulder Armory redevelopment

Hi Rob,

The developer held the community meetings outside of any city process and before they submitted any application for redevelopment, so I can't speak to how they went about inviting folks.

Now that they have submitted a concept plan application (which is probably what triggered the Daily Camera article), they are in a city process. This stage is for preliminary public and Planning Board feedback on the concept to inform development of more detailed plans to be vetted publicly. I don't believe there is a city-required neighborhood meeting at this stage, but will defer to the case manager (copied here) if he can provide more details on this. I know the Planning Board concept plan review will be a public meeting but I can't speak to how noticing is done for that.

Jeff

From: Robert Motta [<mailto:robegul2@gmail.com>]
Sent: Monday, June 30, 2014 11:09 AM
To: Hirt, Jeff
Subject: Re: N. Boulder Armory redevelopment

Thanks Jeff. That's fine.

Cheers

On Mon, Jun 30, 2014 at 10:06 AM, Hirt, Jeff <HirtJ@bouldercolorado.gov> wrote:

Hi Rob, I will take a look at this and get back to you by mid week, if that works for you.

Jeff Hirt, AICP

City of Boulder Community Planning + Sustainability

1739 Broadway, 4th Floor, Boulder, CO 80302

Email: hirtj@bouldercolorado.gov

Phone: [\(303\) 441-4497](tel:(303)441-4497)



From: Robert Motta [mailto:robegul2@gmail.com]
Sent: Friday, June 27, 2014 8:43 PM
To: Hirt, Jeff
Subject: N. Boulder Armory redevelopment

Hi Jeff,

I read about the armory redevelopment plan and it sounds quite exciting - much better than the last proposal a few years ago.

I am curious. My wife and I seem to recall receiving written invitations to the community meeting years ago when the last review was taking place (to put a large grocery store on the site), but we received nothing in the mail this time, nor did we see anything in the paper. We would have really liked to have attended the community meetings.

How did people know about the meetings - did letters go out? If so, is there a way to get on the mailing list for future events like this? Was it advertised in the paper and we just missed it?

Thanks!

Rob Motta

3913 Promontory Court

Boulder

[303-494-0416](tel:303-494-0416)

Van Schaack, Chandler

From: Paula Stephani [pstephani@mhpcolorado.org]
Sent: Wednesday, July 02, 2014 3:31 PM
To: Van Schaack, Chandler
Subject: The Armory Concept Plan

Hello,

I live in the neighborhood of the Armory and received the notice of the development review application for this property. A concern that I would like to see addressed is the prairie dog population on this land. Is there a relocation plan? If so, what are the details of the plan?

Thank-you for including this concern in your initial response to the applicant.

I would also like to receive notice of the Planning Board hearing.

Paula Stephani, LPC
Program Supervisor
Emergency Psychiatric Service
Mental Health Partners
303-447-1665

= The Mental Health Partners Email Disclaimer =

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Van Schaack, Chandler

From: Meissner, Susan
Sent: Wednesday, July 02, 2014 5:05 PM
To: Van Schaack, Chandler; Hirt, Jeff
Subject: FW: Armory

From: pizzamail@comcast.net [<mailto:pizzamail@comcast.net>]

Sent: Wednesday, July 02, 2014 4:54 PM

To: boulderplanningboard

Subject: Armory

Planning board members,

The Armory is ready for the right development. In keeping with the scale of the neighborhood, traffic, safety, beauty, it is important to us that any new businesses hold to a moderate scale with regards to square footage.

We like the idea of Comida, and any other independents that want to open up for business, but please be mindful of large restaurants with 3,000+ square footage, entertainment stages, and a bar that serves alcohol to the legal time limit. We will not support it.

We trust the board to navigate this new project with care and thoughtfulness.

Sincerely,
Pam Proto
Donna Williams
Ashley Syms
Eve Berman

Van Schaack, Chandler

From: Ferro, Charles
Sent: Monday, July 07, 2014 8:10 AM
To: Van Schaack, Chandler
Subject: FW: Armory

From: pizzamail@comcast.net [<mailto:pizzamail@comcast.net>]

Sent: Wednesday, July 02, 2014 4:54 PM

To: boulderplanningboard

Subject: Armory

Planning board members,

The Armory is ready for the right development. In keeping with the scale of the neighborhood, traffic, safety, beauty, it is important to us that any new businesses hold to a moderate scale with regards to square footage.

We like the idea of Comida, and any other independents that want to open up for business, but please be mindful of large restaurants with 3,000+ square footage, entertainment stages, and a bar that serves alcohol to the legal time limit. We will not support it.

We trust the board to navigate this new project with care and thoughtfulness.

