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

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5 – 6 p.m. Flood 101 Training

6 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. Envision East Arapahoe 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.

M E M O R A N D U M

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 boulderplandevelop.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).

C I T Y O F B O U L D E R
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 keys 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

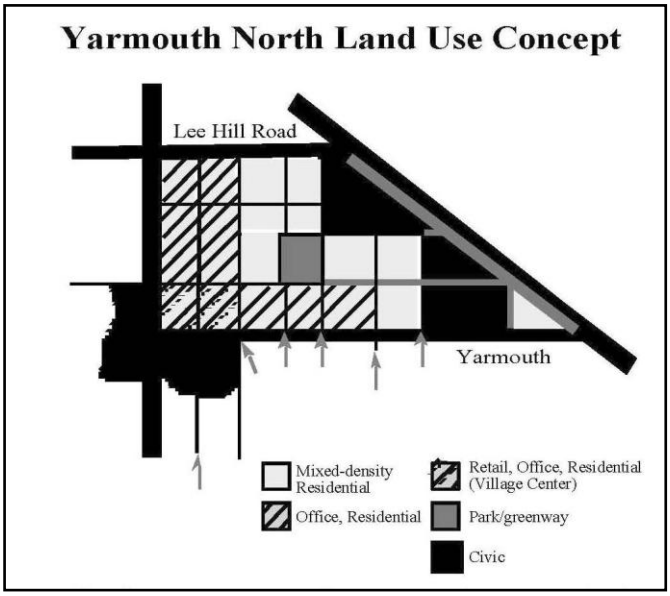
According to the Land Use Code, section 9-2-13, the purpose of the Concept Plan review is:

> *"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.

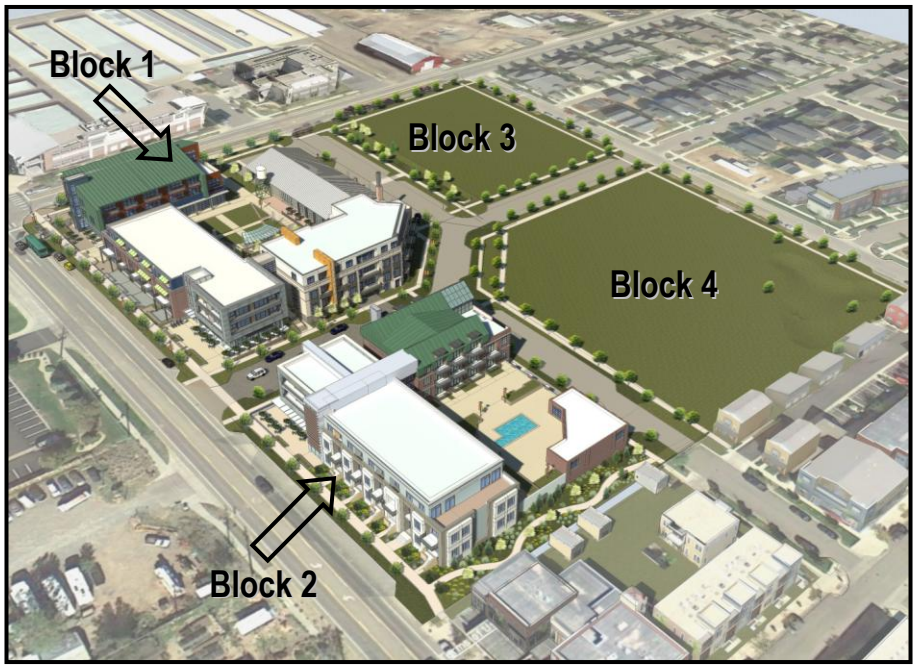


Figure 1a: Axonometric View of Proposed Site Plan

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 1c: Block 1 Site Plan

Figure 1d: Block 2 Site Plan

Circulation through the site is provided by new 13th St. and Zamia Ave. connections, which are designed with narrow drive lanes to slow traffic and bike lanes, 8-foot landscape strips and 8-foot sidewalks to foster pedestrian and bike travel. Parking for the project is distributed between on-street parallel and angle-in parking for visitors and secure underground parking for longer-term residential and retail users.

In terms of architecture, according to the applicant, 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. As noted in the project plan narrative,

> *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.*

The intended character of the buildings is also illustrated in the preliminary building elevations shown in **Figures 1e and 1f** below.

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

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

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.

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

<u>Concept Plan Review Criteria for Planning Section 9-2-13(e)</u>
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 to18 units per acre.*"

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

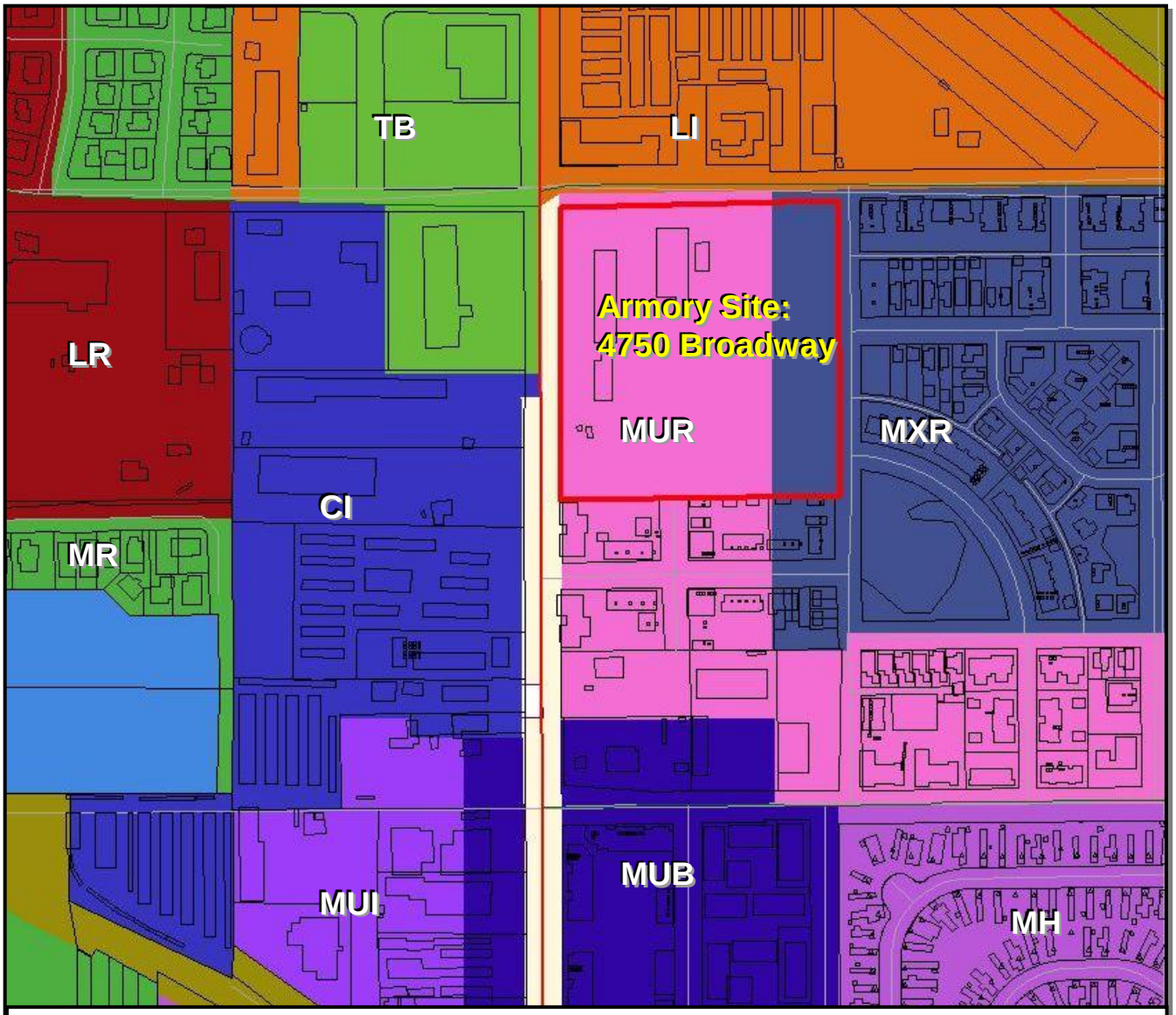


Figure 3: Land Use Map

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.*

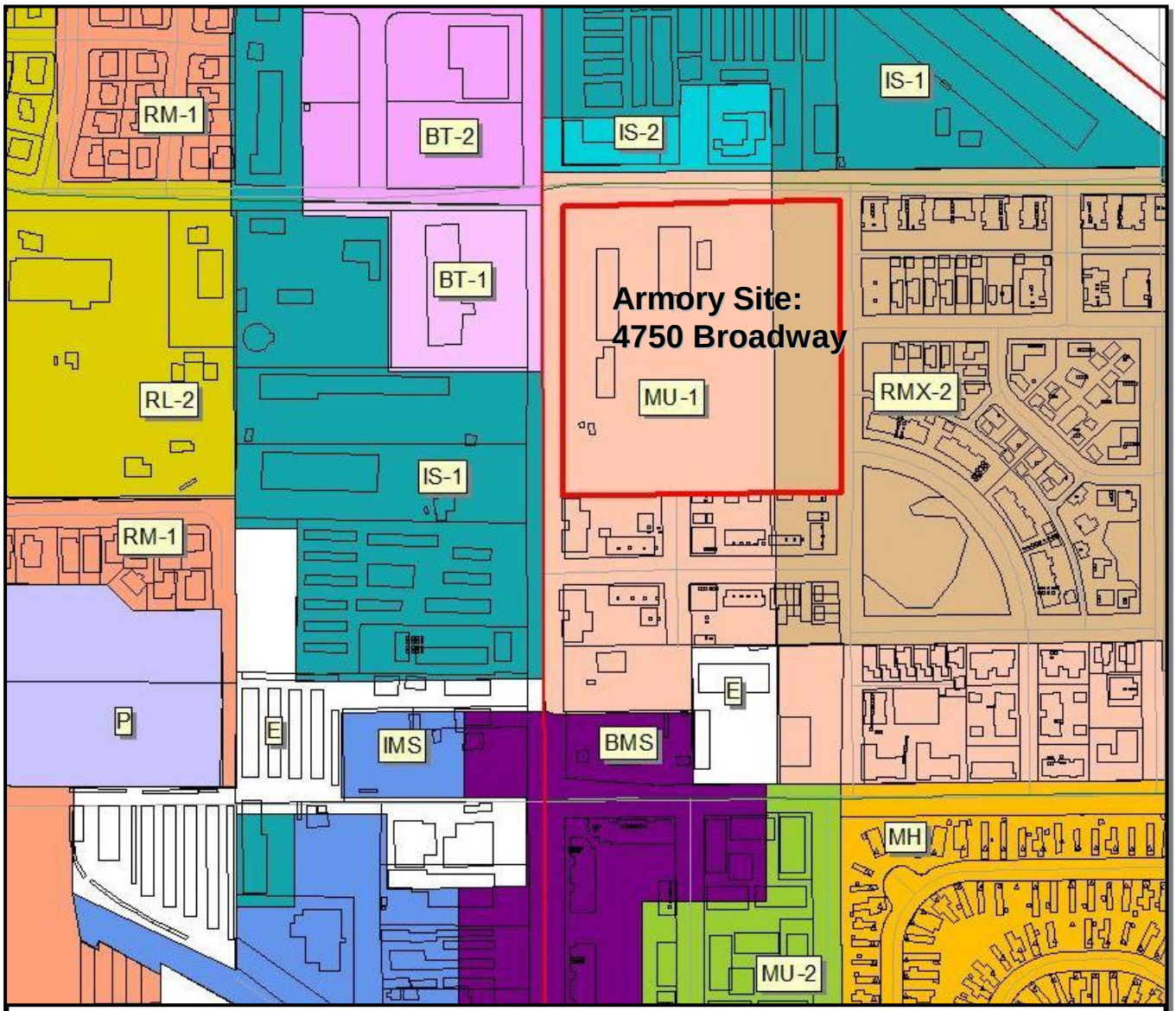


Figure 4: Zoning Map

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.

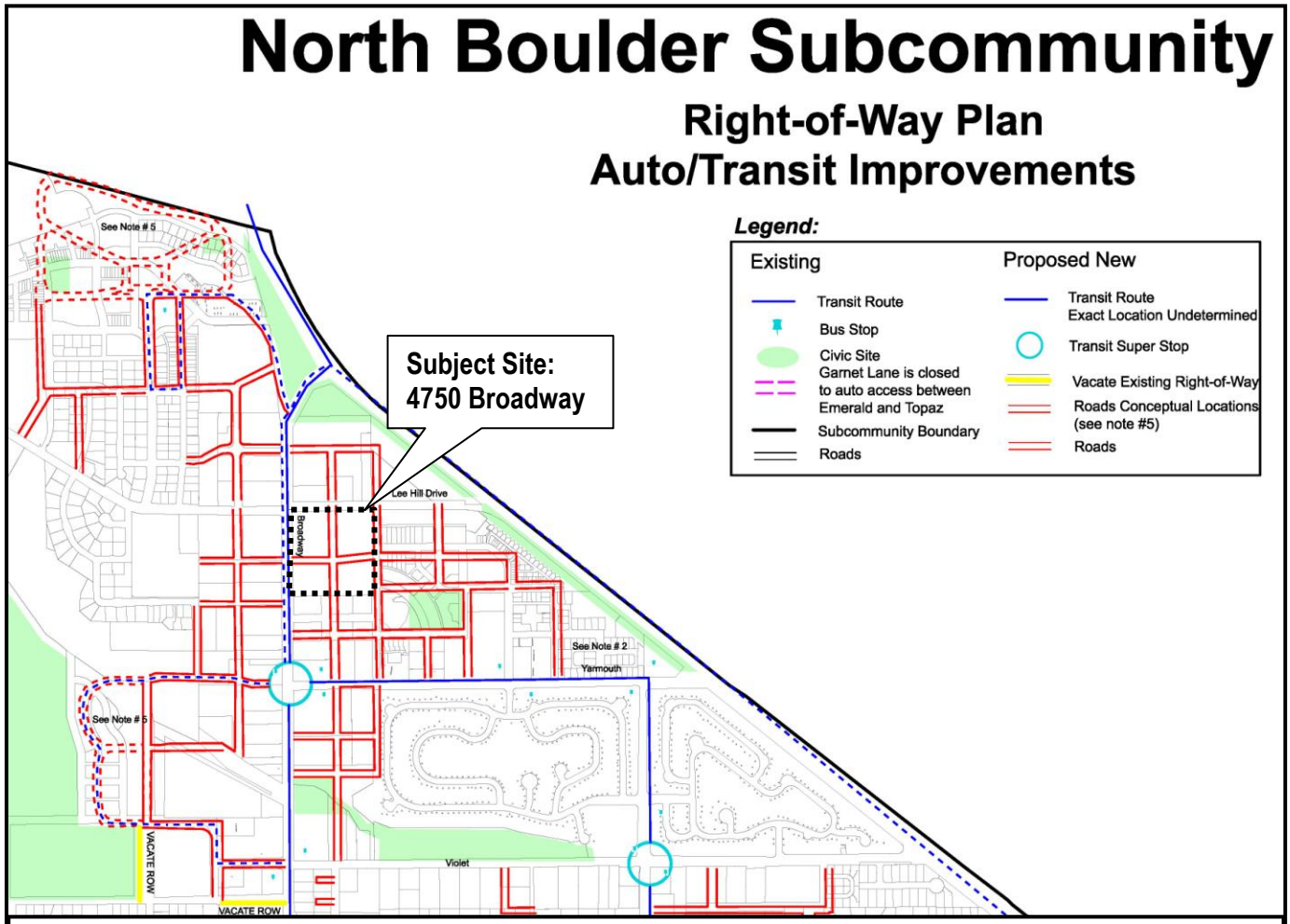


Figure 5: North Boulder Subcommunity Right-of-Way Plan

- 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.

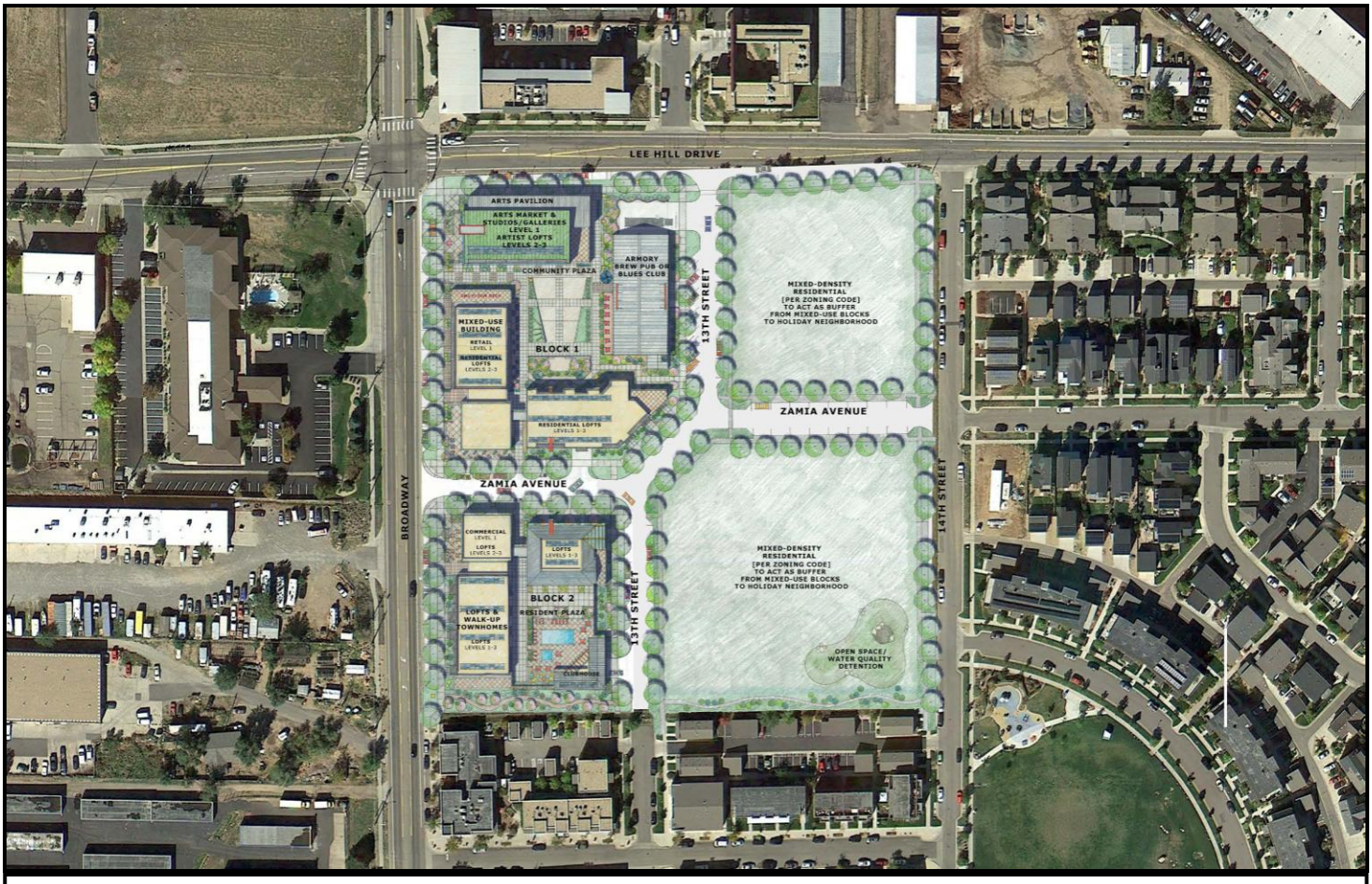


Figure 6: Figure Ground Map

<u>Mass and Scale Related to Immediate Context</u>.

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

Circle D Companies • Loftus Developments

NORTH BOULDER ARMORY

SHEET INDEX

1 COVER/INDEX
2 QUOTES
3 WRITTEN STATEMENT
4 WRITTEN STATEMENT / SUSTAINABILITY
5 BLOCK 1 & 2 INSPIRATION
6 ART PAVILION INSPIRATION
7 ARMORY RENOVATION INSPIRATION
8 VICINITY MAP & CONTEXT
9 EXISTING SITE PHOTOS
10 ZONING, LAND-USE, & TRANSPORTATION MAPS
11 SITE ACCESS
12 SCHEMATIC SITE PLAN
13 ENLARGED BLOCK 1 PLAN
14 ENLARGED BLOCK 2 PLAN
15 BLOCK 1 & 2 PARKING PLANS
16 BLOCK 1 FLOOR PLANS
17 BLOCK 2 FLOOR PLANS
18 VIGNETTE
19 VIGNETTE
20 VIGNETTE
21 VIGNETTE
22 VIGNETTE
23 VIGNETTE
24 ELEVATIONS
25 ELEVATIONS
26 SECTIONS

CONCEPT REVIEW - JUNE 16, 2014

ARCHITECT: THE MULHERN GROUP, LTD.

NORTH BOULDER ARMORY

"We need kid and family friendly spaces and destinations along Broadway."

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

"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."

"The area needs to be more inviting for pedestrians."

"Stronger connection (pedestrians/bicycles) to Dakota Ridge"

"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 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** **(incl circ only)** **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 barbeques.

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, barbeque

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

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BLOCK 1 & 2 INSPIRATION | 5

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

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ART PAVILION INSPIRATION

NORTH BOULDER ARMORY

USE: BLUES CLUB

USE: CRAFT BREWERY / BREW PUB

USE: CRAFT BREWERY / BREW PUB

USE: BLUES CLUB

USE: CRAFT BREWERY / BREW PUB

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NORTH BOULDER ARMORY

BOULDER SHELTER FOR THE HOMELESS

BUS STATION

BOULDER BINS SELF-STORAGE

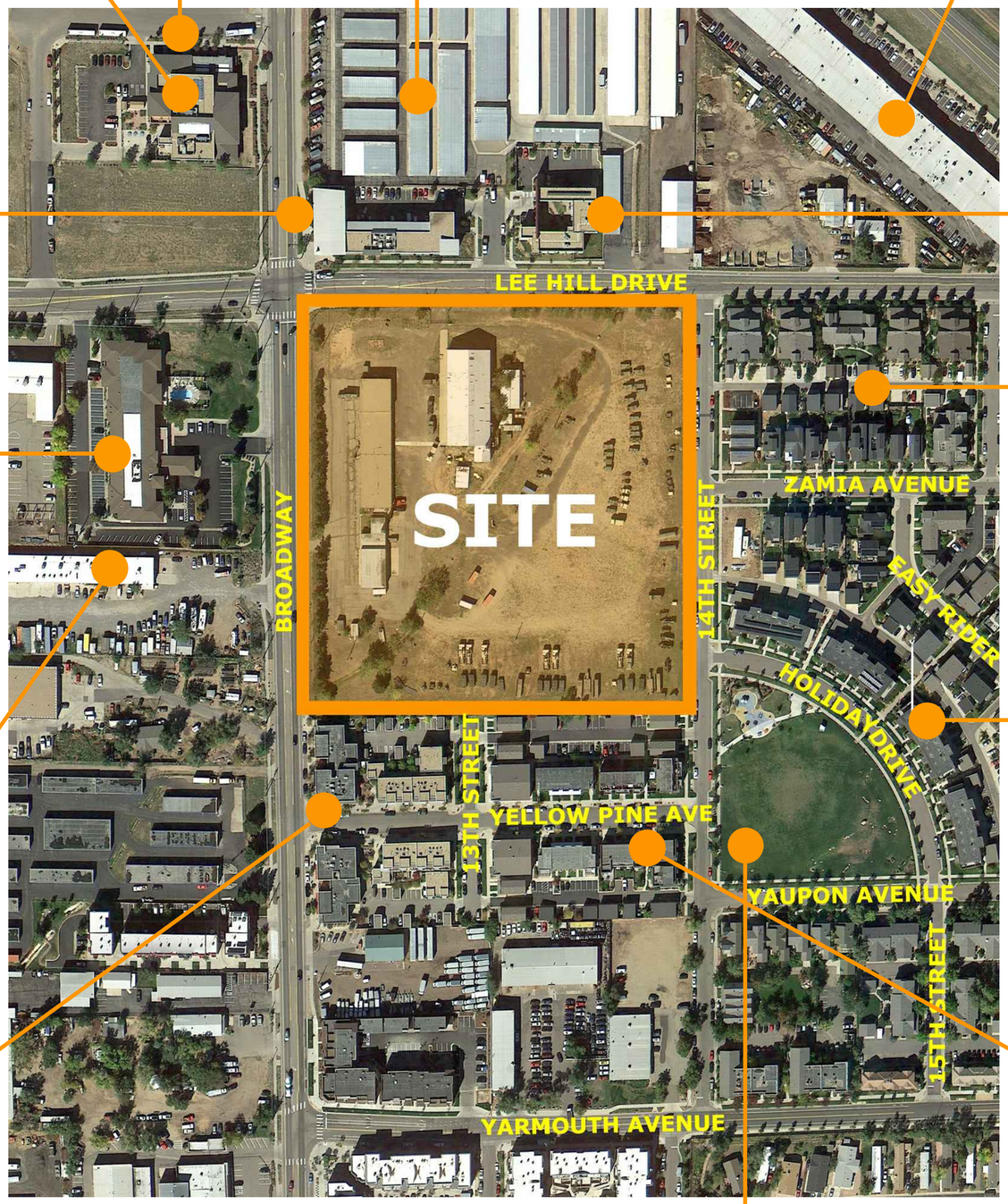
OFFICE / WAREHOUSE

BOULDER HOUSING PARTNERS

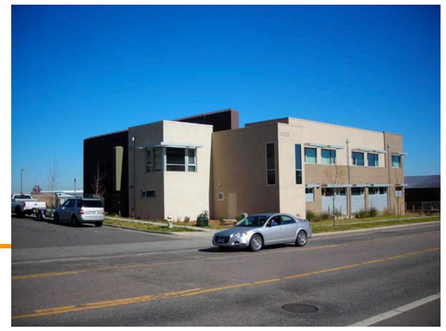
HOLIDAY INN EXPRESS

TIRE STOP

RETAIL & RESTAURANTS



1325 LEE HILL



SINGLE-FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL

CRESCENT PARK

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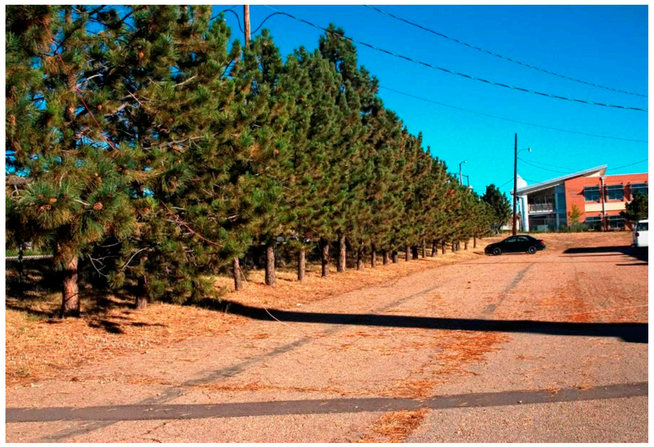
VICINITY MAP & CONTEXT | 8

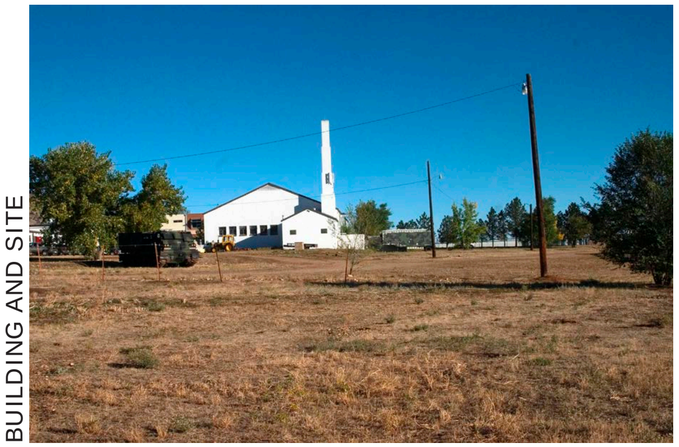
NORTH BOULDER ARMORY

LOOKING NORTH PARALLEL TO BOULDER HOUSING PARTNERS

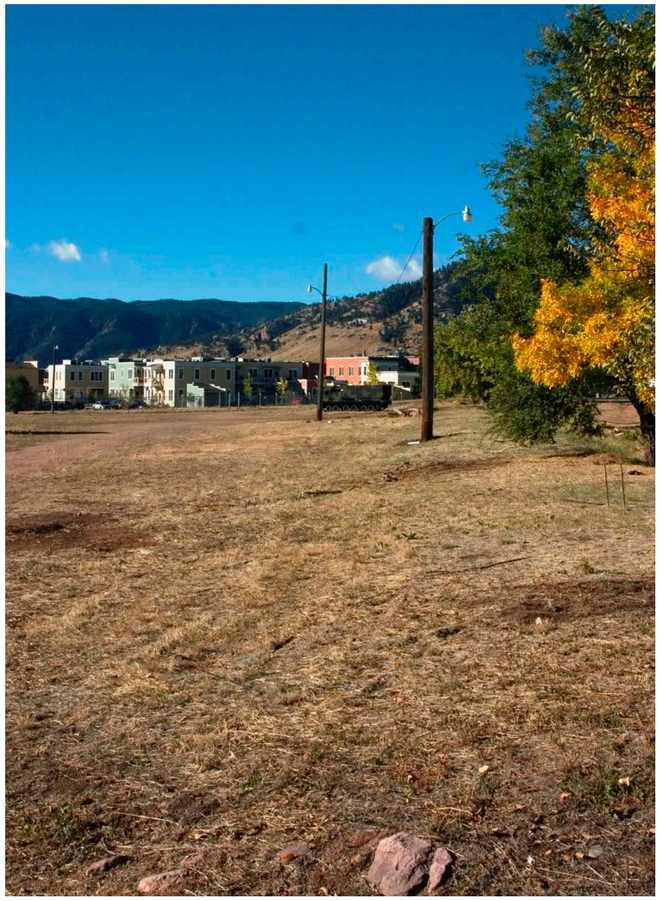


VIEW EAST FROM CORNER OF LEE HILL DR. AND BROADWAY

VIEW NORTH OF THE ARMORY BUILDING AND SITE



VIEW SOUTHWEST ACROSS SITE



VIEW NORTHWEST OF ARMORY BUILDING FROM 14TH ST.

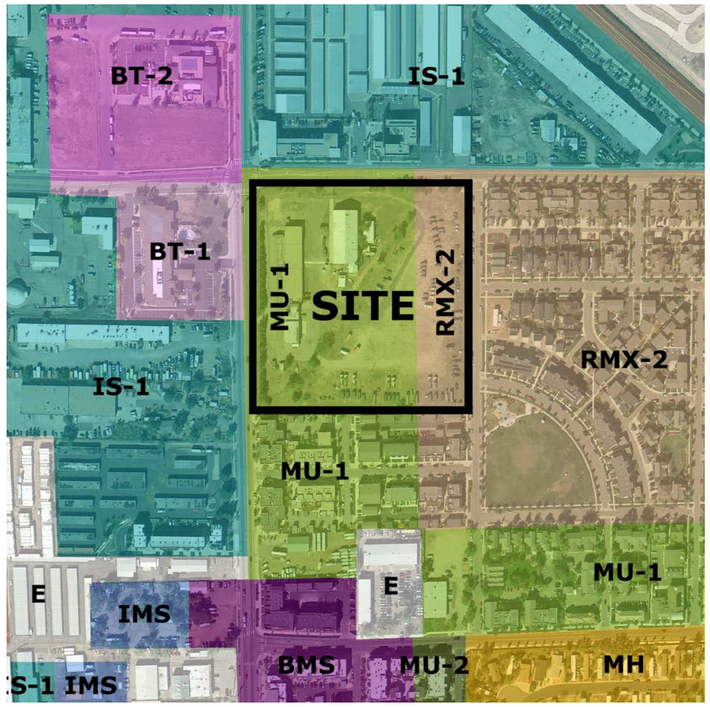
VIEW WEST FROM 14TH ST.

VIEW EAST FROM BROADWAY ALONG SOUTHERN PROPERTY LINE

ARMORY BUILDING WEST ELEVATION

NORTH BOULDER ARMORY

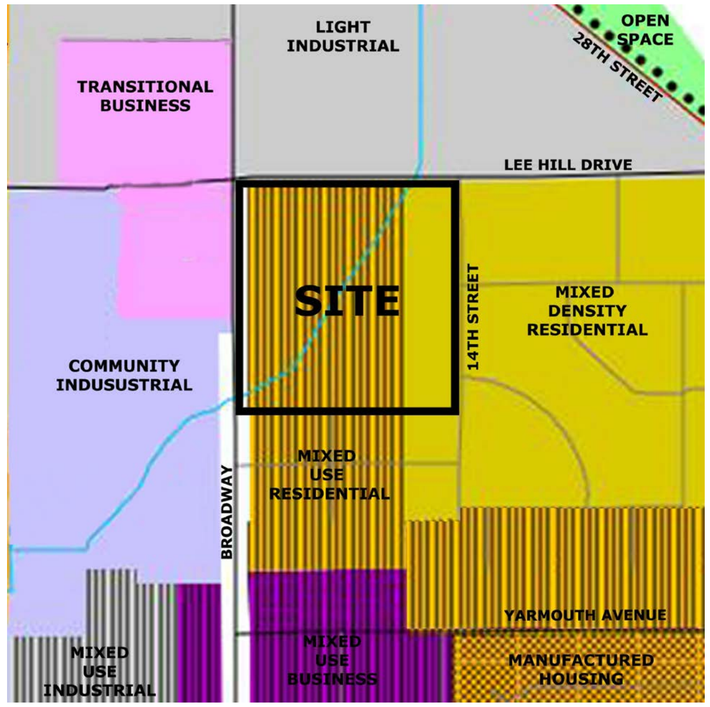
ZONING MAP



0 150 300 600
SCALE: 1"=300'-0"

- MH: MOBILE HOME
- RL-2: RESIDENTIAL LOW-2
- RM-1: RESIDENTIAL - MEDIUM-1
- RMX-2: RESIDENTIAL - MIXED-1
- BMS: BUSINESSS - 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

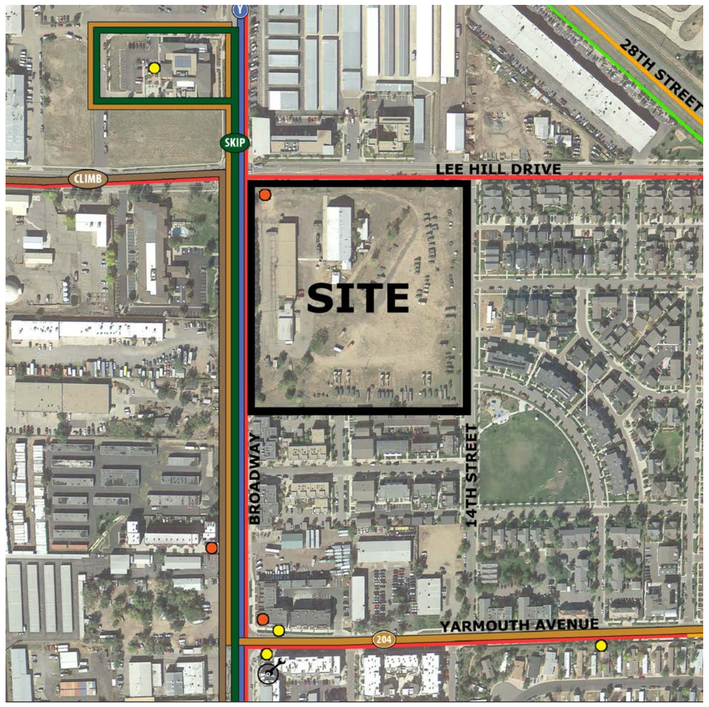
LAND-USE MAP



0 150 300 600
SCALE: 1"=300'-0"

- 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



0 150 300 600
SCALE: 1"=300'-0"

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

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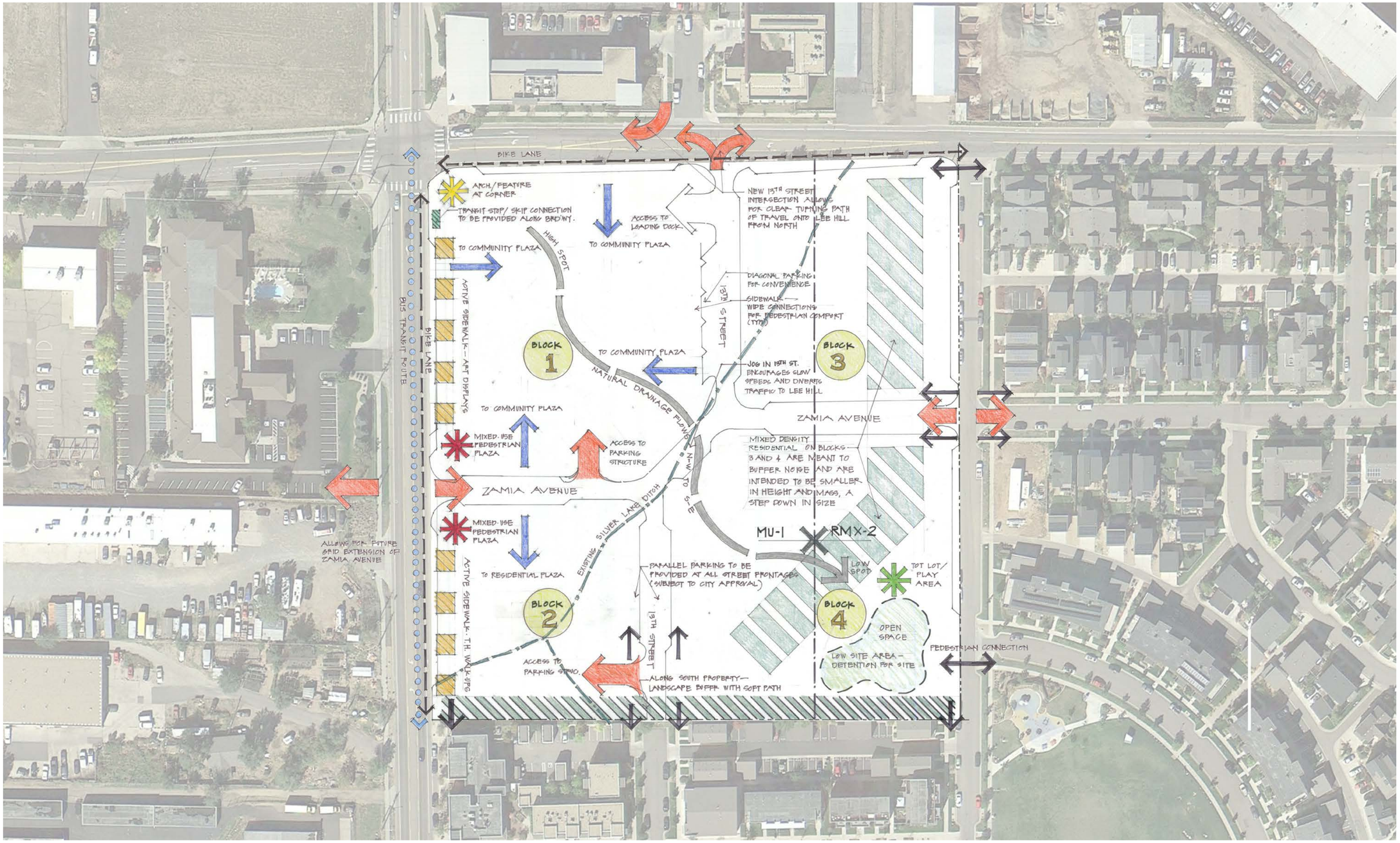
ZONING/LAND-USE/TRANSPORTATION MAPS | 10

NORTH BOULDER ARMORY



NORTH 0 40 80 160 SCALE: 1"=80'-0"

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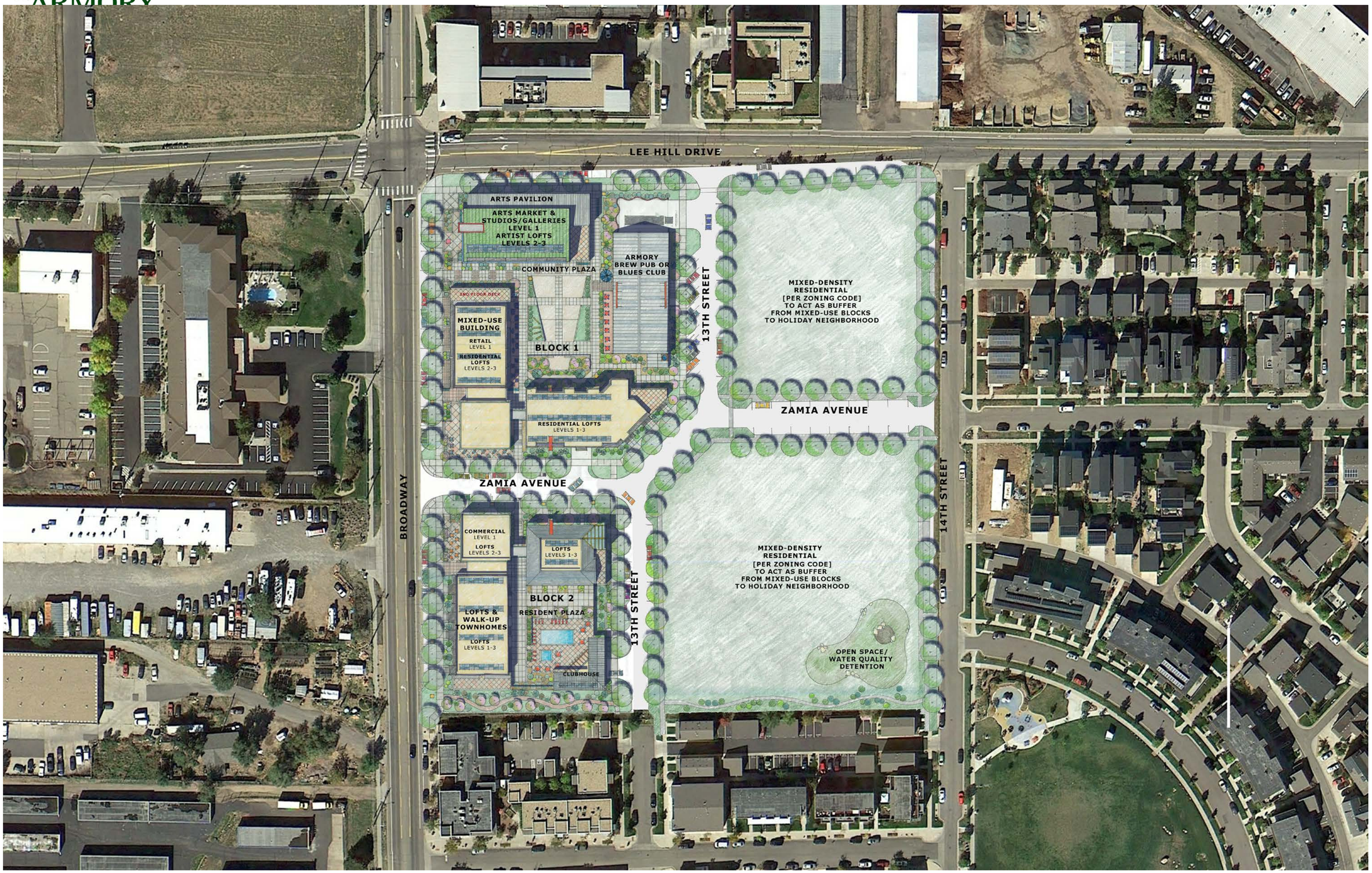
SITE ACCESS | 11

NORTH BOULDER ARMORY



0 40 80 160

NORTH SCALE: 1"=80'-0"

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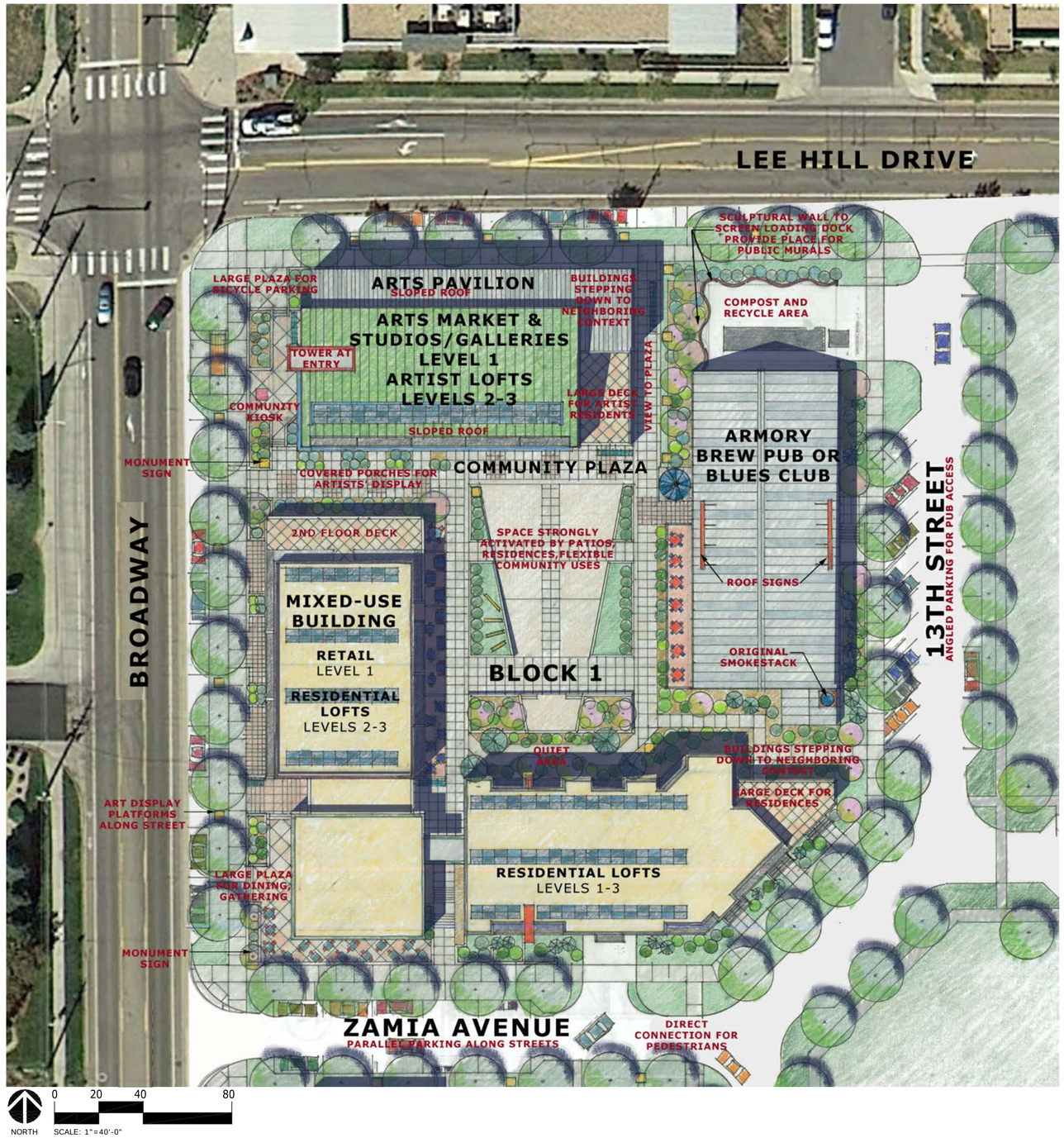
SCHEMATIC SITE PLAN | 12