Sincerely,
Pam Proto
Donna Williams
Ashley Syms
Eve Berman

Van Schaack, Chandler

From: Eva Mesmer [eva.mesmer@gmail.com]
Sent: Wednesday, July 23, 2014 2:34 PM
To: boulderplanningboard
Subject: Armory Site Plan

We support the existing Concept Plan for the Armory site, and agree that ...

- * Compact, walkable neighborhoods are desirable; and
- * Property owners should not be penalized when making right-of-way dedications ...
we support the right-of-way density ordinance.

Eva Mesmer
Wild Sage Cohousing in Holiday Neighborhood
4718 16th Street 80304

Van Schaack, Chandler

From: jaime moe [jaime.moe@gmail.com]
Sent: Wednesday, July 23, 2014 9:38 AM
To: boulderplanningboard
Subject: Please Support the Armory Concept Plan

We live in the Dakota Ridge neighborhood and really like the existing Armory concept. Please support it so that we can walk to the shops and restaurants with our family.

Thanks very much.
Jaime Moe

Van Schaack, Chandler

From: External_Kevin_Bracy_Knight
Sent: Wednesday, July 16, 2014 8:54 AM
To: boulderplanningboard
Subject: Please approve North Boulder Armory Project as suggested

Dear Planning Board,

I am writing to convey my strong support for the current suggested plan for the Armory project in North Boulder. As a resident of the Holiday Neighborhood, I have paid close attention to the development of the businesses and housing in the area. As I'm sure you've heard from many other residents here, recent years have brought a perceived imbalance in the type of development and interests focused here.

Our businesses have struggled without a clear "anchor" area, without adequate parking, and without a cultural focus. This part of North Boulder is so far north that we are largely unconnected to the downtown area. Holiday was designed to be a "walkable" neighborhood, yet in recent developments, little attention has been put in to encouraging business that folks here would actually want to walk to.

Please, support the armory plan as presented.

It is a great mix of cultural, mixed housing, and business. In particular, I encourage you to support the conversion of the mess hall structure into a brewpub/restaurant and the creation of an arts hub and performance area. We need these sort of facilities to anchor our community and to draw folks from around Boulder - better supporting our struggling retail businesses.

If you have any questions, feel free to email me back directly.

Sincerely,

Kevin

Kevin Bracy Knight
bracyknight@gmail.com

Van Schaack, Chandler

From: pizzamail@comcast.net
Sent: Wednesday, July 02, 2014 4:54 PM
To: boulderplanningboard
Subject: Armory

Planning board members,

The Armory is ready for the right development. In keeping with the scale of the neighborhood, traffic, safety, beauty, it is important to us that any new businesses hold to a moderate scale with regards to square footage.

We like the idea of Comida, and any other independents that want to open up for business, but please be mindful of large restaurants with 3,000+ square footage, entertainment stages, and a bar that serves alcohol to the legal time limit. We will not support it.

We trust the board to navigate this new project with care and thoughtfulness.

Sincerely,
Pam Proto
Donna Williams
Ashley Syms
Eve Berman

Van Schaack, Chandler

From: Cristi Ruhlman [ruhlman@earthlink.net]
Sent: Friday, June 27, 2014 9:46 AM
To: boulderplanningboard
Cc: Ruhlman Cristi
Subject: Armory redevelopment Plan

Dear Planning Board—

I think this is a great idea and wholeheartedly support this project to renew and enhance the North Boulder Armory. It will be an economic benefit to the area and also provide us with much needed variety of places to go and spend our money in our neighborhood and in Boulder itself, rather than drive farther off to have dinner or shop.

Hope that this can see fruition in a timely manner too.

Thank you,

Cristi Brumm Ruhlman
535 Pine Brook Road
Boulder, CO 80304

Van Schaack, Chandler

From: Sabrina Neu [sabrina.m.neu@gmail.com]
Sent: Thursday, June 26, 2014 5:39 PM
To: boulderplanningboard
Subject: Armory Prioject

Dear Boulder Planning Board,

I live in the Yarmouth Way neighborhood at 17th & Yarmouth, just a few blocks from the Armory site. I am writing in support of the proposed Armory Redevelopment Project. I have attended the public meetings and seen the plans and am hopeful the project will be approved quickly so construction can begin as soon as possible.

Sincerely,
Sabrina Neu
4617 17th St
Boulder

Sent from my iPod

Van Schaack, Chandler

From: Gavin Green [gavin.green@jarrow.org]
Sent: Thursday, June 26, 2014 3:33 PM
To: boulderplanningboard
Subject: Please support the armory project

As a home owner in North Boulder that lives down the street from Armory I would love to see the current proposal moved forward so construction can begin as soon as possible. Thank you.