NORTH BOULDER ARMORY



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BLOCK 1 ENLARGED SITE PLAN

NORTH BOULDER ARMORY

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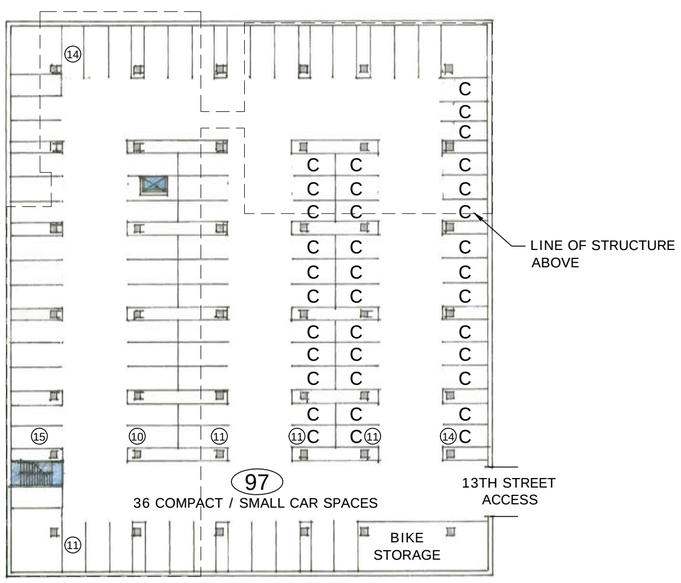
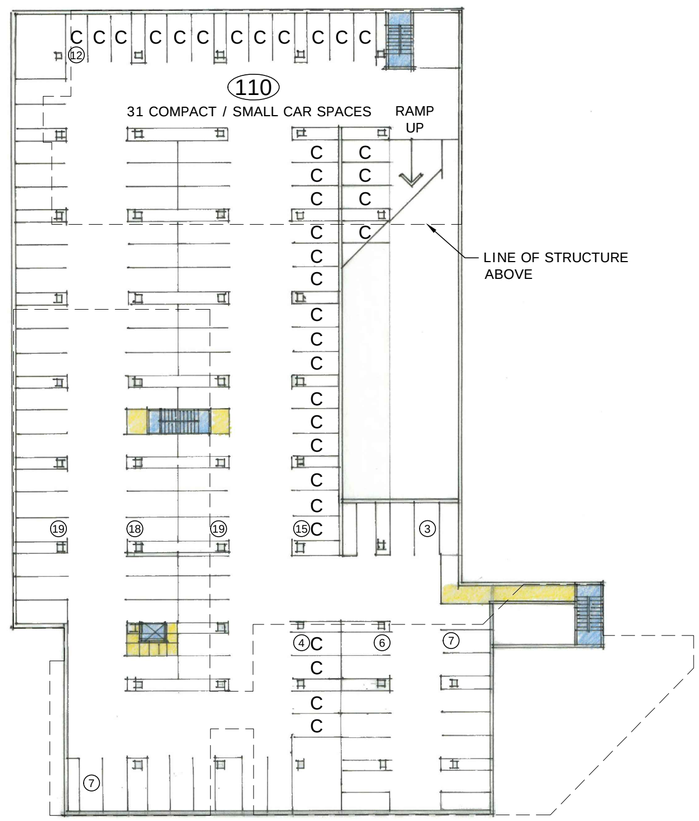
BLOCK 2 ENLARGED SITE PLAN

NORTH BOULDER ARMORY



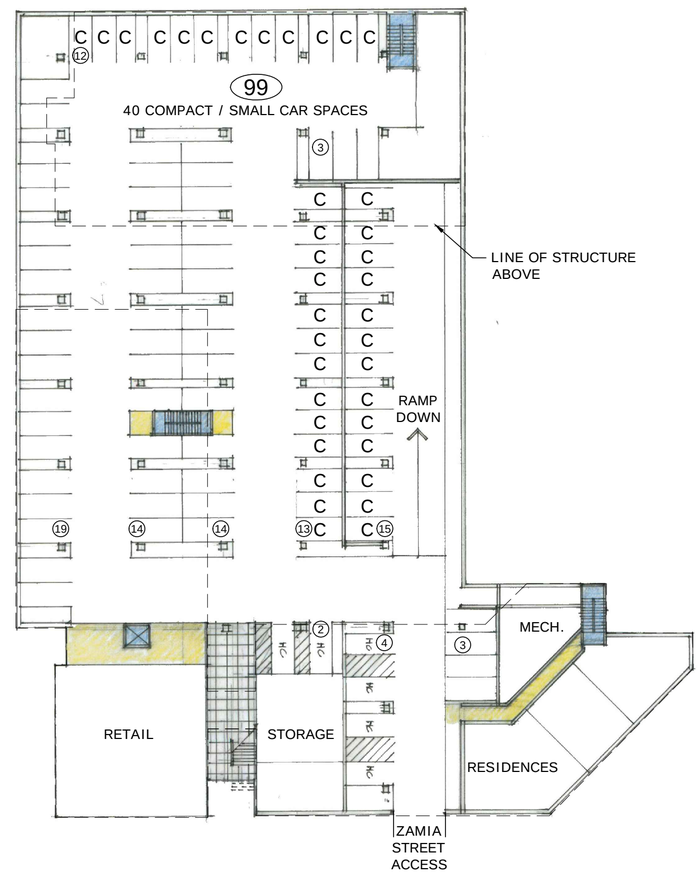
BLOCK 2 - PARKING LEVEL P-1

NORTH 0 20 40 80 SCALE: 1"=40'-0"



BLOCK 1 - PARKING LEVEL P-2

NORTH 0 20 40 80 SCALE: 1"=40'-0"



BLOCK 1 - PARKING LEVEL P-1

NORTH 0 20 40 80 SCALE: 1"=40'-0"

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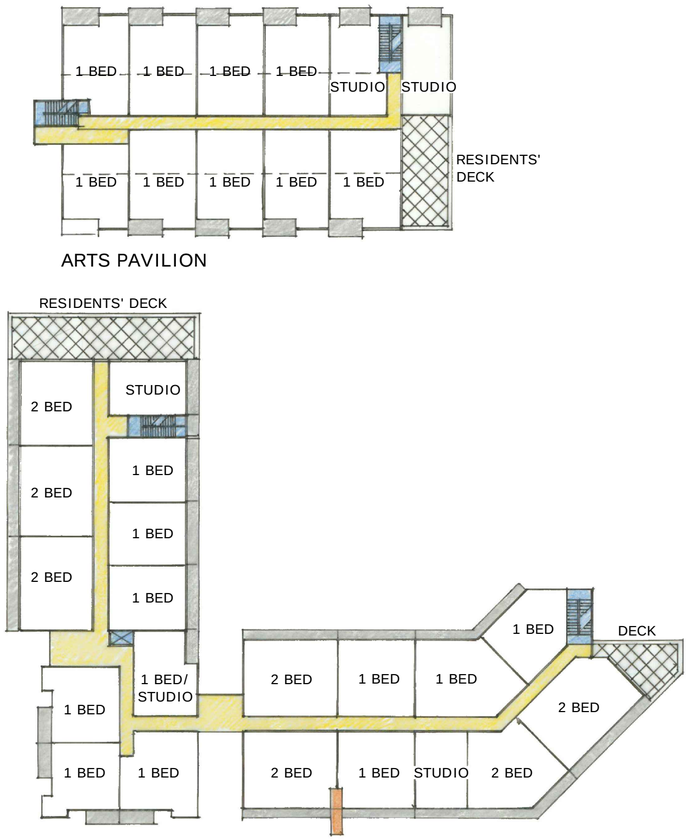
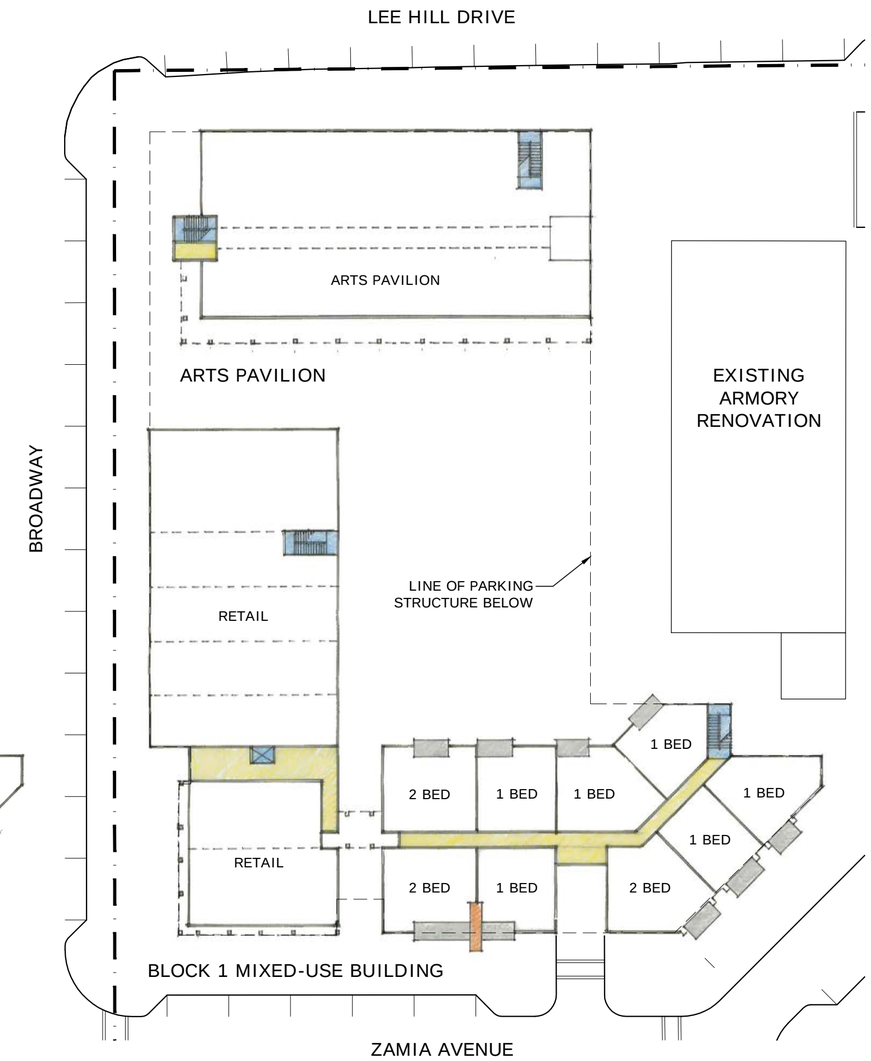
BLOCK 1 & 2 PARKING PLANS | 15

NORTH BOULDER ARMORY



BLOCK 1 - THIRD FLOOR

BLOCK 1 - SECOND FLOOR



BLOCK 1 - FIRST FLOOR

NORTH 0 20 40 80 SCALE: 1"=40'-0"

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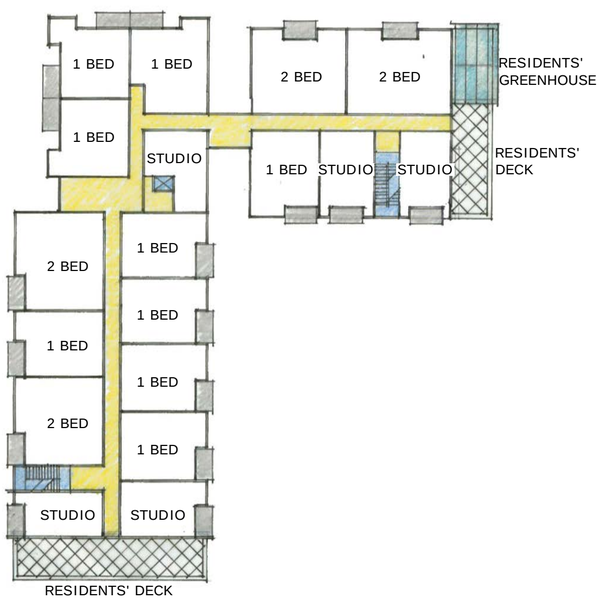
BLOCK 1 FLOOR PLANS | 16

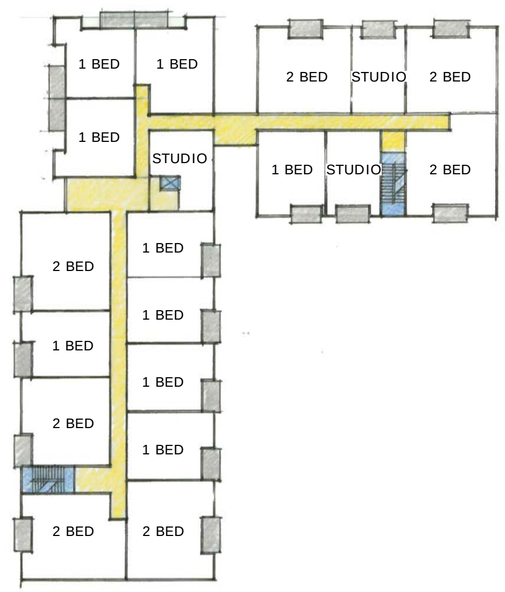
NORTH BOULDER ARMORY



BLOCK 2 MIXED-USE BUILDING

BLOCK 2 - THIRD FLOOR

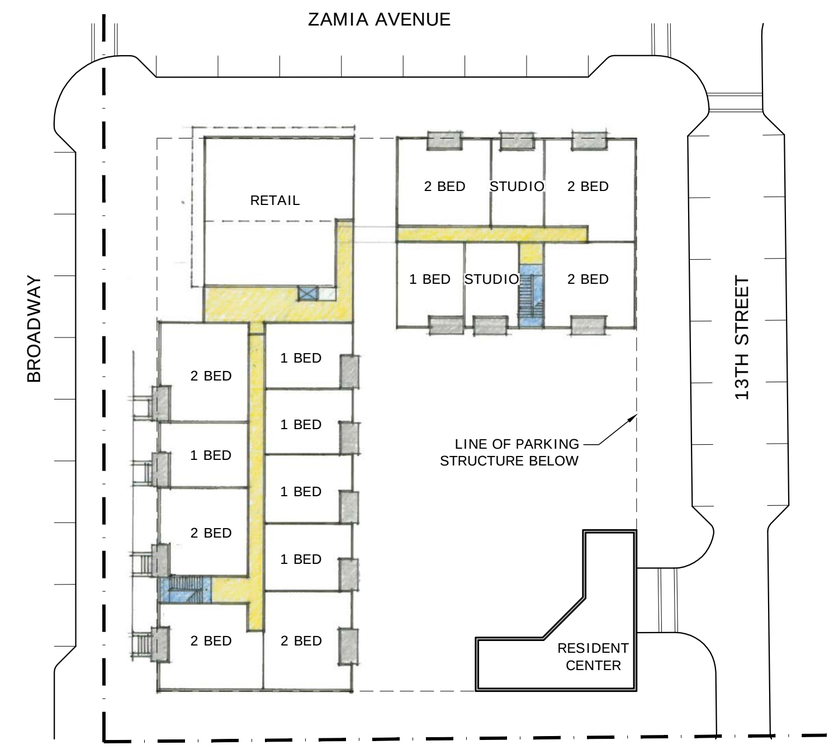
NORTH 0 20 40 80 SCALE: 1"=40'-0"



BLOCK 2 MIXED-USE BUILDING

BLOCK 2 - SECOND FLOOR

NORTH 0 20 40 80 SCALE: 1"=40'-0"



BLOCK 2 MIXED-USE BUILDING

BLOCK 2 - FIRST FLOOR

NORTH 0 20 40 80 SCALE: 1"=40'-0"

NORTH BOULDER ARMORY

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

CONCEPT REVIEW - JUNE 16, 2014

ARCHITECT: THE MULHERN GROUP, LTD.

NORTH BOULDER ARMORY

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

CONCEPT REVIEW - JUNE 16, 2014

ARCHITECT: THE MULHERN GROUP, LTD.

NORTH BOULDER ARMORY

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

CONCEPT REVIEW - JUNE 16, 2014

ARCHITECT: THE MULHERN GROUP, LTD.

NORTH BOULDER ARMORY

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

CONCEPT REVIEW - JUNE 16, 2014

ARCHITECT: THE MULHERN GROUP, LTD.

NORTH BOULDER ARMORY

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

CONCEPT REVIEW - JUNE 16, 2014

ARCHITECT: THE MULHERN GROUP, LTD.

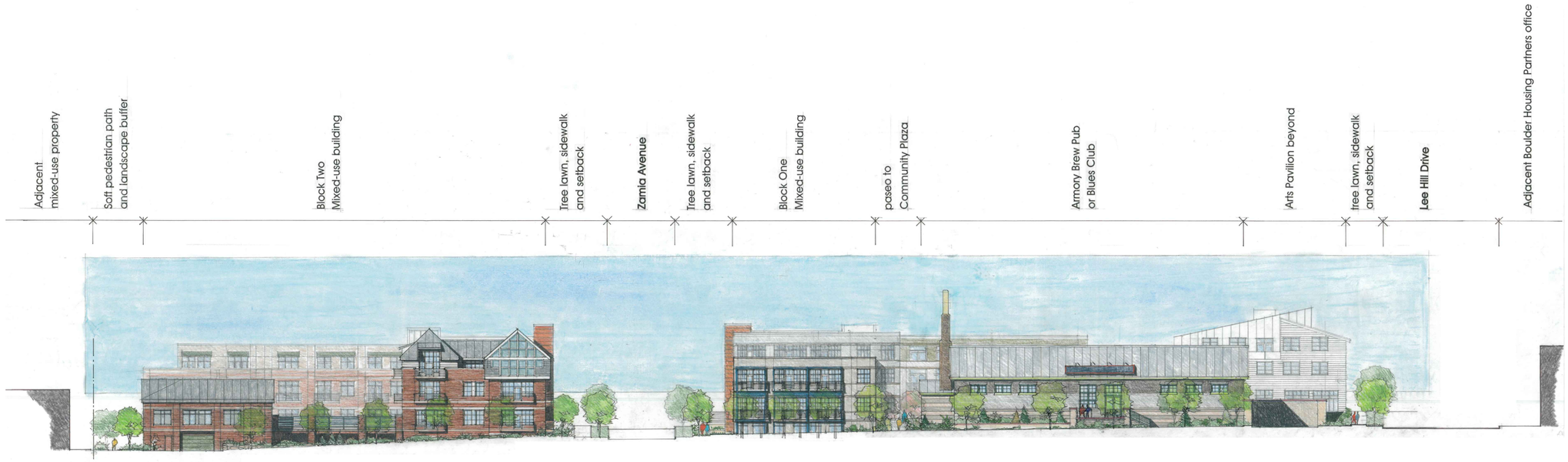
NORTH BOULDER ARMORY

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

CONCEPT REVIEW - JUNE 16, 2014

ARCHITECT: THE MULHERN GROUP, LTD.

NORTH BOULDER ARMORY



0 20 40 80
SCALE: 1"=40'-0"

EAST ELEVATION - BLOCK 1 & 2

0 20 40 80
SCALE: 1"=40'-0"

WEST ELEVATION - BLOCK 1 & 2

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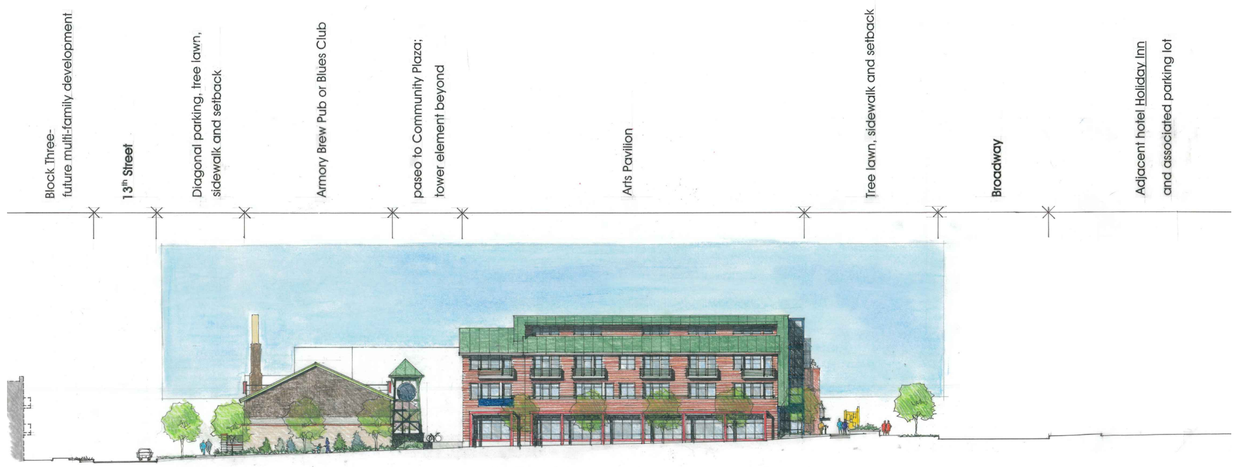
NORTH BOULDER ARMORY



NORTH ELEVATION ▪ BLOCK ONE

NORTH ELEVATION ▪ BLOCK TWO

0 20 40 80
SCALE: 1"=40'-0"

NORTH ELEVATION - BLOCK 1

0 20 40 80
SCALE: 1"=40'-0"

NORTH ELEVATION - BLOCK 2

SOUTH ELEVATION ▪ BLOCK ONE

SOUTH ELEVATION ▪ BLOCK TWO

0 20 40 80
SCALE: 1"=40'-0"

SOUTH ELEVATION - BLOCK 1

0 20 40 80
SCALE: 1"=40'-0"

SOUTH ELEVATION - BLOCK 2

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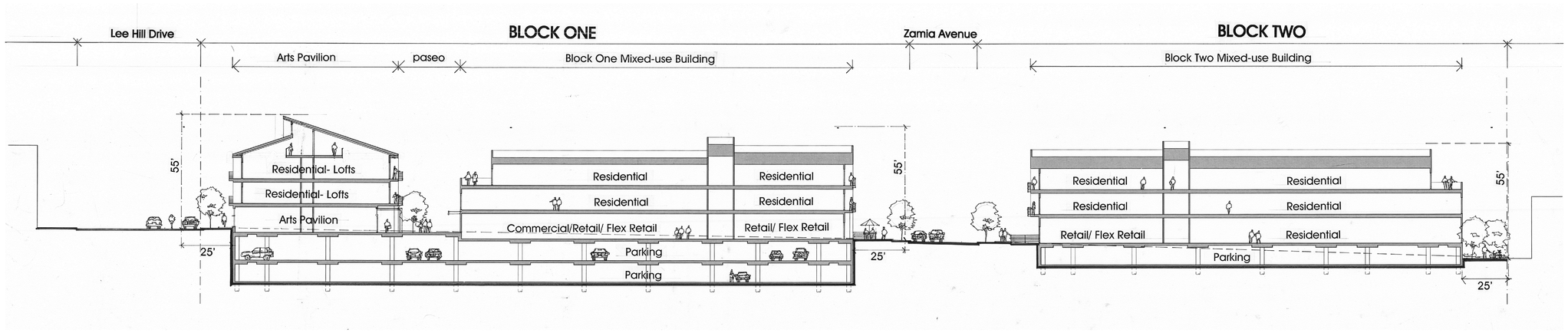
ARCHITECT: THE MULHERN GROUP, LTD.

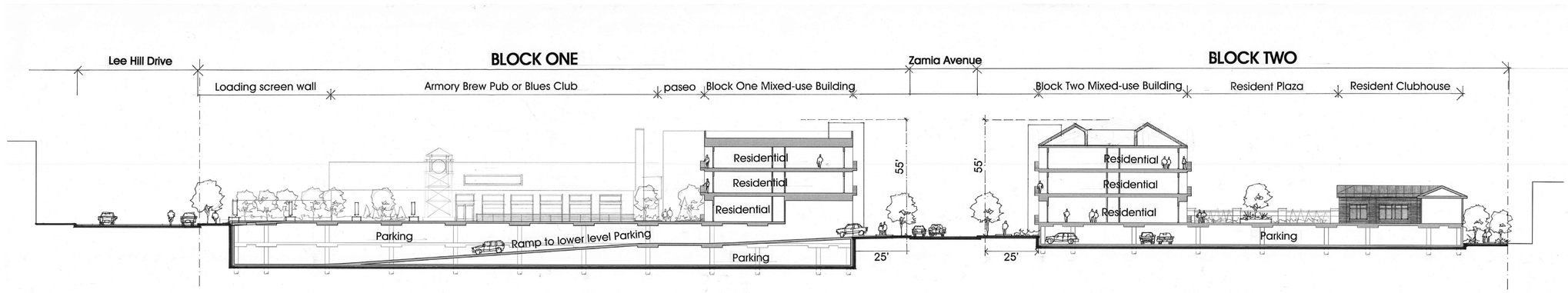
NORTH BOULDER ARMORY



0 20 40 80

SCALE: 1"=40'-0"

SECTION



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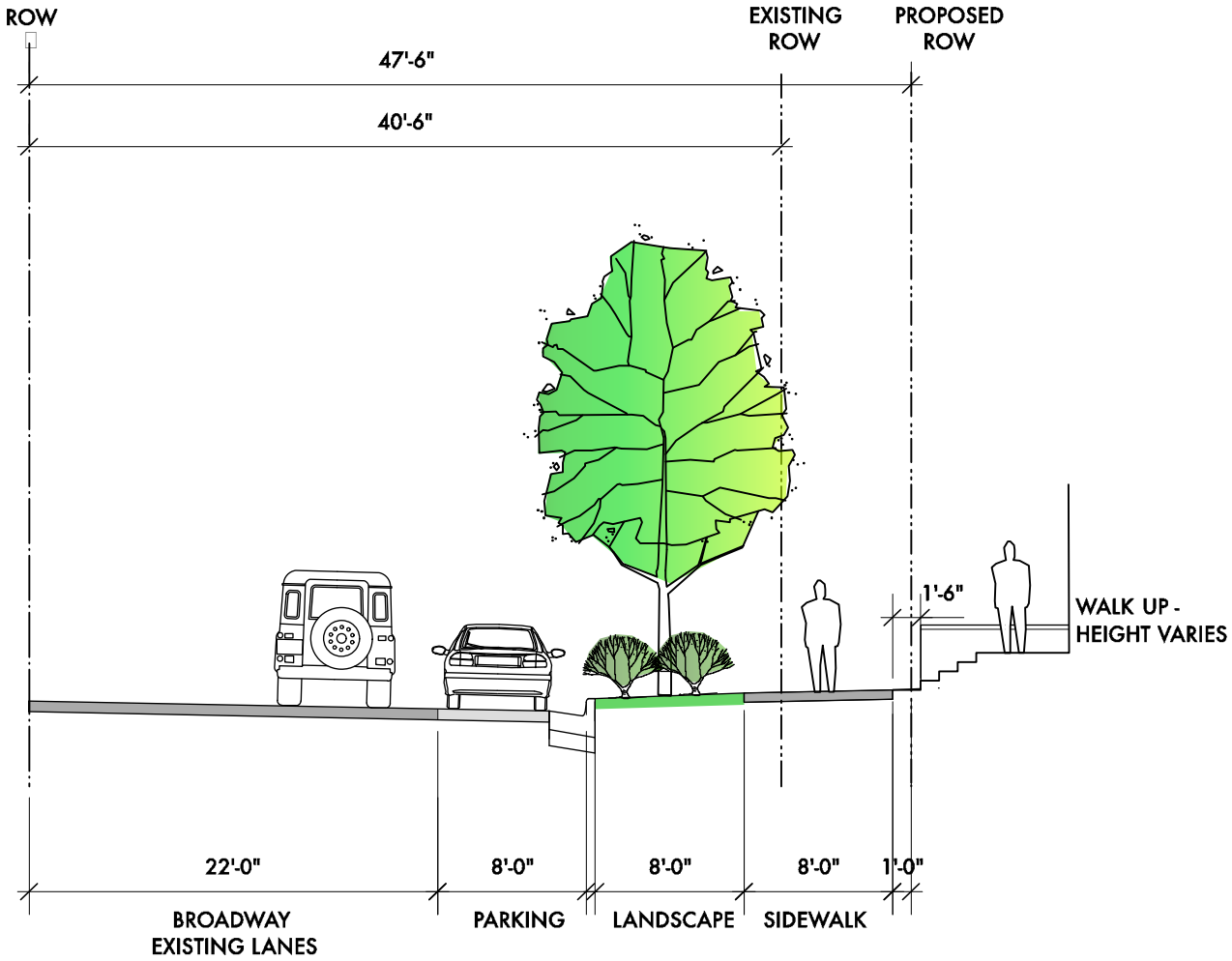
SECTION

CONCEPT REVIEW - JUNE 16, 2014

ARCHITECT: THE MULHERN GROUP, LTD.