Gavin Green
Sent from my iPhone

Van Schaack, Chandler

From: Jamie Sholl [jamie.sholl@gmail.com]
Sent: Thursday, June 26, 2014 3:09 PM
To: boulderplanningboard
Subject: Armory project

To Whom this May Concern:

As a resident of North Boulder, I wanted to express my excitement around the development of the Boulder Armory Project and the thought of creating a community to include a brewpub, restaurants, art studios, etc. I think this is something that the neighborhood really needs and that it will thrive.

Thank you for your work on this and I hope it all can happen sooner then later.

Regards,

Jamie Sholl
(303) 501-7900

Van Schaack, Chandler

From: Eileen Coughlin [ecoughlinturnbull@yahoo.com]
Sent: Thursday, June 26, 2014 3:06 PM
To: boulderplanningboard

I support the Armory Project. I think it would be great for North Boulder! EileenTurnbull / Artist

Van Schaack, Chandler

From: Valerie [gulfy@comcast.net]
Sent: Thursday, June 26, 2014 2:14 PM
To: boulderplanningboard
Subject: Armory

Please approve this project post haste!

Valerie Berg
North Boulder

Van Schaack, Chandler

From: Jeff [jeff@jbwallace.net]
Sent: Thursday, June 26, 2014 1:49 PM
To: boulderplanningboard
Subject: North Boulder Armory Project

Dear Board,

Please approve the current project discussed in today's DC. It seems to cover the bases of more affordable housing, retail shops, etc. that will make North Boulder more comparable to what's available in South Boulder. It's taken 8 years to get this far and the comparison with the speed the City is moving on municipalization of electricity, which has much more ramifications to the City is particularly depressing.

Best,

Jeff Wallace
5247 Fifth Street | Boulder, CO 80304
Preferred: (303) 442-4433 | Cell: (303) 817-9493
jeff@jbwallace.net

Van Schaack, Chandler

From: J. Christopher McKee [jchristophermckee@gmail.com]
Sent: Thursday, June 26, 2014 1:46 PM
To: boulderplanningboard
Subject: Support for Proposed Armory Project

Dear Planning Board,

I am writing to express my enthusiastic support for the new propose Armory property project. My wife, myself and our two small boys live in the area. We moved to the Dakota Ridge neighborhood in 2009 and just recently purchased a lot to build a home off of Violet. We believe that the proposed project will bring additional people and business to the area in many positive ways.

North Boulder is a wonderful place for our family and we would love to see some additional housing and businesses in our neighborhood. The current property as you know is a complete eyesore and we hope that it would not take years before this can be approved and built.

Please accept this as a full hearted endorsement of the project.

Best,

J. Christopher McKee
509 Laramie Blvd
Boulder, CO 80304
Phone: (303) 492-6562
Fax:(303) 492-1757
Cell: (202) 253-2572
jchristophermckee@gmail.com

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Van Schaack, Chandler

From: Kim Friel [kfriel81@hotmail.com]
Sent: Thursday, June 26, 2014 1:38 PM
To: boulderplanningboard
Subject: Love the Armory Project!

Having lived in North Boulder for 18 years it will be like a breath of fresh air to see something nice going in where the armory is currently. I remember going to the first meeting years ago when they planned on putting a 55,000 sq. ft. grocery store there. Glad that didn't happen.

But the new plans with brewery, restaurants, art walk and galleries with condos and townhouses is great.

Hope I see it come to fruition in the next 1-2 years!

Kim Friel
Broker Associate



303-408-4064

www.kimfriel.com

I always have time for your referrals

Van Schaack, Chandler

From: Michael McGuirk [mjmcguirk@gmail.com]
Sent: Thursday, June 26, 2014 1:31 PM
To: boulderplanningboard
Subject: North Boulder Armory Project

Hello-

I'd like to voice my support for the armory projected submitted this week. North Boulder needs development like this and the plan is solid. It will fit in with the character of the rest of the new developments near holiday and provide needed additional retail space. Please consider moving this along quickly so that it is not delayed like it has been in the past.

Thanks,
Michael McGuirk
255 Laramie Blvd

Van Schaack, Chandler

From: jaime moe [jaime.moe@gmail.com]
Sent: Thursday, June 26, 2014 1:22 PM
To: boulderplanningboard
Subject: Please Build New Armory Project

Dear Boulder Planning Board,

Please let the new Armory project at Broadway and Lee Hill go forward as soon as possible. It's already been 8 years since the first proposal. There are many families in North Boulder desperate for more restaurant and shopping options.

Thanks very much.

Jaime & Mia Moe