Addendum: Preliminary Street Sections



1

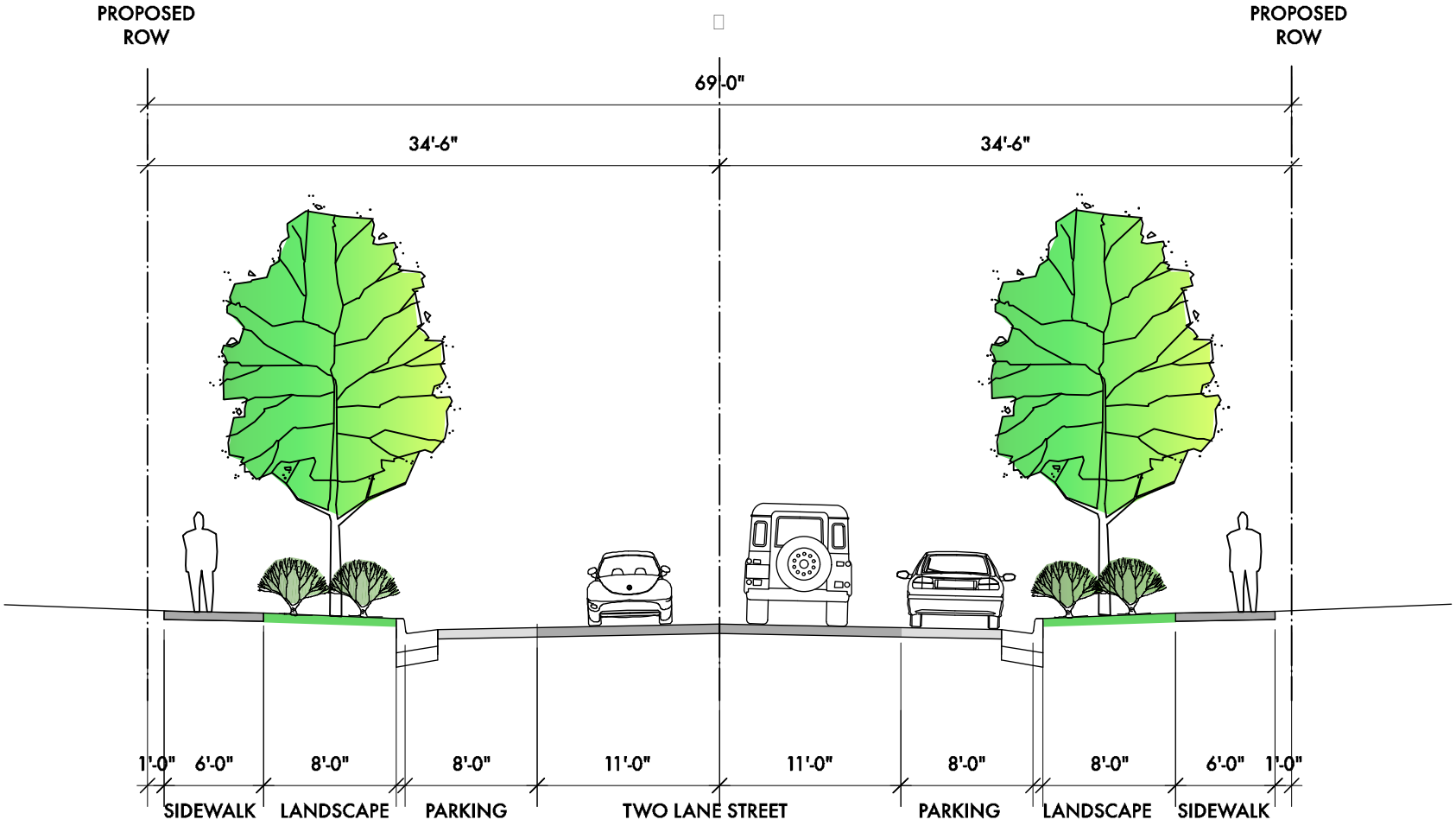
BROADWAY - TYPICAL SECTION 1

Scale: 1" = 10 ft

BOULDER ARMORY

PRELIMINARY STREET CROSS SECTIONS
MARCH 18, 2014
1 OF 6

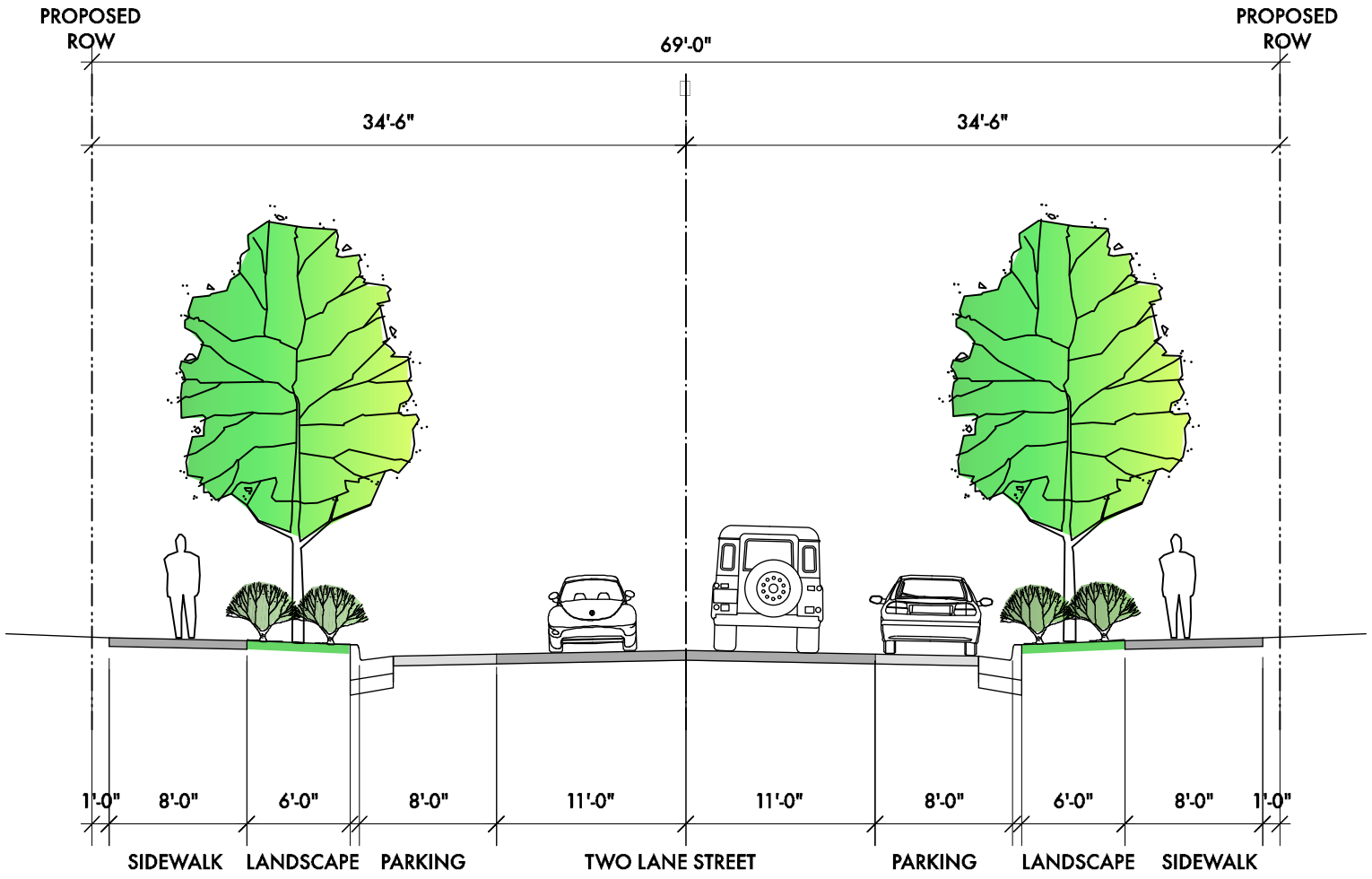
Addendum: Preliminary Street Sections



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

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

Addendum: Preliminary Street Sections



3

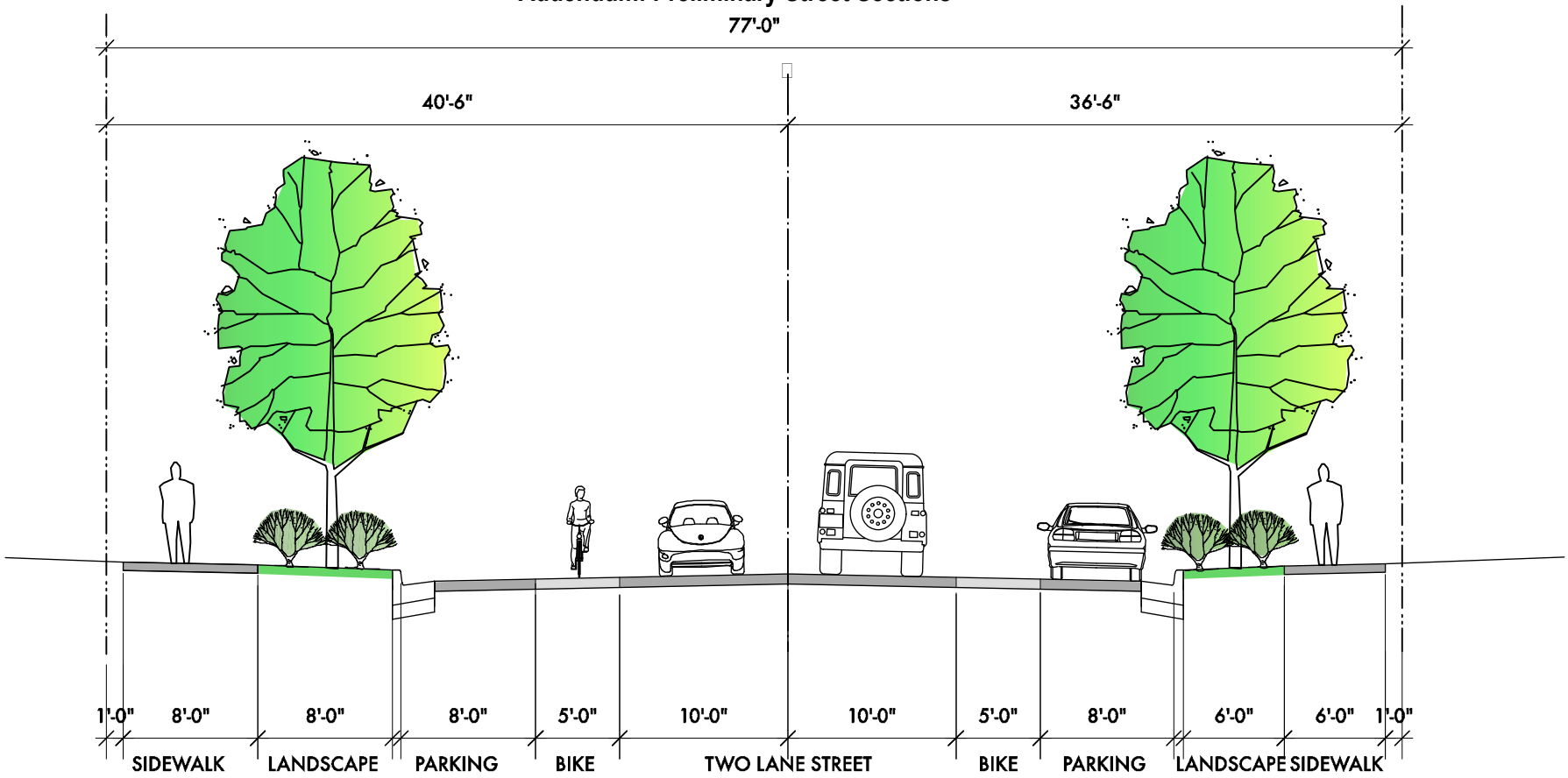
ZAMIA - TYPICAL SECTION 2

Scale: 1" = 10 ft

BOULDER ARMORY

PRELIMINARY STREET CROSS SECTIONS
MARCH 18, 2014
3 OF 6

Addendum: Preliminary Street Sections



4

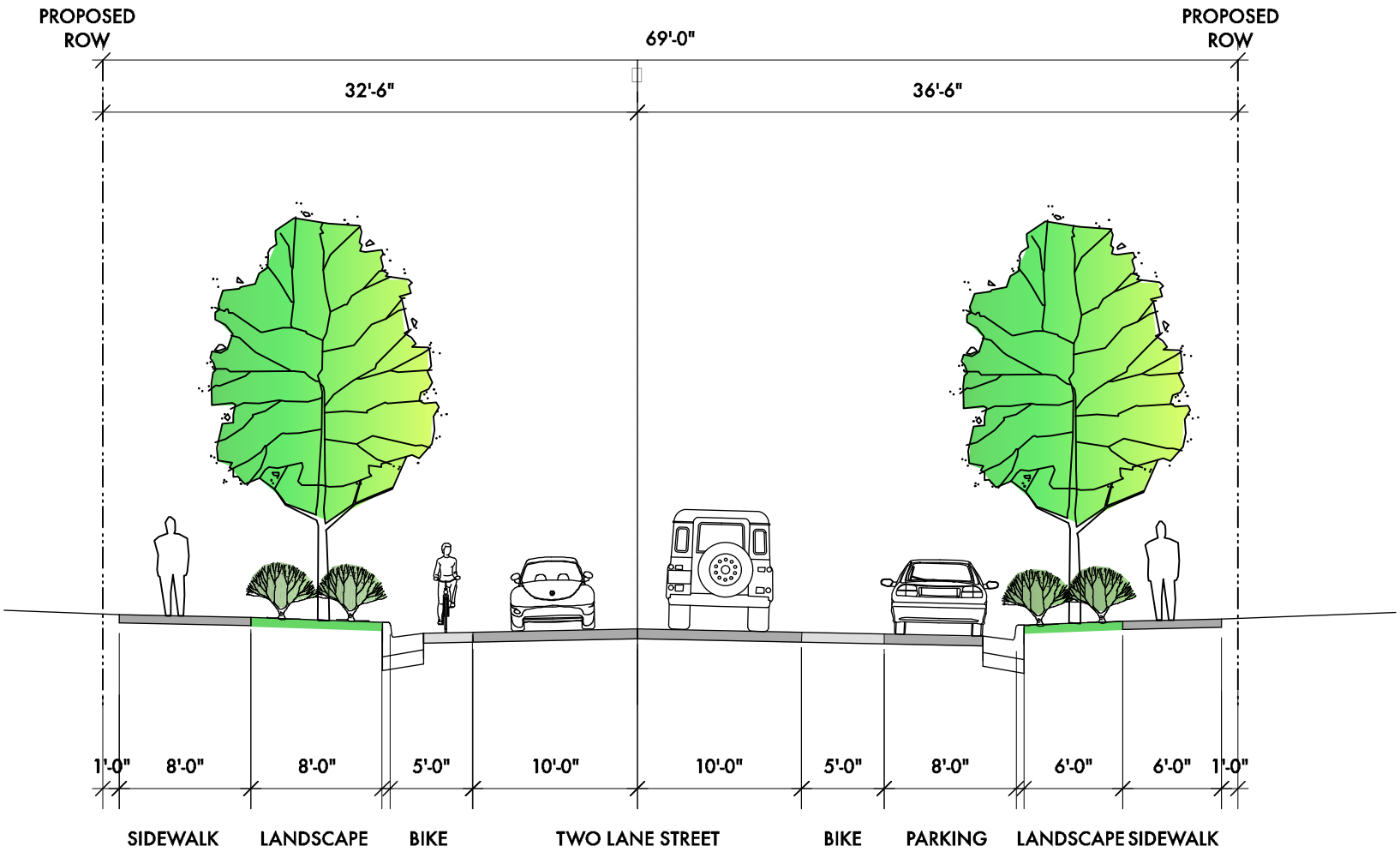
13th STREET- TYPICAL SECTION 1

Scale: 1" = 10 ft

BOULDER ARMORY

PRELIMINARY STREET CROSS SECTIONS
MARCH 18, 2014
4 OF 6

Addendum: Preliminary Street Sections



5

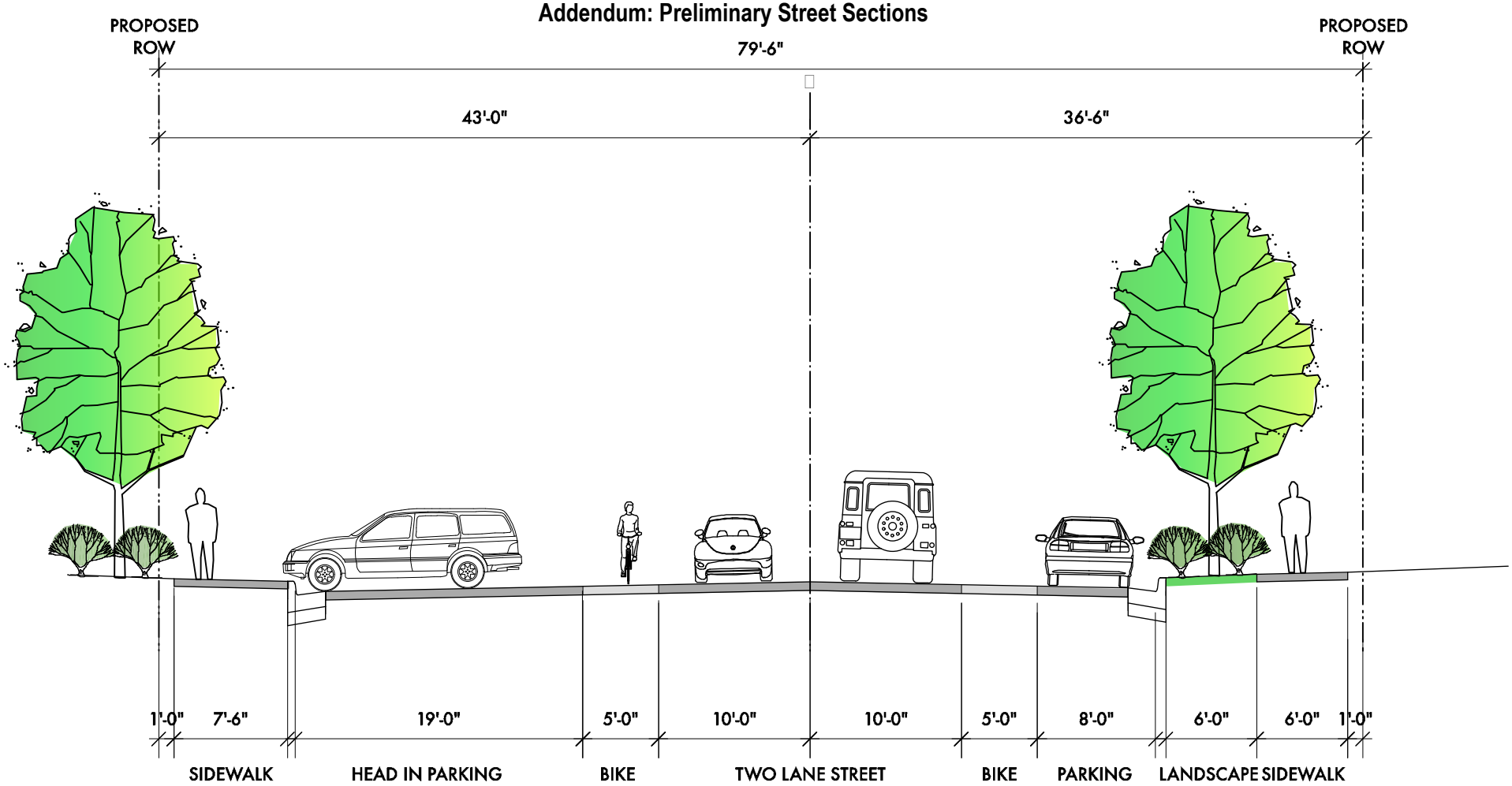
13th STREET - TYPICAL SECTION 2

Scale: 1" = 10 ft

BOULDER ARMORY

PRELIMINARY STREET CROSS SECTIONS
MARCH 18, 2014
5 OF 6

Addendum: Preliminary Street Sections



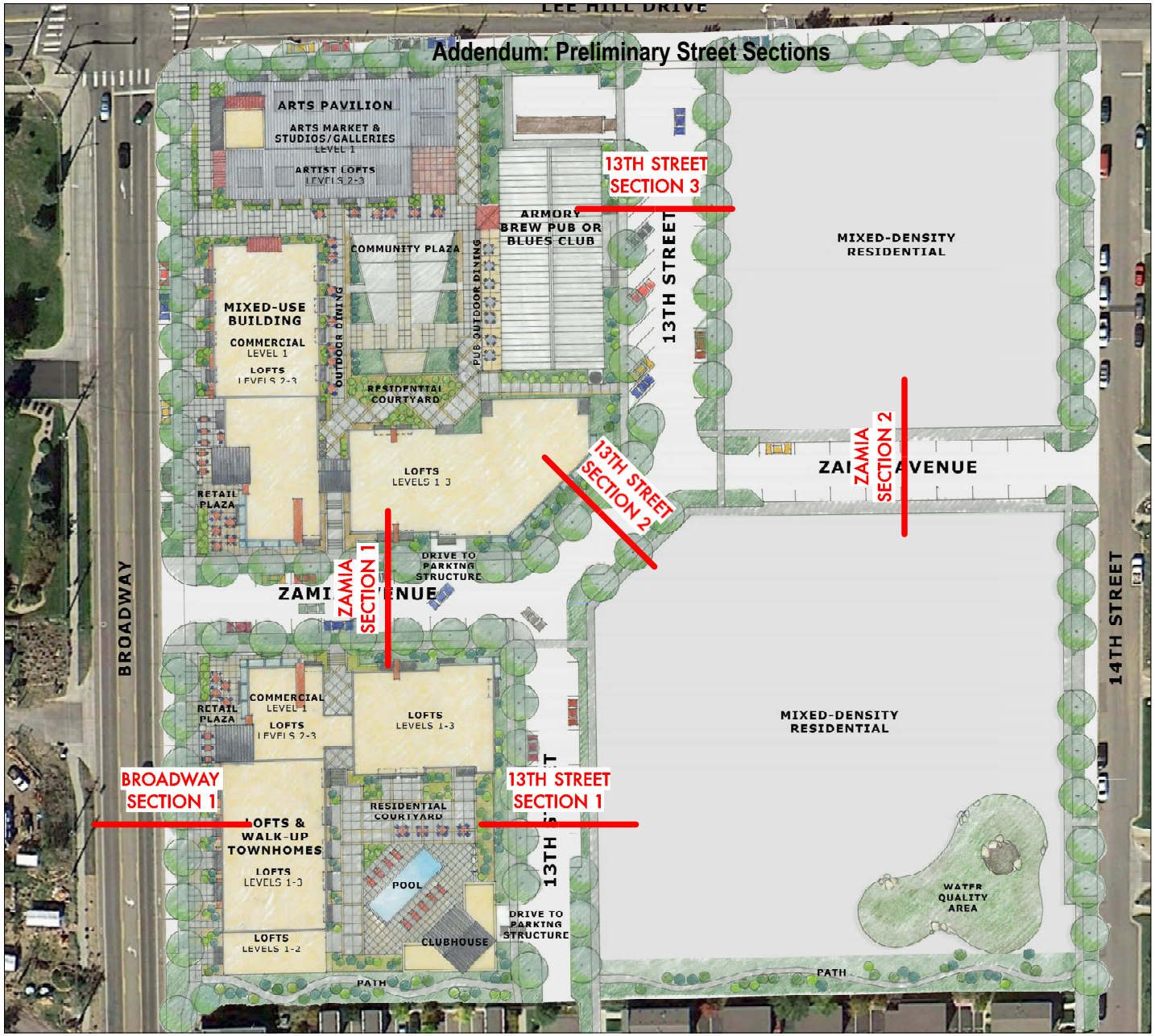
6

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 develoment 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 vanschaackc@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.boulderaffordablehomes.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;

- 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)

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 to18 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 though 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 isd 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
FOUR STAR
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 hone 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 whole ehartedly 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

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

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 whole ehartedly 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 hone 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

C I T Y O F B O U L D E R
PLANNING BOARD AGENDA ITEM

MEETING DATE: August 21, 2014

AGENDA TITLE:
Envision East Arapahoe Update

REQUESTING STAFF:
David Driskell, Executive Director, Community Planning & Sustainability (CP&S)
Susan Richstone, Deputy Director, CP&S
Tracy Winfree, Director of Public Works for Transportation
Lesli Ellis, Comprehensive Planning Manager, CP&S
Kathleen Bracke, GO Boulder Manager, Public Works Transportation
Sam Assefa, Senior Urban Designer, CP&S
Micki Kaplan, Senior Transportation Planner, GO Boulder - Public Works Transportation
Jeff Hirt, Planner II, CP&S
Marcy Cameron, Planner I, CP&S

OBJECTIVE:
Provide an update on the Envision East Arapahoe project to date and receive feedback from Planning Board on the following topics:

1. Elements for the draft vision
2. Indicators to assess scenarios
3. Scenario concepts

The City of Boulder has launched the project with the community to reimagine what East Arapahoe could become while retaining what is presently working. The community-driven plan will address needs of existing and future residents, existing businesses and their employees, and the growing institutions along the corridor. It will position east Boulder to continue its important economic vitality role, while becoming better connected, more transit-oriented, and ultimately walk and bike friendly. Its future will reflect the rich tapestry of cultural history and natural systems. It will rely on successful and proven strategies to transform formerly suburban corridors into transit-oriented, connected, livable places.

In Boulder and throughout the United States, auto-oriented growth patterns are transforming to become more walkable compact development forms, and East Arapahoe is no exception. To facilitate positive patterns of change in appropriate locations, the city will need to put the right policies in place and prioritize and invest in the right infrastructure. An effective plan will require multi-jurisdictional and agency coordination, especially on infrastructure planning, and commitment from the city, county, institutions, transportation and planning agencies, state, developers, private owners, and others. Stakeholders will need to work together to identify innovative solutions and overcome challenges. This plan sets the stage for the coordination and integrated planning.

Example: transformation of a suburban street in Maryland to a boulevard with center-running bus-rapid transit (BRT) (Source: "Shifting Suburbs," ULI/Federal Realty Investment Trust)

Background

Study Area

The project study area consists of East Arapahoe Avenue from Folsom Street to 75th Street and extends a quarter mile wide on the south side and half a mile wide on the north side, incorporating the adjacent industrial areas and enclaves. The corridor is 4.5 miles long, 3,000 acres in size, with approximately 1,900 parcels. Most of the corridor east of 63rd Street is unincorporated Boulder County. The large size and length of the corridor is to encompass local and regional transportation needs identified in the Transportation Master Plan update and regional Northwest Area Mobility Study (NAMS), noted below. However, most of the land use planning, connections improvements, and urban design focus will occur between 30th and 63rd Streets and north of Arapahoe Ave. A study area map and detailed set of base resource maps can be found on the project webpage: www.EnvisionEastArapahoe.com.

Relationship to Boulder's Transportation Master Plan and RTD's Northwest Area Mobility Study (NAMS)

The Envision East Arapahoe corridor planning process is an opportunity to leverage and integrate with the current multimodal transportation planning efforts already occurring. This includes the city's Transportation Master Plan (TMP) update and the Regional Transportation District's (RTD) Northwest Area Mobility Study (NAMS), which includes regional, arterial Bus Rapid Transit (BRT) service shown along East Arapahoe/SH7 connecting Boulder to/from neighboring communities and the larger Denver metropolitan area. Improvements to the East Arapahoe/SH7 arterial BRT system is one of the top tier corridors included in the RTD study along with SH119, US287, South Boulder Road, and others. A link to the study, adopted by the RTD Board of Directors in June 2014, is here. Additionally, principles, concepts and projects from Boulder's TMP update will be used to evaluate and consider connections in the East Arapahoe area to improve walking, biking, and transit (local and regional) along – and across – East Arapahoe Avenue and identify mobility hub locations for more detailed design and planning. These important multimodal improvements are needed to connect people to existing and future commercial, employment, medical/health facilities, neighborhood centers along the corridor, and the emerging areas of the University of Colorado's (CU) East Campus and Boulder Junction, as well as to serve the large number of major employers and trips by non-resident employees.

Relationship to Other Plans and Initiatives

The Envision East Arapahoe project also is an opportunity to coordinate with and test specific ideas arising from other initiatives, including the Comprehensive Housing Strategy (CHS), Access and Management Parking Strategy (AMPS), Climate Commitment, Zero Waste Master Plan, and recommendations from the Economic Sustainability Strategy adopted in October 2013. Broader ideas with citywide applicability and some of the processes being used (e.g., scenarios and indicators) also may be appropriate to consider in the Boulder Valley Comprehensive Plan (BVCP) 2015 Major Update and Resilience strategy. Relating to the plans noted above, this project will enable the city to analyze concepts such as Ecopasses, other access and parking strategies, local energy districts, 15-minute neighborhoods, new land use types, and carbon emissions from different types of land use patterns and buildings.

Project Approach and Goals

For the remainder of 2014, staff will work with the community to produce a **visionary, data-driven plan, and set of actions** to address land use, connections, and urban design. **The plan will demonstrate cross-cutting goals, near-term projects and solutions and longer-term actions.**

Process goals and objectives are located in **Attachment A**

A vision and scenario planning process will identify potential alternative planning directions and weigh choices about policy options, services, infrastructure investments, and feasibility. Scenario planning uses indicators or evaluation criteria as the basis for creating and evaluating choices and will allow the community to collaboratively discuss and adjust future scenarios. Indicators are designed to address a broad spectrum of potential benefits and impacts of future choices and are further described below. The city is working with two consultants: (1) Placeways, a Boulder firm, to assist with scenario building and analysis using CommunityViz, and (2) Fregonese, a Portland Oregon firm, to support visualization.

General Planning Approach and Timeline

A timeline is also located in **Attachment A.** The timeline shows the three major phases of the project. They are:

(1) Inventory *(complete);*
(2) Vision and Scenarios *(May through October)*; and
(3) Action Planning and Implementation *(October through December or early 2015)*.

1—Inventory

Phase 1, is mostly complete and resulted in the scope of work, community engagement plan, initial stakeholder interviews and gatherings, inventory and assessment of baseline conditions, history and trends, issues identification, and identification of opportunities and constraints.

2—Vision and Scenarios

Phase 2, which is currently underway, will entail developing the written and illustrative vision and goals. The project team will work with the community to identify character areas and prepare visual preferences and identify indicators to later evaluate and compare outcomes of scenarios. (As examples, indicators may address factors such as carbon emissions, connectivity, housing mix and affordability, water consumption, parks per capita, impervious surface, redevelopment potential, return on investment, infrastructure costs, transit/multimodal

access and connections, jobs to housing ratio, and other characteristics). Another task will be to develop visualization and design prototypes for different character areas or districts for use in a public workshop.

By early fall, the team will develop three to four scenarios to test possible concepts for land use and urban form, transportation and connectivity, resource use and conservation, urban design, and other considerations and will host a second round of outreach, including a charrette, to co-develop and analyze scenarios with the community.

Phase 2 deliverables include: *Vision and goals; indicators for comparing scenarios; visualization and design prototypes; scenarios and analysis; preferred plan.*

3—Action Plan and Implementation Tools

Phase 3 will entail identifying the strategies to achieve the preferred scenario action plan, including near-term actions (i.e., pilot projects, living laboratory and "easy" code changes). A third round of engagement will occur to finalize the draft plan and strategies and design implementation tools (e.g., guidelines), solidify engagement and partnerships, and identify roles for implementation.

Phase 3 deliverables include: *Draft strategies, near-term actions, design implementation tools, and a synthesized and adopted plan. Note: Scoping for 30th Street and Colorado Boulevard Sustainable Street & Centers (S)S&C design work will also be part of the phase.*

Establishing the Vision

The planning team has begun the discussion with boards and commissions, City Council, and stakeholders about what type of inspired place the East Arapahoe corridor could become. **Attachment C** contains draft vision ideas for discussion that builds on previous discussions with the board and with City Council and the community. Staff is looking for feedback to help refine the vision statement.

☑ *Question 1: Does Planning Board have feedback on the draft Vision Elements in* ***Attachment C****?*

Indicators and Scenarios

Indicators

The project's next step is to develop map-based scenarios illustrating options for land uses, transportation connections, and other ideas. Indicators are used to quantitatively measure the alternative scenarios and determine how well scenarios perform relative to the goals of the project and the values and priorities expressed by the community. Indicators can be used initially for scenario comparison purposes and later for measuring success of a neighborhood, district, or community. To ensure a balance of measures, indicators will be generally organized according to Boulder's Sustainability Framework:

- Safety,
- Healthy Living/Social Connectedness,
- Livability,
- Connectedness,
- Environmental Quality, and

- Economic Vitality.

Staff and consultants are currently analyzing availability of data, and indicators ultimately will be selected based on data availability with the goal of providing a balanced set of measures that reflect community goals and priorities. Scenario planning best practices suggest using a set of no more than about 15-16 "key" quantitative indicators to keep scenario analysis manageable; fewer indicators or indices are better. It is not possible to quantitatively assess every impact or benefit, and some analysis will need to be qualitative. **Attachment D** contains a list of draft indicators for discussion.

☑ *Question 2:*
*Does Planning Board have feedback on the indicators and what to measure in scenarios? (See **Attachment D**)*

Scenario Concepts

Through October, the planning team will be working with the community to develop the map-based scenarios – "what ifs" for different possible futures that might play out in 20 or 30 years based on plans being made today. Scenarios will also be displayed as maps and three-dimensional visualizations of possible futures. Scenarios will be carefully designed to illustrate a range of potential strategies related to land use patterns and density, mix of development, connections, other infrastructure improvements, and neighborhood and district amenities. The initial scenarios will be hypothetical and creative, yet also plausible and internally consistent so they provide meaningful insights. They are not meant as precise forecasts; instead, they will be for education, learning, encouraging meaningful conversations, and supporting informed, collaborative decision-making. "New" ideas will be weighed and compared with a baseline scenario that incorporates existing zoning, street patterns, etc.

"Givens" for Scenarios

Although each scenario will contain a number of unique characteristics, all scenarios will share some "givens" regarding known or expected future conditions. They may include:

1. Regional Bus Rapid Transit on SH7, as adopted by RTD and described in the Northwest Area Mobility Study report. Other multimodal corridor enhancements per TMP's Complete Streets policies and action plan.
2. Existing pedestrian, bicycle and transit connectivity will not be reduced, with a goal of expanding such connectivity.
3. Recycle Row, recycling and reuse district.
4. Boulder Community Health stays and expands medical related offices in Riverbend Office Park.
5. Ball Aerospace continues manufacturing and occupies office space west of 55th Street and north of Arapahoe Avenue.
6. Naropa's Nalanda Campus will remain and expand at 63rd and Arapahoe.
7. CU East Campus will remain and expand; bicycle and pedestrian connections across Boulder Creek will be included in all scenarios.
8. The industrial service district between South Boulder Creek and Naropa will remain.
9. Existing residential neighborhoods remain largely as they are.
10. Open space parcels remain and greeways become better connected.
11. Golf course will be a site for flood mitigation.
12. Approved development projects will be included.

What are other "givens"?

Examples of Other New Ideas to Explore

Other ideas to be considered may include:

Housing

A. Housing in select locations north of Arapahoe Ave. (e.g., at 55th St., storage unit parcels).
B. Mixed use developments in select location north of Arapahoe Ave.
C. 15-minute neighborhood concept identified for certain locations, including infrastructure to support and new types of housing x, as identified through CHS, or services for neighborhoods.
D. A range of densities, including some much higher than currently zoned.

Offices or Mixed Use

A. More office space in business parks north of Boulder Creek to allow for expansion of medical-related offices to support Boulder Community Health.
B. Maintain industrial service uses in the business parks.
C. A range of office densities and types.
D. Live-work and studio spaces.
E. Additional restaurants and retail services.

Infrastructure: Connections, Water/Sewer

A. Identify mobility hub locations to support BRT.
B. Add local street connection from 48th Street to Walnut or Pearl and between 48th and 55th.
C. Improve pedestrian and bicycle connections in area west of 55th and south of the Railroad and improved wayfinding and safety features at intersections.
D. Increase sewer capacity for south of Arapahoe Ave.

Amenities and Other Ideas

A. Add more open space and park land to golf property; redesign golf course with flood mitigation projects to accommodate a smaller, higher quality facility.
B. Explore energy district utilities/energy generation in select locations.
C. Add pocket parks or other amenities.
D. Explore locations for managed, paid parking and consider strategies and concepts developed in Access Management and Parking Strategy (AMPS) project
E. Explore enhanced programs such as expanded Eco Pass or taking an incremental step toward Community Pass.

Attachment E includes a map for reference. This map was used at the community meeting on July 21 to ask questions about what should be included in scenarios.

☑ *Question 3:*
*What other concepts does Planning Board suggest exploring for scenarios? (See map in **Attachment E**.)*

Engagement Process and Feedback

As noted in previous memos, many organizations, both private and public, and individual residents and employees have interest in the area. City and county residents also are interested. Continued communication and engagement will be important to developing a community supported successful plan. A summary of the broad-based and inclusive engagement process is located in **Attachment F**. The summary from stakeholder interviews,

the July 21st workshop, and May council study session also are contained in the attachment.

July 21 workshop at Avalon Event Center

Project Next Steps

Ongoing:	Information on InspireBoulder and project webpage: EnvisionEastArapahoe.com
August:	Meet with Transportation Advisory Board (8/11) and Boulder Design Advisory Board (8/13) Bike tours and walkabouts (locations and timing TBD) Business and neighborhood meetings (by request)
September:	Council agenda item regarding scenarios (date TBD)
October:	Scenarios workshop with Victor Dover (Oct. 9)

ATTACHMENTS

A – Project Goals and 2014 Timeline
B – Updated Existing Conditions Inventory, history white paper, and link to maps
C – Draft Vision Elements
D – Draft Indicators
E – Concept Map
F – Summary of Engagement Process and Feedback: Council feedback, stakeholder interview summary, board meeting summary, and July 21 public meeting summary.

Envision East Arapahoe

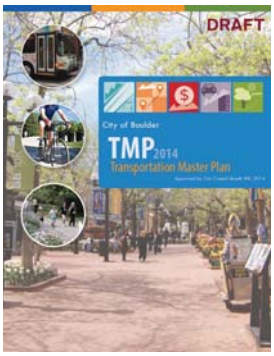
Project Goals

Develop a **community-driven vision plan** to transform the corridor into a place with more **mixed-use, compact, and walkable districts that are better connected** with the rest of the city and the region. Identify specific districts for **placemaking** based on existing conditions, data, analysis, and community engagement. Develop specific, **actionable recommendations,** such as pilot projects to test ideas, follow-up access or infrastructure, Transportation Demand Management (TDM) and connection plans, funding and investment strategies, partnerships, land use/zoning changes, and guidelines for development and design review. To achieve these goals, the city will:

1. **Collaboratively Design a Vision:** Engage the community to design an innovative vision in a forward-thinking manner.

2. **Partner and Coordinate:** Coordinate with stakeholders including large institutions, other government agencies, businesses, and nonprofits to address current issues and recognize and respond to future plans.

3. **Provide Imagery:** Provide information and images to create awareness and excitement for what the corridor can become.



4. **Use Data and Scenarios:** Use scenarios, data, and indicator-based analysis to assist with informed decision making.

5. **Make Engagement Easy:** Engage people in meaningful ways using a mix of tools that make it convenient and easy to participate and capture ideas to create a community-driven plan.

6. **Integrate with Plans:** Integrated with other ongoing plans, such as the Comprehensive Housing Strategy, Transportation Master Plan, Northwest Area Mobility Study, Climate Commitment, and Access Management and Parking Strategy. Evaluate options for new housing, innovative transportation, TDM and parking approaches, and to address Boulder's Climate Commitment and other sustainability goals. Improve and integrate land use, transportation/TDM planning. Inform the scope of work for the upcoming comprehensive plan update.

7. **Collaborate with Leadership:** Collaborate with boards and commissions and the City Council for guidance as the plan evolves.

8. **Model Sustainability:** Make the plan an interdepartmental effort and engage staff within the city organization in order to support integrated planning and to continue to model the Sustainability Framework efforts.

9. **Address Residents' Needs:** Work with residents in neighborhoods south of Arapahoe Avenue to identify improvements for the corridor.

10. **Test Ideas:** Use the project to test approaches that might be used for the Boulder Valley Comprehensive Plan.

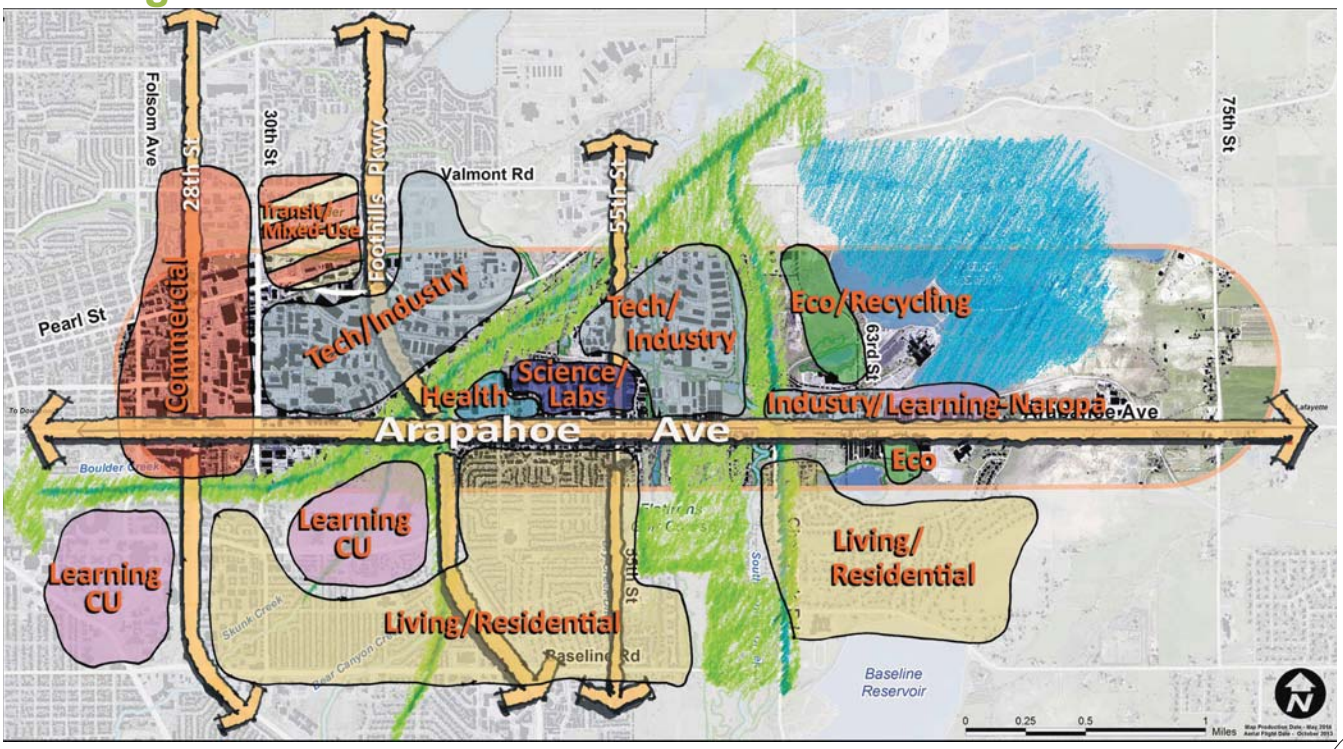
Issues and Opportunities

Envision East Arapahoe

The Envision East Arapahoe plan will include recommendations for some or many of the topics identified below. In 2015, the Boulder Valley Comprehenisve Plan update may continue to address some.

1. **Placemaking:** Identify places along the corridor with potential to be transformed into more healthy, vertical and horizontal mixed-use, compact and connected places.
2. **Floodplain:** Integrate with migitation plans that will address flood risk and maintain biodiversity and greenways for Boulder and South Boulder Creek.
3. **Transportation and Mobility:** Improve multi-modal transportation (i.e., local and regional transit, Bus Rapid Transit (BRT); vehicle, pedestrian and bicycle connections along - and across Arapahoe Avenue; identify and pilot locations for mobility hubs.
4. **Connections:** Create a stronger connection to downtown Boulder, surrounding areas (i.e., CU East Campus to the south and Boulder Junction to the north), and the region. Expand sustainable transportation options for employees and residents with tools such as EcoPass, shared, unbundled, managed and paid (SUMP) parking opportunities, and other Transportation Demand Management (TDM) programs.
5. **Climate and Energy:** Reduce carbon emissions, increase energy efficiency, and reduce operating costs.
6. **Businesses:** Support the employers and businesses north of Arapahoe Avenue.
7. **Assets:** Recognize existing cultural and community assets,.
8. **Housing:** Identify places for workforce housing and healthy, walkable, and complete districts or neighborhoods. Help to alleviate Boulder's in-commuter pressure from non-resident employees.
9. **Coordination:** Coordinate with institutions' expansion plans (e.g., CU East and Naropa). Incorporate CU's new vision for East Campus and connections to Arapahoe Avenue.
10. **Medical-Related Uses:** Address medical-related expansion and amenity needs near Boulder Community Health.
11. **Greening the Area:** Identify potential for pocket parks, urban agriculture, increased tree canopy, reduced heat island effect, cultural amenities, food carts, art, etc. Incorporate low impact development stormwater techniques, improve water conservation, address green infrastructure, district utilities/energy, and potential ecodistrict projects.
12. **Annexation for Industrial Properties:** Address annexation of unincorporated industrial properties.

Existing Land Use Character



Timeline

East Arapahoe Plan and Sustainable Streets and Centers

Envision East Arapahoe

2014 — February — March — April — May — June — July — August — September — October — November — December — 2015

City Council & Boards/ Commisions

- PB 3/20
- BDAB 4/9
- TAB 4/14
- CC 4/15 IP
- CC 5/27 SS
- PB 9/31
- BDAB 8/13
- TAB 8/11
- CC Sept agenda item
- PB 10/?
- TAB/ BDAB 10/?
- CC 10/28 SS
- PB 11/20
- CC hearing

Phases

INVENTORY → VISION AND SCENARIOS → ACTION PLAN

tasks EAST ARAPAHOE PLAN

- Project Goals. Complete Inventory
- Scenario Concepts
- Model building Scenarios, refinements, analysis
- Preferred scenario Draft strate-gies
- Strategies and Draft Plan
- Plan Adoption*

tasks SUSTAINABLE STREETS AND CENTERS: East Arapahoe Corridor

- Existing conditions on corridor
- Character types + Image ideas for scenarios
- ID preferred character types + 3D form/scale for selected locations
- Draft design tools (e.g. guidelines, Title 9 changes
- Apply lessons learned as appropriate

Start 30th Street and Colorado Blvd. SS&C work

Deliverables

- Vision + Scenario Concepts
- Preferred Plan + Strategies
- Design Implementation Tools

*Near-term Actions (e.g. pilot programs, living labs)

Community Engagement & Events

Public Events

- Victor Dover "Streets" Presentation
- Poster at Joint Open House
- Design, Visualization Workshop — Kickoff; Character types; Visualization
- Scenarios Workshop — Scenarios; Districts/ corridors
- Open house — Strategies; Guidelines; Draft plan

Digital

- WEB
- WEB → Inspire Boulder
- WEB → Inspire Boulder
- WEB →

Focused/ Stakeholders

- Stakeholder Interviews
- Technical Interviews
- Stakeholder Interviews
- Technical Review
- Storefronts & business
- Technical Review
- Storefronts & business

Overlapping Project Events

AMPS, NAMS, CHS, TMP, SS&C, ESS

- TMP Outreach 4/14
- CHS/ AMPS 5/12
- Walk
- Bike tours (TBD)
- Walk

UPDATED 07/21/14

Envision East Arapahoe

EXISTING CONDITIONS INVENTORY

Draft – July 21, 2014

This inventory will be updated as new information becomes available and as analysis is conducted for the project.

Table of Contents

Introduction 2
Planning Area and Boundaries 2
Flood Zones and Regulatory Wetlands 3
- Flood Zones 3
- Regulatory Wetlands and Riparian Corridors 3
- Flood Zone Table 4

Utilities 5
Land Use and Zoning 5
- Existing Uses 5
- Planned Land Uses 6
- Zoning and Development Standards 7

Public Safety 7
Transportation 8
- East Arapahoe Avenue 8
- Traffic 8
- Intersections and Level of Service 9
- Connections 9
- Transit 10
- Bicycle and Pedestrian Path System 10

Schools, Parks and Open Space 10
- Open Space 11
- Parks and Recreation 11
- Golf Course 11
- Schools and Colleges 11

Land Ownership 12
Zoning Use Tables ..... Appendix

List of Maps

Map 1: Study Area
Map 2: Boulder Valley Comprehensive Plan (BVCP) Plan Areas and Subcommunities
Map 3: BVCP Future Land Use
Map 4: Flood Zones and Regulatory Wetlands
Map 5: Existing & Proposed Pedestrian and Bike Features
Map 5a: Existing & Proposed Street Features
Map 6: Existing & Proposed Transit
Map 7: Zoning
Map 8: Schools, Parks, and Open Space (OSMP and County)
Map 9: Recent Annexation & Development History
Map 10: Ownership

INTRODUCTION

A clear inventory and understanding of the conditions and resources in the East Arapahoe study area will help support planning and decisions. First, existing resources may constrain future development in the area if they are protected (e.g., wetlands or landmarks), or if they pose health and safety risks (e.g., flood zones). These protections and restrictions mean that not just any vision should become reality. Second, understanding resources may allow for selecting new ideas that complement or showcase the area's assets.

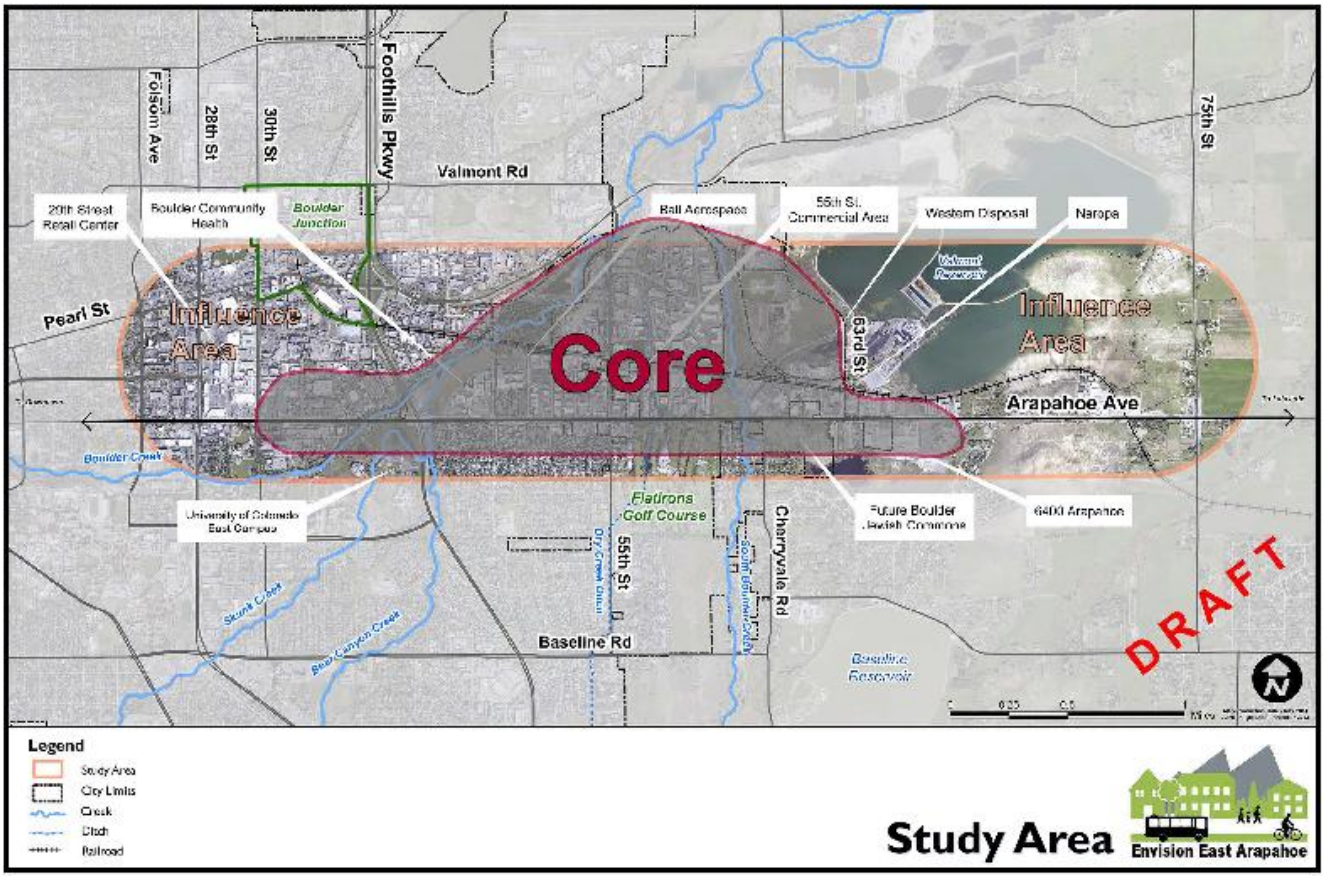
This inventory describes features and restrictions for the following categories:

- Planning Area and Boundaries
- Flood Zones and Riparian Corridors
- Land Use and Zoning
- Public Safety
- Transportation
- Schools, Parks and Open Space
- Land Ownership

PLANNING AREA AND BOUNDARIES

(See **Map 1 and Map 2)**

The project is the length of East Arapahoe Avenue from Folsom Street to 75th Street and quarter mile wide on the south side and three-quarters of a mile wide on the north side, incorporating the adjacent industrial areas and enclaves. The study area is subdivided into a core study area, and an influence area, where the focus will be primarily on transportation connections.



FLOOD ZONES AND REGULATORY WETLANDS

(See **Map 4)**

Flood Zones

Four categories of flood zones exist in the study area. The city's interest in prohibiting development in areas of flood hazard and in protecting the community and ecological values of wetlands limits the degree to which land can be developed for other uses.

Flood zones in the area include:

- The 100-year floodplain;
- The high hazard zone [HHZ]; and
- The conveyance zone.

The city is currently working on floodplain mitigation for South Boulder Creek. A series of proposed flood detention ponds and flood conveyance channels will reduce the size and location of the floodplain and associated conveyance channels. This is specifically relevant to properties north of Arapahoe Avenue and west of the Flatirons Municipal Golf Course. Construction funds of $10,000,000 have been allocated for 2018 in the 2015-2020 Capital Improvement Program for construction of the Arapahoe Avenue Detention pond occupying the north side of the municipal golf course. Approval of FEMA grant funds may further expedite this work.

Regulatory Wetlands and Riparian Corridors

The study area contains the plains riparian system along Boulder Creek, Bear Creek, South Boulder Creek and Dry Creek; wetlands including Sombrero Marsh, as well as agricultural areas and native grasslands further east along the corridor.

Wetlands are natural resources that contribute open space and wildlife habitat to the project area, while simultaneously functioning as filters for urban runoff entering creeks. Section 9-3-9 of the Boulder Revised Code (hereafter B.R.C.) protects streams, wetlands and water bodies above and beyond state and federal regulations. The ordinance details standards and procedures for protection, as well as mitigation requirements when these natural areas are disturbed. In addition to protecting the stream channels, the city regulations also provide a level of protection to buffer areas surrounding the streams. Within the stream and inner buffer areas, buildings and additions are prohibited. Fences, walls and many types of pavement surfacing and trails are prohibited within the streams but allowed within the buffer areas. Vegetation removal and addition of plant materials, as well as stream channel and flood improvements, are subject to review. For more information about stream, wetlands and water body regulations, see B.R.C. **Section 9-3-9**

Flood Zone Designation	Definition/Floodplain Regulation
100-Year Floodplain	Structures within the 100-year floodplain have a one (1) percent chance of being inundated by flood waters in any given year. A floodplain development permit is required for all development activities in the 100- year floodplain. Development within the 100-year floodplain is permitted, subject to the provision of flood protection measures to mitigate the risk of property loss or damage. For non-residential applications, the lowest floor of any new structure or addition must be elevated above the flood protection elevation or be flood proofed to ensure that the structure is watertight with walls substantially impermeable to the passage of flood waters below the protection elevation. New parking lots are not permitted where flood depths would exceed 18 inches.
High Hazard Flood Zone	High hazard flood zones are considered the most significant risk and thus have major development constraints to minimize loss of life and property damage. The Current floodplain regulation prohibits new development in this zone and significantly limits further investment in existing facilities. Under the existing High Hazard Zone (HHZ) ordinance, the city prohibits any “substantial improvement,” to buildings in the HHZ, which discourages significant investment in facilities. "Substantial improvement" means any repair, reconstruction, rehabilitation, addition, or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure before the "start of construction" of the improvement.
Conveyance Zone	The conveyance flood zone includes areas where new development or grading is expected to impact flood depths elsewhere. New obstructions to flood waters in these areas would need to be offset by increasing flow capacity at other locations. Development of these areas is highly constrained due to the limitations on redirecting flow without significant infrastructure investment and/or structural containment of Boulder Creek.

UTILITIES

Placeholder for statement regarding utilities and sewer backups in the area.

LAND USE AND ZONING

Existing Uses in the area

West of 30th Street.

- Twenty-Ninth Street Mall.
- Regional big-box and grocery stores such as Whole Foods, Home Depot, and Target.
- Recreational uses including Scott Carpenter Park and the East Mapleton Ball Fields.
- The North Boulder Farmers Ditch.
- High-density residential and hotel uses.

30th Street to Foothills Parkway.

- Auto-oriented business along the major roadways.
- High density residential at the Peloton.
- Public facilities such as the Boulder Police Department and the Boulder County Clerk.
- Light-industrial and office uses occupying land zoned for General Industrial.
- The north side of this area has been planned as part of the Boulder Junction project and is important primarily when considering connectivity to the rest of Boulder.

East of Foothills Parkway, north of Boulder Creek.

- Office-park style development (including a single hotel) along East Walnut and Pearl East Circle.
- Industrial land use north of Pearl Parkway, characterized by auto-service businesses and other light-industrial uses, as well as Eco-Cycle's main facility on the east end.

East of Foothills Parkway, between Arapahoe Avenue and Boulder Creek.

- This is the primary area of focus for the project.
- Boulder Community Health and professional office complex across 48th serving as home to third party medical offices.
- Ball Aerospace's primary property off 48th St.; a large, high-tech manufacturing/maintenance facility with recreational facilities (volleyball, community gardening) for employees in the floodplain to the north and along the railroad tracks.
- Light-industrial and office properties east of Ball including breweries, printing press facilities, the Rocky Mountain Theater for Kids, auto services business, and other eclectic business uses.
- CordenPharma, considered a "critical facility" under city code due to the fact that it handles hazardous materials. The property is within the 100-year floodplain and will require flood protection measures for a critical facility.
- More light-industrial land use east of 55th St. and north of the railroad tracks; home to businesses like Avery Brewing (which will soon be moving to Gunbarrel) and the Boulder Dinner Theater. The are characterized by superblocks with internal parking lot circulation patterns and access via the main avenues and loop roads.
- "Recycle Row"; consisting of the Boulder County Resource Center, Western Disposal's main facility, and Eco-Cycle.
- Naropa University's "Nalanda Campus," located at the northwest corner of 63rd and Arapahoe.

- Parks and open space properties.

South of Arapahoe Avenue, between Foothills Parkway and 63rd Street.

- Primarily residential in character.
- Auto-oriented retail uses along Arapahoe.
- Higher density residential complexes are sited along Arapahoe Avenue to the west.
- Residential densities gradually decrease further south from Arapahoe.
- Flatirons Municipal Golf Course, which serves as a recreational facility and a safe flood conveyance corridor and future flood detention pond.
- The newly annexed future Boulder Jewish Commons east of Cherryvale Road

East of 63rd

- Light-industrial properties similar to the others in the study area.
- Many properties are in Area II of the BVCP; meaning they could potentially be annexed to the city at some point.
- Self-storage facilities, auto-service businesses, and a mobile home park.
- Historic Lakeside Service Station on the NE corner of 63rd and Arapahoe (See East Arapahoe History).
- Xcel Energy Valmont Power Station and associated cooling reservoirs north of Arapahoe.
- BVSD's Arapahoe Campus (the district's headquarters, bus staging facility, and alternative technical high school), south of Arapahoe Ave near the east end of Boulder's urban area boundary.
- A small church on the very edge of the city.
- Legion Park, on the northeast end of the study area; a small county open space facility and scenic lookout.

Future Land Uses
(See **Map 3)**

The Boulder Valley Comprehensive Plan's Land Use map designates future land uses for the area. These land uses can be changed through a plan, such as Envision East Arapahoe, or during the next update to the BVCP. Currently the land uses are as follows:

West of 30th Street: Planned as a business center with general business, regional business, and mixed-use business land use designations.

30th Street to Foothills Parkway: Planned for General Business, Light Industrial, Public, and High-density residential land uses.

East of Foothills Parkway, north of Boulder Creek: Planned for Light Industrial and Community Industrial primarily.

East of Foothills Parkway, between Arapahoe Avenue and Boulder Creek: Planned for Light Industrial, General Industrial, Community Industrial, Public, Transitional Business, Community Business and Open Space land uses.

South of Arapahoe Avenue, between Foothills Parkway and 63rd Street: Planned for High, Medium, and Low-density Residential, Community Business and Parks land uses.

East of 63rd: Planned for Light Industrial, Public, and Open Space land uses. Mostly unincorporated.

Zoning and Development Standards
(See **Map 8)**

The Boulder Land Use Code guides the uses, forms, and intensities of newly developed and redeveloped properties through zoning districts and development standards. See appendix for table of allowed uses by zone.
Zoning Districts Found in the **Core Study Area (Approx. 963 Acres):**

- Industrial – General: 276 Acres **28.7%**
- Industrial – Manufacturing: 133 Acres **13.8%**
- Industrial - Service 2: 18 Acres **1.9%**
- Industrial – Service 1: 5 Acres **0.5%**
- Business - Transitional 2: 7 Acres **0.7%**
- Business - Community 1: 11.5 Acres **1.2%**
- Business - Community 2: 1.7 Acres **0.2%**
- Residential - Low 2: 45 Acres **4.7%**
- Residential - Medium 1: 21 Acres **2.2%**
- Residential Estate: 14 Acres **1.5%**
- Residential - Rural 1: 9 Acres **0.9%**
- Residential - High 4: 35 Acres **3.6%**
- Residential - High 5: 2 Acres **0.2%**

Other Zoning Districts Found in the Study Area:

- Business - Community 1
- Business - Community 2
- Business - Regional 1
- Business - Transitional 1
- Business - Transitional 2
- Residential - High 2
- Residential - High 3
- Residential - Low 1
- Residential - Medium 2
- Residential - Mixed 1
- Mixed Use 3
- Industrial – General
- Industrial - Service 1
- Industrial - Service 2

PUBLIC SAFETY

Boulder's main Police Department and Fire Department headquarters is located within the study area at 1805 33rd St. There are two fire stations located in the study area; Boulder Fire Station Three is located at 1585 30th St. and Fire Station Seven is at 1380 55th Ave. Service provision for fire, public safety and Emergency Medical Services (EMS) are addressed through mutual aid agreements in the area.

TRANSPORTATION

East Arapahoe Avenue
(See **Maps 5 and 5a**)

East Arapahoe Avenue is a major arterial with high speeds (45 mph), high traffic volumes, six travel lanes, and is a Colorado Department of Transportation state highway. Arapahoe Avenue has an important function as one of the major access corridors for regional commuting from the east for employees living or working outside Boulder, as well as for local trips by employees and residents in the area. 28th Street, 30th Street, Foothills Parkway, 55th Street, Cherryvale Road, and 63rd Street are major north-south connections that intersect with Arapahoe Avenue within the study area. Pearl Parkway and Valmont Road to the north, and Baseline Road to the south are the alternative contiguous east-west routes to Arapahoe in the area (of these, only Pearl is within the study area boundaries).

A variety of multi-use path networks for pedestrians and bicyclists exist in the study area as well, however these largely follow the local greenways and don't always provide direct connections between destinations.

Boulder's 2014 draft Transportation Master Plan (TMP) has as one of its main goals the citywide implementation of "Complete Streets" that support all modes of transportation, including bicycle and transit. The TMP will be reviewed by City Council on August 5th. In addition, the Regional Transportation District (RTD) has recently conducted the Northwest Area Mobility Study (NAMS), looking at potential Bus Rapid Transit (BRT) routes in the Northwest Metropolitan Area http://www.rtd-fastracks.com/nams_1. Arapahoe/SH 7 was identified by the study as one of the top three potential BRT corridors. One of the main goals of Envision East Arapahoe will be to determine what kind of "Complete Street" the community wishes to see Arapahoe Avenue become. This will include both the design of the BRT running way and stations, bike and pedestrian infrastructure, as well as any other elements of streetscape design.

Bicycle and Pedestrian Path System
(See **Map 5**)

Several of Boulder's multi-use paths run through the East Arapahoe study area and serve as the primary bike routes. The Boulder Creek Greenway runs diagonally from Scott Carpenter Park in the southwest of the study area, through CU's East Campus, and on toward the intersection of Pearl Parkway, 55th Street and Valmont Road in the northeast. It is joined along its route by the Skunk Creek Path, the Bear Creek Path, the Goose Creek Path and the South Boulder Creek Path. The city conducts ongoing monitoring of bicycle counts on various key multi-use paths. 2013 average daily counts of bicycles on the Boulder Creek bicycle path (at Skunk Creek path intersection) ranged from 1,200 to 1,400 per day. On-street bike lanes and designated bike routes also exist on many streets in the area.

Many gaps remain between the various bike lanes, routes, and multi-use paths. Potential future connections are illustrated on the Existing and Proposed Pedestrian/Bike map.

Traffic

Average Daily Traffic Counts (ADT) in 2013 conducted by the city indicate that traffic ranges from 16,500 vehicles per day on the east end of Arapahoe Avenue to 22,500 vehicles per day at the west end. The intersection of Foothills and Arapahoe, one of the busiest intersections in the city, averages 36,200 vehicles per day, and was reconstructed in 2006 to address roadway design issues including safety and the addition of a new multi-use underpass.

In addition, the city conducts annual travel time monitoring in several key corridors in the city. Travel time on the Arapahoe corridor has held steady since 1987, averaging 9 minutes to cross the corridor between 9th and 55th Streets on Arapahoe. If there were no impediments or stops on Arapahoe, (i.e. no traffic lights, etc.), an "unimpeded auto trip" would take 6.24 minutes to travel between 9th and 55th. The relatively unchanged traffic held constant over time is one indicator of the success of the city's transportation management policies and programs.

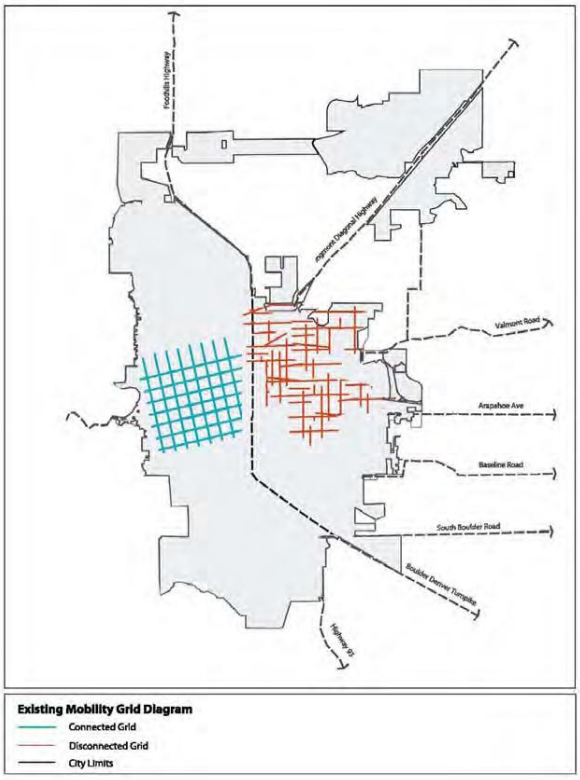
Intersections and Level of Service

Intersection	Count Date	AM Peak Hour		Noon Peak Hour		PM Peak Hour	
		Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS
Foothills/Arapahoe	4/28/09	27.8	C	33.6	C	76.2	E
55th/Arapahoe	7/9/08	45.0	D	34.5	C	43.3	D
Cherryvale/Arapahoe	6/20/07	25.6	C	12.2	B	13.3	B

Connections

The Boulder Valley Comprehensive Plan (BVCP) states in section 2 (Built Environment) that "In general, the western historic neighborhoods of the city have a fine-grained, walkable and bikeable street grid, whereas other parts of the city, for example, East Boulder, have larger, more car-oriented super-blocks. Over time, the city seeks to extend a more pedestrian and bike friendly mobility grid to all parts of the community."

The East Arapahoe study area is ground-zero for the type of super-block urban patterns described in the BVCP. A connections plan was developed for the area as part of a previous planning effort, but was never adopted. The goal of increasing connections in the area, however, remains a core element of city planning policy, and is a goal of Envision East Arapahoe. Specific connections will be determined through the community visioning process.



Transit
(See **Map 6)**

Service:
The Arapahoe Avenue corridor is served primarily by "The Jump" bus route, a Community Transit Network route providing high-frequency local and regional transit connecting downtown Boulder with the cities of Lafayette and Louisville. In 2012 there were 1,919 daily boardings on the Jump route. Other RTD local and regional routes operating in the area include: S, HX, J, 206, and 208 routes.

As noted previously, Arapahoe Ave. (SH 7) was identified as part of the Northwest Area Mobility Study (NAMS) as a potential Bus Rapid Transit route.

Facilities:
Bus Stops exist all along Arapahoe Avenue, with the most routes serving the area between 30th and 55th. Three stops in the area service four separate bus routes; westbound at Arapahoe 55th, eastbound at Arapahoe and Marine, and eastbound at Arapahoe and Foothills. All other stops service three or fewer bus routes. There are 113 stops within the study area.

SCHOOLS, PARKS AND OPEN SPACE
(See **Map 8)**

Open Space

The study area contains several properties owned by Open Space and Mountain Parks (OSMP), primarily consisting of the area's many riparian corridors. Most of these riparian corridors have parallel greenway trails; multi-use paths that utilize the natural right-of-way, and link together the various recreational amenities in the area. These include the Boulder Creek Path and South Boulder Creek Path. Some OSMP areas have been set aside specifically to protect natural resources and restrict public access (Cottonwood Grove, Hospital wetlands/riparian area). Protected wetlands on private property typically do not entail public access.

Parks and Recreation

City of Boulder Parks and Recreation (parks and rec.) facilities in and near the study area include the Stazio athletic fields, Scott Carpenter Park and public swimming pool, and Valmont City Park. These facilities are connected by multi-use paths or on-street bike lanes along east-west routes, but are not as well connected to the neighborhoods to the south.

Valmont City Park, located just north of the study area, is currently one of the top planning projects for parks and rec. The community is currently being asked to submit ideas for amenities and services to be provided at Valmont Park, and its design will affect which amenities are available to residents in the study area. In addition, Scott Carpenter Park is an aging facility, and the parks and rec. master plan "Vision" alternative envisions rebuilding or relocating the swimming pool facility. With this in mind, no option is off the table for potential recreational uses of parks land in the study area.

Golf Course

Opened in 1938, this 130 acre property lies on the south side East Arapahoe Avenue and is Boulder's only public 18-hole golf course. The facility has been operated by Boulder Parks and recreation since 1986 and is a recreation destination along with the adjacent special event center. The majority of the site is located in the South Boulder Creek floodway, and the northern edge of the course is planned for future use as a flood control detention pond.

The 60-year old event center is aging and was damaged during the 2013 flood, and there is some desire to see the facility replaced. The parks and rec. master plan does not discuss specific changes to this facility, except to say that facilities of this sort "may serve only a narrow slice of the community and can be the most costly facilities to maintain." Nonetheless, facilities like the golf course are highly visible and can garner community support.

It should be noted that a sizable portion of the golf course site, near the southwest corner of the site by 55th St and Centennial Trail, is elevated above the 100-year floodplain and may provide opportunities for alternative site layouts or other parks uses.

Schools and Colleges

CU East campus lies in the west end of the planning area, just south of Arapahoe Avenue. Boulder Valley School District's Arapahoe campus and district headquarters occupies a significant parcel of land on the south side of Arapahoe in the east end of the planning area. Eisenhower Elementary and Platt Middle School, though outside of the EEA planning area, serve the residential neighborhoods to the south of East Arapahoe. Naropa University owns a property known as the Nalanda Campus on the northwest corner of 63rd and Arapahoe that they intend to develop over the coming years. There are no public schools north of Arapahoe Avenue and east of Foothills Parkway.

Land Ownership

(See **Map 10)**

Important public and institutional landowners in the study area include:

- City of Boulder: 447 Acres – 15.35%
- Xcel Energy: 400 Acres – 13.74%
- University of Colorado: 331 Acres – 3%
- Boulder County: 38 Acres – 1.32%
- Boulder County Recycling: 21 Acres
- Boulder Community Health: 17 Acres
- State of Colorado (not including CU): 5.5 Acres
- Naropa University: 5 Acres
- Western Disposal Inc: .3 Acres

Appendix 1

Zoning District	RR-1, RE	RL-2	RM-1	RH-4, RH-5	BT-2	BC-1, BC-2	IS-1, IS-2	IG	IM
Residential Uses									
Detached Dwelling Units	A	A	A	A	A	A	*	U	U
Duplexes	*	A	A	A	A	A	G	U	U
Attached Dwellings	*	A	A	A	A	A	G	U	U
Townhouses	*	A	A	A	A	A	G	U	U
Live-Work	*	*	*	*	*	*	U	U	U
Cooperative Housing	C	C	C	C	*	*	*	U	U
Efficiency Living Units:									
A. If <20% of Total Units	*	*	*	A	A	A	G	U	U
B. If >20% of Total Units	*	*	*	U	U	U	U	U	U
Accessory Units:									
A. Accessory Dwelling Units	C	C	*	*	*	*	*	*	*
B. Owner's Accessory Unit	C	*	*	*	*	*	*	*	*
C. Limited Accessory Unit	C	*	*	*	*	*	*	*	*
D. Caretaker Dwelling Unit	*	*	*	*	*	*	A	A	A
Group Quarters:									
A. Congregate Care	*	*	A	A	A	A	*	U	U
B. Custodial Care	*	*	U	U	U	U	*	U	U
C. Group Homes	C	C	C	C	C	C	*	*	*
D. Residential Care	*	*	C	C	C	C	*	U	U
E. Fraternities, Sororities, Dorms	*	*	*	A	A	A	*	U	U
F. Boarding Houses	*	*	U	A	A	A	*	U	U
Home Occupation	C	C	C	C	C	C	C	C	C
Transitional Housing	C	C	C	C	C	C	C	C	C

Zoning District	RR-1, RE	RL-2	RM-1	RH-4, RH-5	BT-2	BC-1, BC-2	IS-1, IS-2	IG	IM
Dining and Entertainment									
Breweries/Wineries	*	*	*	*	*	*	C	C	C
Commercial Kitchens	*	*	*	*	*	*	A	A	A
Indoor Amusement	*	*	*	*	*	U	*	*	*
Food Truck on Public ROW	C	*	*	*	*	*	C	C	C
Museums	*	*	*	*	U	A	U	U	U
Small Theater/Rehearsal Space	*	*	*	*	*	U	A	U	A
Temporary Outdoor Entertainment	*	*	*	*	C	C	C	C	C
Lodging Uses:									
Hostels	*	*	*	U	U	A	*	U	U
Bed and Breakfasts	*	*	*	U	*	*	*	*	*
Motels and Hotels	*	*	*	*	U	A	*	*	*
Public and Institutional Uses									
Home Daycare	A	A	A	A	*	*	*	*	*

Zoning District	RR-1, RE	RL-2	RM-1	RH-4, RH-5	BT-2	BC-1, BC-2	IS-1, IS-2	IG	IM
Office, Medical and Financial Uses									
Data Processing Facilities	*	*	*	*	A	A	*	A	A
Financial Institutions	*	*	*	*	U	A	*	*	*
Medical or Dental Clinics	*	U	U	U	A	A	*	*	*
Medical and Dental Labs	*	*	*	*	A	A	U	A	*
Administrative Offices	*	*	*	*	A	A	*	A	A
Professional Offices	*	U	U	U	A	A	*	*	*
Technical Offices; With <5,000 Square Feet of Floor Area	*	U	U	U	A	A	A	A	A
Technical Offices; With >5,000 Square Feet of Floor Area	*	U	U	U	A	A	*	A	A
Offices - Other	*	U	U	U	A	A	*	*	*
Commercial Uses									
Animal Hospital/Veterinary Clinic	*	*	*	*	U	A	A	A	A
Animal Kennel	*	*	*	*	*	U	A	A	A
Broadcasting and Recording Facilities	*	U	U	U	*	A	A	A	A
Business Support Services <10,000 Square Feet	*	*	*	*	*	A	A	U	U
Business Support Services >10,000 Square Feet	*	*	*	*	*	A	U	U	U
Neighborhood Business Center	*	U	U	U	*	*	*	*	*
Personal Service Uses	*	U	U	A	A	A	*	*	*
Retail Uses									
Convenience Retail Sales </=2,000 Square Feet	*	U	U	U	U	A	C	C	C
Convenience Retail Sales > 2,000 Square Feet	*	*	*	U	U	A	C	*	C
Retail Sales </=5,000 Square Feet	*	*	*	*	*	A	*	*	*
Retail Sales >5,000 but </=20,000 Square Feet	*	*	*	*	*	A	*	*	*
Retail Sales >20,000 Square Feet	*	*	*	*	*	U	*	*	*

Zoning District	RR-1, RE	RL-2	RM-1	RH-4, RH-5	BT-2	BC-1, BC-2	IS-1, IS-2	IG	IM
Vehicle-Related Uses									
Automobile Parking Lots, Garages, or Car Pool Lots	U	U	U	U	U	A	A	A	U
Fuel Service Stations or Retail Fuel Sales	*	*	*	*	U	C	C	C	*
Sales and Rental of Vehicles	*	*	*	*	*	U	A	A	*
Sales and Rental of Vehicles within 500 Feet of a Residential Use Module	*	*	*	*	*	U	C	C	*
Service of Vehicles with No Outdoor Storage	*	*	*	*	*	U	A	A	A
Service of Vehicles with Limited Outdoor Storage	*	*	*	*	*	U	A	A	*
Industrial Uses									
Building and Landscaping Contractors	*	*	*	*	*	*	A	A	A
Cleaning and Laundry Plants	*	*	*	*	*	*	A	A	A
Cold Storage Lockers	*	*	*	*	*	*	A	A	A
Computer Design and Development Facilities	*	*	*	*	A	A	A	A	A
Equipment Repair and Rental with Outdoor Storage	*	*	*	*	*	U	A	A	A
Lumber Yards	*	*	*	*	*	*	A	A	*
Manufacturing Uses </=15,000 Square Feet	*	*	*	*	*	*	A	A	A
Manufacturing Uses >15,000 Square Feet	*	*	*	*	*	*	U	A	A
Manufacturing Uses with Potential Off-site Impacts	*	*	*	*	*	*	*	U	U
Outdoor Storage	*	*	*	*	*	*	A	U	A
Outdoor Storage of Merchandise	*	*	*	*	*	*	C	C	C
Printers and Binders	*	*	*	*	*	*	A	A	A
Recycling Centers	*	*	*	*	*	*	U	U	U
Recycling Collection Facilities – Large	*	*	*	*	*	U	U	U	U
Recycling Collection Facilities – Small	*	*	*	*	*	C	C	C	C
Recycling Processing Facilities	*	*	*	*	*	*	U	U	U
Self-service Storage Facilities	*	*	*	*	*	*	A	U	*

Telecommunications Use	*	*	*	*	A	A	A	A	A
Warehouse or Distributions Facilities	*	*	*	*	*	*	A	A	A
Wholesale Business	*	*	*	*	*	*	A	A	A

For Explanation of Table Abbreviations, See B.R.C. **Section 9-6-1**

History of East Arapahoe Ave.

City of Boulder Comprehensive Planning and Sustainability, 2014

The 1874 Wellman Farm House stood at Foothills and Arapahoe until it was demolished in 1968.

The Wellman Farm was later owned by the Van Vleets, a prominent ranching family that bred Arabian horses.

O.T. Jackson's Resort at 55th and Arapahoe offered an outing destination for picnics and dancing.

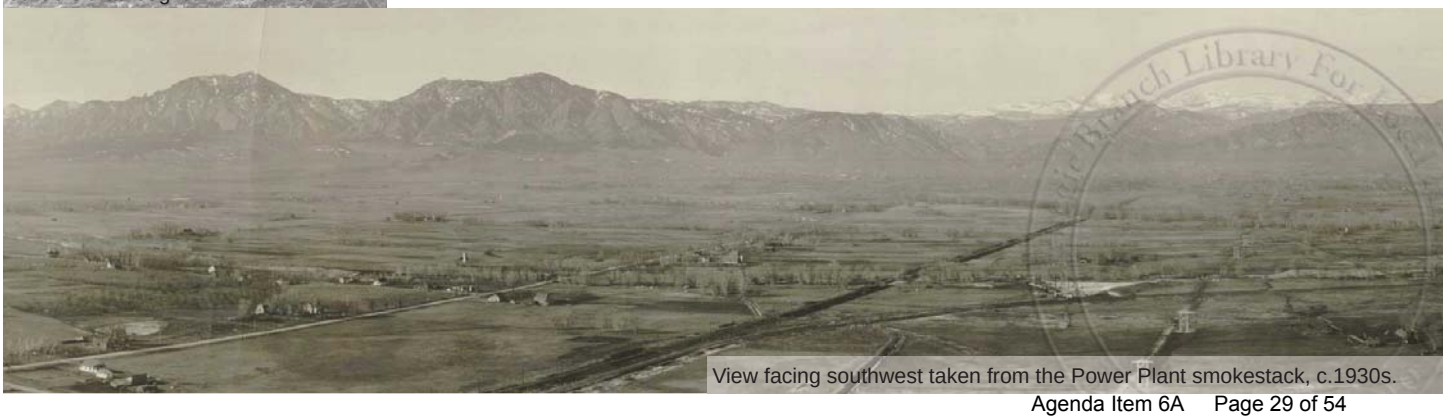
Legion Park, designed by Saco de Boer and built by CCC crews, memorialized soliders that fought in World War I.

Today, East Arapahoe Ave. acts as the main travel corridor between Boulder and communities to the east. Until the Boulder Turnpike opened in 1952, Arapahoe Ave. served as the main route to Denver and was the eastern gateway to the city. The area remained outside of city limits until the 1960s, largely developing in the last forty years. The area boasts a rich history, as the location of the area's first farm, Jackson's Resort, and Ball Aerospace.

Boulder's first farm, located at the northeast intersection of Foothills Parkway and Arapahoe Ave. (currently Boulder Community Health), was homesteaded by brothers Sylvanus, Luther and Henry Wellman in 1859. The brothers left Pennsylvania hoping to profit from the gold strikes out west. Their farmstead included the land from Valmont south to Baseline and from 47th St. to 55th St. The Wellmans grew wheat and vegetables, finding a robust market in the nearby mining camps. The area was considered to be some of the best agricultural land, due to the close proximity to markets, good pasture land, and a consistent source of fresh water to irrigate crops and livestock. The land was later purchased by the Van Vleets, a prominent ranching family who bred Arabian horses and owned much of the land that is now Caribou Ranch in Boulder County. The Van Vleets sold the property in 1963 and moved many of the agricultural buildings to their farm at Cherryvale and S. Boulder Rd. The Wellman's stone house, built in 1874, remained on the property until 1968.

Oliver T. Jackson, an African American entrepreneur, moved to Boulder in 1892 and operated an oyster house, ice cream parlour, and the Stillman Hotel and served as the first manager of the Chautauqua Dining Hall. In 1897, he founded **Jackson's Resort,** a dinner club at 55th and Arapahoe. Jackson's Resort advertised "the very best accommodations for picnics, a 28x28 ft. ballroom with a good floor, and automobile and tallyho parties." After Boulder citizens voted to enact prohibition in 1907, Jackson moved to Weld County and founded Dearfield, an African-American farming community.

Legion Park, located on the north side of Arapahoe, east of 65th St. was previously known as Goodview or Hoover Hill. The park was developed in 1931 to provide "an unparalleled panoramic view" of Boulder County and to memorialize soldiers killed in World War I. In 1931, Boulder County signed a 100-year lease with representatives of Legion Post #10. Landscape architect Saco R. DeBoer designed the memorial, which was built by Civilian Conservation Corps (CCC) crews. In 1976, Boulder County took over management of the park, and the American Legion Post removed the German artillery that had



View facing southwest taken from the Power Plant smokestack, c.1930s.

been located on the site. The park remains a popular vantage point.
Development of the East Arapahoe area began the 1920s with the construction of the **Lakeview Subdivision,** the Valmont Power Plant, and scattered farm houses. Platted in the 1920s, the Lakeview Subdivision was located on the north side of Arapahoe Ave., between Cherryvale and 63rd, south of Hillcrest Lake. The subdivision was comprised of approximately ten wood frame and stone houses, each with a clipped gable roof. The Lakeside Service Station, also part of the subdivision, is located at 63rd St. and Arapahoe Ave., and was designated as a Boulder County landmark in 2004.

The **Boulder Humane Society** owned a large parcel of land on the north side of Arapahoe Ave., on the current site of Ball Aerospace and Technologies Corporation. The organization was founded in 1902 and incorporated in 1932.

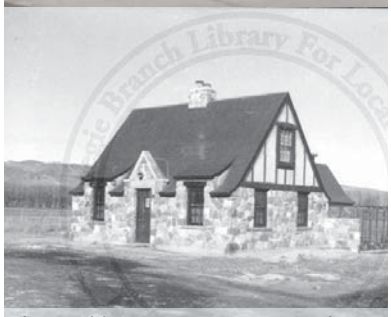
The smokestacks of the **Valmont Power Plant** have been a prominent feature on the landscape of Boulder County for nearly a century. Constructed in 1922, the Public Service Company's power plant heralded in the era of electricity and modernization. Twenty-five years after the plant opened, it was considered to be "one of the finest things to happen to it since the establishment of the University of Colorado, the Boulder Colorado Sanitarium, Mount St. Gertrude Academy and the Chautauqua,"[0] as the plant provided constant employment for the local workforce and generated a substantial amount of tax revenue. The location of the plant near Boulder was chosen by the power company engineers for its proximity to the lake and coal fields in Colorado. The steam plant originally used slack coal, a waste product from the mines. The Hillcrest and Leggett reservoirs were connected in 1943 with the construction of two canals. In the first twenty-five years the plant burned 5,664,500 tons of coal. In 1936, natural gas was installed as a stand by fuel but it was not used as a main source until 1942. The taller of the two smokestacks was built in 1923 and measures 377 feet high and 16 feet in diameter. A second tower, 22 feet in diameter, was added in 1938 and measured 310 feet high.

As automobiles became more affordable, Boulder saw a rise in car-oriented tourism. The city's first free auto park opened in 1926, at what is now Eben G. Fine Park. The Daily Camera reported, "It is expected that several thousand motoring tourists will stay one or more nights at the auto camp this summer, and ample accommodations are provided for them to cook, wash, sleep and enjoy their stay." By 1930, in addition to the city's free camps, there were five private "cottage camps," which advertised modern facilities, including kitchens and showers.

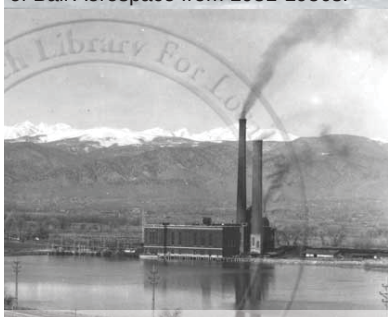
Roxwood Park, located at 55th and Arapahoe, on the former site of Jackson's Resort, opened in 1929. The 10-acre camp included amenities such as a motion picture screen, orthophonic speaker to broadcast radio programs, seven stone fireplaces for cooking, a barbecue pit "large enough to roast a sheep," horseshoe, volleyball and tennis courts, hammocks, and picnic tables. The auto park later operated as the Roxwood Motel until the 1960s. The motel was demolished shortly after,

Automobile-centered development continued through the 1950s with the opening of a new drive-in, **Twinburger.** Ordering through a speaker was a novelty at the time, and according to a contemporary newspaper article, this

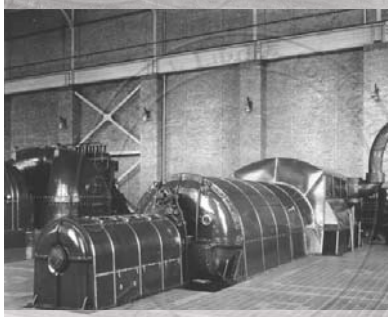
The Service Station at 63rd and Arapahoe remains from the 1920 Lakeside Subdivision.



The Boulder County Humane Society was headquartered near the current site of Ball Aerospace from 1931-1950s.



Construction on the Lakeside (Valmont) Power Plant began in 1923.



By 1930, a second row of boilers were installed, increasing the capacity to 45,000 kilowatts.

Roxwood Park, a recreational auto park, opened in 1929 and operated at 55th and Arapahoe until the 1960s.

Ball Brothers Research Park was designed by Hobart Wagener in 1964.

Since its founding, Ball Aerospace has been a leading innovator in science and industry.

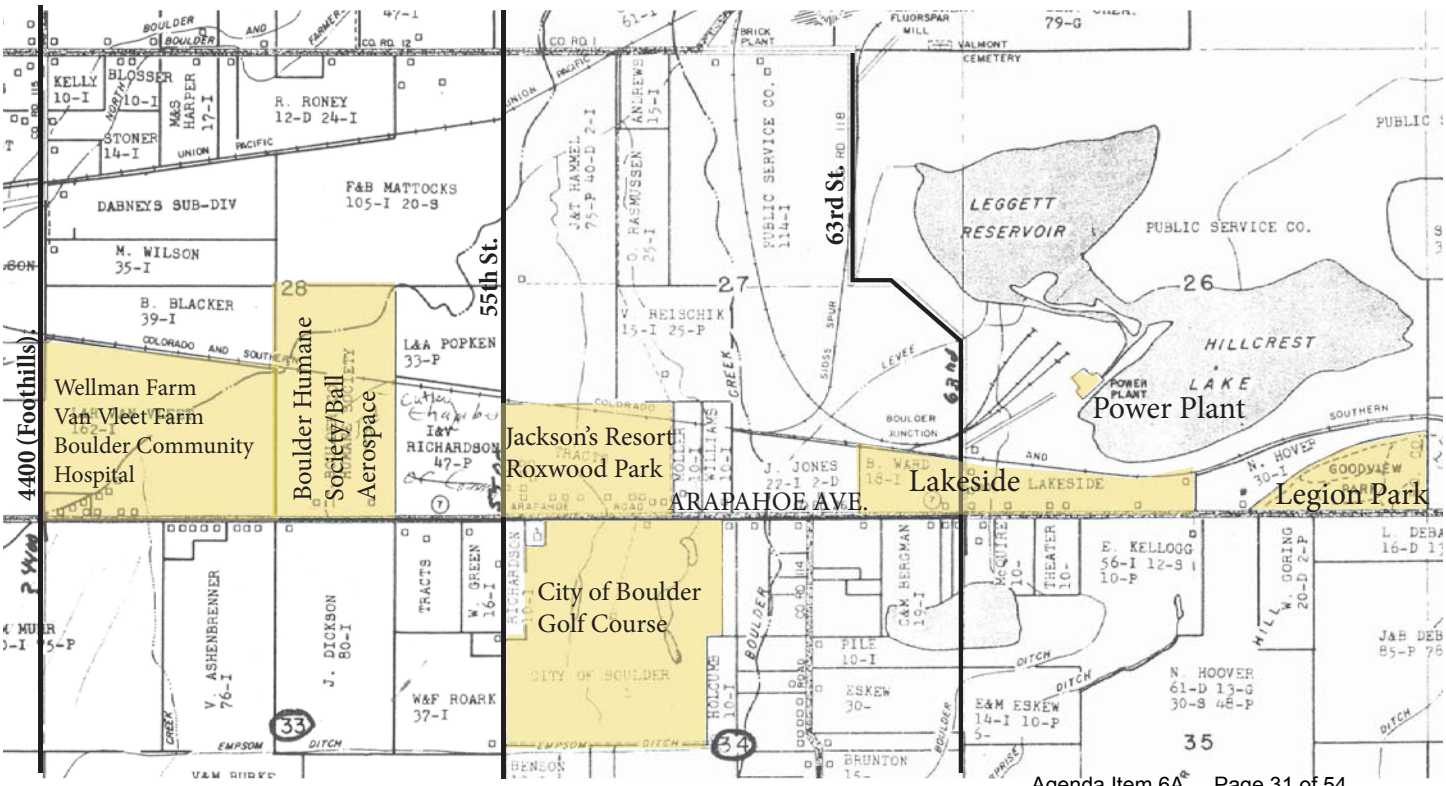
By the 1970s, the area became increasingly industrial.

eliminated the "disagreeable practice of sounding the horn or blinking the car lights to catch the car-hop's attention." The drive-in, or "driveateria," was such a novel concept that Twinburger was featured in the October 1957 issue of Drive-In Magazine.

Boulder's science and manufacturing industries continued to expand in the post-war era. In 1956, a group of scientists from the University of Colorado partnered with Ed Ball to form **Ball Brothers Research Corporation.** The company, formed "the year before the official start of the Space Race" has been a pioneer in the development of spacecraft and contributed greatly to space science and exploration, weather monitoring and surveillance technology.

In 1964, Ball Brothers Research Corporation commissioned local architect Hobart Wagener to design an office tower and butterfly-roofed Control Cell Units. Wagener, a noted local Modernist architect, is most well-known for his designs for the LaBrot House (1957), Boulder Fire Station #2 (1958), Williams Village (1966), and the Midland Savings and Loan (the Atrium, 1969). Many of Wagener's designs feature expressive roof forms, minimal decoration, and rhythmic patterns of fenestration. Ball Brothers, now Ball Aerospace and Technology Corporation, has continued to expand, encompassing approximately 25 acres on the north side of Arapahoe Ave.

The area became increasingly industrial through the 1960s and 1970s, when the first properties began to annex into the city. Manufacturing plants, including **Arapahoe Chemical Company** and **Central Packing Company** (a beef processing plant) operated here through the 1960s. Celestial Seasonings was located on the 1700 block of 55th St. prior to the construction of their current facilities in Gunbarrel. Many of the light industrial buildings in the area were built in the 1970s and housed companies such as **Neodata,** a large database marketing service, and **Inside Communications**, a publishing company of leading sports books, journals and magazines such as VeloNews.



1952 Marden Map

The area began to commercialize in the 1980s with further annexation of parcels into the city. The shopping center south of the intersection of Arapahoe Ave. and Conestoga St. was constructed in 1988.

The largest development of residential units along this portion of Arapahoe Ave. occurred in the 1970s and 1980s, with the construction of single-family dwellings and condominiums on the land that had once been part of the Muhr farm, on the south side of Arapahoe Ave. between Foothills and Range St. This area was annexed into the city in 1991.

The 1990s saw further annexation of parcels into the city, including parcels north of Arapahoe Ave. between 56th and 63rd Streets, currently the site of self-storage units and the **Boulder Municipal Golf Course**. The golf course was designed by William H. Tucker and opened in 1938. In 1986, the City of Boulder Parks and Recreation Department took over operations. In the early 2000s, the land at the northeast corner of Foothills Parkway and Arapahoe Ave. was annexed into the city and construction of the **Boulder Community Foothills Hospital complex (now Boulder Community Health)** began.

Today, the area has the largest concentration of the city's primary employers. Breweries such as Sanitas, Avery and Bru Pub, along with Ozo Coffee and Roundhouse Spirits provide popular gathering spaces. The Avalon Theater and Boulder's Dinner Theater provide a wide variety of cultural and entertainment events throughout the year. The area has retained a mix of light industrial, residential, and commercial uses.

The Boulder Municipal Golf Course opened in 1938.

The area began to commercialize in the 1980s.

Boulder Humane Soceity Building, 2323 55th St., 1972.

Many of the industrial buildings in the area were built with Duffy and Co. prefabricated panels.

SOURCES

Taylor, Carol. "Boulder's Jackson founded Dearfield 100 Years Ago." *Daily Camera.* 29 December 2010.

Advertisement for Jackson's Resort, date unknown. Carnegie Branch for Local History.

"Roads of the Mountains and Plains." Historic Context Report. City of Boulder. 1996

"Valmont Power Plant Began Operating Twenty-five Years Ago." *Daily Camera.* 3 December 1949.

Photographs of the Wellman Farmhouse and Lakeside Service Station courtesy of the Carnegie Branch Library for Local History. All other photographs courtesy of Carnegie Branch Library for Local History/Boulder Historical Society Collection.

View looking west from Legion Hill, c.1915.

Envision East Arapahoe

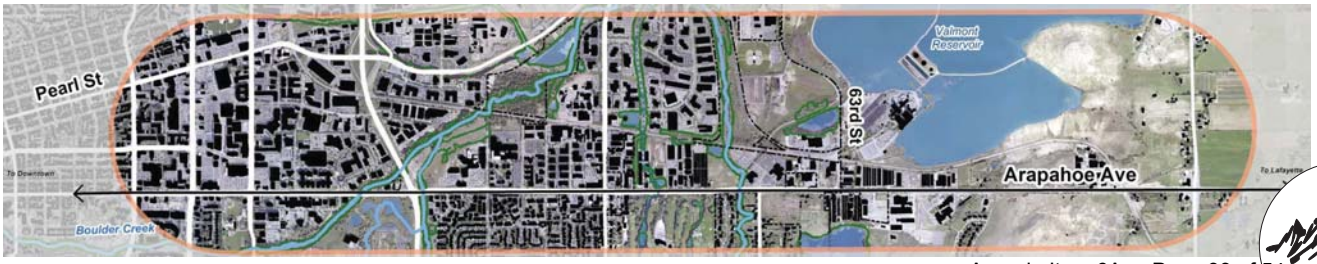
Draft Vision Elements

Please add your ideas to the draft vision.
What's missing? What would you change or remove?

East Arapahoe will be a people-oriented place that is more connected, resilient, and vibrant. It will:

- provide multiple transportation options so that people can move east and west along a street that includes excellent transit service and Bus Rapid Transit (BRT)
- improve connections to north and south of Arapahoe, as well as easily connect to downtown, the west side of Boulder, and eastern towns
- provide safe and welcoming places for pedestrians and bicycles
- include and protect existing neighborhoods while offering new opportunities for housing
- protect biodiversity along riparian corridors and promote nature-friendly design
- offer nearby high quality amenities and facilities for workers and residents such as restaurants, day care centers, nearby parks, open space, and services, within a short walk or ride
- strengthen waste reduction and recycling
- have reliable utilities and services and promote resource conservation and renewable energy
- reflect its agrarian history and existing cultural assets
- attract people to spend time in vibrant districts (e.g., health, bio/science, creative, learning, recreation, and eco/zero-waste)
- support incubator businesses, investment, ingenuity, and vitality
- maintain opportunities for affordable business and service industry space
- offer safe, accessible, and beautiful public spaces and architecture
- be a positive gateway experience to Boulder's eastern edge
- include a number of partners together to achieve the vision
- establish a baseline and use performance metrics to track how the place has improved over time

Your comments



Envision East Arapahoe

What Should We Measure?

The next step of the Envision East Arapahoe project is to develop scenarios showing different options for land uses, patterns, transportation connections and other ideas. Indicators are used to measure the scenarios and determine which options best meet the project goals and other community values. Indicators will be grouped according to Boulder's Sustainability Framework.

Please let us know what you think is important to measure. What is not on the list that should be?

Safe Community

Measures aspects of community safety that may be affected by future development.

- Safe Routes and Crossings
- Cost of Public Safety

Healthy and Socially Thriving Community

Measures healthy living and social connectedness, including:

- Mix of Uses
- Connected to City Destinations
- Close to Nature

Livable Community

Measures dimensions of living and working in the area.

- Housing Capacity / Number of Dwelling Units
- Affordable Housing
- Jobs Nearby

Accessible and Connected Community

Measures how easy it is to get around the area and connect to other parts of town and the region.

- Easy Walking and Bicycling
- Good Transit Access
- Fewer Car Trips
- Parking

Environmentally Sustainable Community

Measures how development patterns and design might affect the environment.

- Lower GHG Emissions
- More Parks and Open Space
- Avoiding Flood Zones and Wetlands

Economically Vital Community

Measures jobs and revenue, and how those compare with the expected costs of providing city services to new development.

- Jobs
- Cost of City Services
- Tax Revenue

Post your thoughts here!

EnvisionEastArapahoe.com

CITY OF BOULDER

Envision East Arapahoe

Please Add Ideas For East Arapahoe!

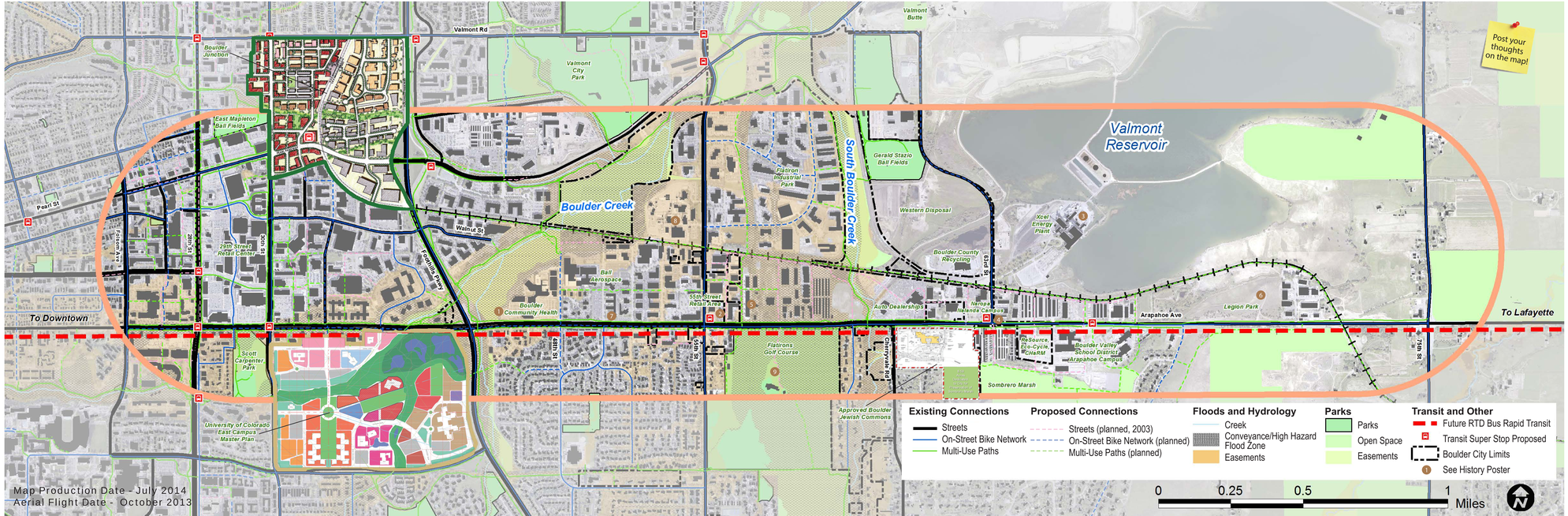
What Big Ideas will make East Arapahoe a great place in 2035, and where do they apply?
What connections between destinations need to be made in the area?

Transporation Examples

High Quality Transit

Enhanced Bicycle Infrastructure

Car Share and Bike Share



Urban Environment Examples

Building Placement

Before

After

Before

After

Mix of Uses

Public Spaces

ATTACHMENT F: COMMUNITY ENGAGEMENT PROCESS AND SUMMARY

Through July 21, 2014

Engagement Process

The project encompasses a large and varied area of the City of Boulder with many segmented and complex stakeholders. Communication and engagement is critical to the success of a plan. Therefore, engagement for Envision East Arapahoe will be broad-based, inclusive, transparent, and accessible for all. Parts of the outreach may revolve around day-time events and online/social media techniques building from networks of specific businesses, institutions, employees, and residents in the area. Engagement will include:

- **Stakeholder interviews** Staff will interview businesses, institutions, local and regional agency partners, and neighborhood representatives (May and June 2014).
- **Idea Inspiration about Retrofitting Suburban Corridors** – The Victor Dover presentation on streetscapes in March helped inspire thought and ideas for the future. Staff will identify other possible speakers for July and later.
- **Workshops** - A co-design/visualization workshop, a scenario building workshop with Victor Dover, and an open house will allow the community to roll up sleeves and shape the vision.
- **Boards and Commissions** – Staff will seek guidance at periodic advisory board meetings (i.e., Planning Board, Transportation Advisory Board, and Design Advisory Board, and others depending on issues). Planning Board provides plan approval.
- **City Council** – Staff will seek periodic direction and plan approval from council.
- **Inspire Boulder and web-based** engagement will occur at major milestones when workshops occur.
- **Storefront / Dine-in** – The planning team go to people to collect input (e.g., Ozo coffee)
- **Bicycle or Walk Tours –** Walk audits are resuming and may be planned for the area for employees and the public.
- **Student Studios and Youth** - Work with students at the CU College of Environmental Design and younger Growing Up Boulder students and youth as appropriate.
- **Technical Committee** – Given Arapahoe is a state highway, staff will work with a small team of agencies to get additional input as needed (e.g., CDOT, RTD, Boulder County, CU, BVSD, etc.).

- **Employer-Based Meetings with Employees**. Some of the larger employers have offered to allow the planning team to host meetings, insert information in newsletters, and/or conduct surveys of employees to get input for the plan.

Summary of Input from Boards and Commissions

Transportation Advisory Board, April 2014

- The board was unanimous in its support to go for a "bold" vision around infrastructure, BRT, collaboration, etc.
- The E. Arapahoe area needs a character change.
- Please focus on CU East Campus to Boulder Junction connection thru Arapahoe (as one of the focus areas).
- There is strong support for access districts and parking strategies (unbundle parking, etc).
- TAB supports planning for BRT and transit that comes out of the TMP Update.
- One TAB member pointed out that he supports considering a "balanced" approach to the corridor—balancing regional and local needs (i.e., that both are important).
- TAB seemed to think the timeline is aggressive and ambitious to complete a vision by Dec 2014. But happy we're trying to streamline and try new approach of Area Plan "Lite."
- TAB is interested in another future joint board meeting later in the year. TAB wants to support Planning Board in any way they can. Let the TAB know how best they can help. Very much interested in teaming up and helping politically.

Boulder Design Advisory Board, April 2014

Project issues/opportunities and constraints

- The project should tackle addressing the single family homes to the south since single family homes along an arterial are problematic. If we are to make significant public investment along a major corridor, single family homes are not appropriate along that corridor.
- Use 1/4 mile rather than 3/4 mile radius to define walkable distance for planning the area.
- Focus more on a 5 or 10 min neighborhood rather than a 20 min neighborhood for planning the area as most don't walk to destinations that are 20 min away.
- It's good that the planning area covers over a 3 mile corridor.

Project Approach

- There is a very good start with the SS&C project Phase I that should be carried through this project.
- SS&C should not stop at the edge of the ROW rather it should also be a similar comprehensive analysis.
- 3D visualization and "before/After" analysis will be very useful.
- Use a visual preference survey as a way to illustrate what is possible and desirable.
- When developing a vision for this area, coordinate with BDAB's work on guidelines so we can develop a vision for the kind of architecture that is appropriate for the area.
- Use interactive scenario analysis, similar to DRCOG's 20 year interactive scenario, to

calibrate what different approaches mean from infrastructure cost, VMT, bus frequency, C02 emissions, etc., perspectives.
- Include Fate brewery as an example of a transformative business with regional draw that is appropriate for the area.
- Use bike helmet-cam to capture the existing bike trail to help understand the area better
- Find an actual boulevard in the city to take people on a walking tour to help imagine the possibilities.

Planning Board, March 2014

The Planning Board reviewed draft materials on March 20, 2014 and suggested the following ideas in response to questions in the memo presented for the discussion item.

The scope of work and timeline for 2014:

- The approach generally makes sense.
- It makes sense to make the study area asymmetrical with focus to the north. Also consider the two major riparian corridors and their influence on the study area. It might be more of a triangle than strictly a linear corridor.
- Include some sort of site review tools as part of the outcomes. May need two (or more) sets of guidelines – one more street-facing (along Arapahoe) and one for the interior properties and around riparian areas.
- Early code changes might be part of "early wins".
- Board members will send additional stakeholder contacts.

Project issues/opportunities and constraints

- Identify what cultural heritage is there and opportunities to identify the authenticity of the area and tie to the history of Boulder.
- Very little of the development is reflective of the riparian corridors; that's a missed opportunity.
- Improving the connections and bicycle network is a priority outcome. Make the area more permeable for bicycles.
- Tired buildings are also an opportunity.
- Avoid sterile street improvements; make sure north and south are not further divided with any RTD improvements. Urban design and landscape are really important to the quality of the street.
- Work with property owners to identify good opportunity projects and stimulate positive change.

Approach and ideas for developing the project vision

- The 3D visualization and visual preference approach will be helpful in crafting the vision.
- The stronger the vision, the more likely it will happen.
- Be clear about the role of Bus Rapid Transit (BRT) along the corridor. A corridor with it (or without) will be very different in nature. Encourage BRT as a catalyst.

Joint Board Feedback – December 2013

The Planning Board, Transportation Advisory Board, and the Boulder Design Advisory Board met together to review the first phase of the SS&C Inventory and the approach to the East

Arapahoe Project. The proposed combined scope of work, timeline, and visioning approach reflects input received.

Summary of Stakeholder Input to Date

Through July 21, 2014, the planning team has met with the following individuals and organizations:

Contact	Organization	Date
Jeff Wingert and Bill Reynolds	W.W. Reynolds, property owners	7/7/14
Paul Heffron and Crystal Gray	Studio Arts Boulder Board	6/30/14
Ann Bouche	Consultant and Peloton Resident	6/9/14
Barry Schacht, Schacht Spindle	Property owners: Fisher Kia, Mike Cooley, Barry Schacht, Jewish Community Commons, Naropa, others between 55th and 63rd.	6/1/14
CU team (David, Bill, Tom, David, Steve)	University of Colorado	5/22/14
Guy Fromme and others	Ball Aerospace	5/16/14
John Tayer	Boulder Chamber	5/14/14
Sue Prant	Community Cycles	5/14/14
Glen Segrue	BVSD	5/14/14
Jared D'Arcey	Resource, 6400 Arapahoe	5/12/14
Ron Secrist and Kai Abelkis	Boulder Community Health	5/12/14
John Reynolds	Property Owner, Developer	5/9/14
Christian Robillard and Martha, Employee relations	EVOL Burritos	5/5/14
Frank Bruno	Western Disposal	5/5/14
Betsey Marten and Stuart Grogan	Boulder Housing Partners	5/5/14
David Averill	CDOT Transit	5/1/14
Nataly Erving and Bill Van Meter	RTD	5/1/14
Jared Hall, Denise Grimm, Abby Shannon	Boulder County Transportation and Planning	5/1/14, 5/8/14
Todd Kilburn, Aaron, Tom Haste	Naropa (East Campus)	5/1/14
Steven Walsh	Consultant, interested party	4/8/14

The planning team continues to reach out to other businesses and organizations in the area (e.g., Premier Members Credit Union, Small Business Bureau, Boulder Dinner Theater and Avalon, office parks) as well as residents (e.g., East Foothills Neighborhood Association and others south of Arapahoe Ave.) and is responding to requests to meet with organizations (e.g., Peloton).

Summary of General Input from Stakeholders

Process

- Collaborate with large companies.
- Major institutions in the corridor are excited about the project and willing to collaborate with the city (e.g., Boulder Community Health, Naropa, Western Disposal)

- Other agencies and jurisdictions would like to participate in ad hoc technical group to hear updates and provide input (e.g., Boulder Valley School District, Colorado Department of Transportation (CDOT), Regional Transportation District (RTD))
- Businesses have a diverse workforce (e.g., service workers, health care experts, scientists and technical professionals), ranging in incomes, ethnicities, and educational background. Most commute in from Longmont and Layfayette and other parts of the region. Some, such as Western Disposal, have 70% non-English speaking populations. We can reach out to employees at their staff meetings or company newsletters to ask their opinions and ideas, survey, and or provide information.
- Engage neighborhoods on south side as much as possible.
- Work with county, especially to communicate information to and hear from county residents.
- Talk with nonprofit dance group at Avalon.
- Need to include the Old Tale Road representatives in this process, as they tend to support keeping things more rural.

General Ideas

- Arapahoe is a super highway – not conducive to walking or bicycling and unpleasant for waiting for the bus. Consider repurposing of travel lanes for transit.
- Including Bus Rapid Transit on Arapahoe Avenue is a great opportunity.
- Area overall has a funky, gritty industrial quality with multiple little districts. Its strength is as an incubator part of town for start ups. New companies should compliment.
- It needs connections to improve walking and biking and new infrastructure.
- Protect biodiversity and green space.
- Provide more housing for workers. New housing should fit the context, possibly smaller village style; permeable new developments.
- Future rail station is a long term opportunity.
- Check on timeline for decommissioning Valmont plant and possible opportunity, but be cautious about environmental contamination.
- Be innovative, since this area is a bit out of town. It shouldn't have the same "beige" look and feel of all other parts of town.
- Boulder Housing Partners (BHP) expressed a need to look at housing opportunities for hard-to-place populations in the area.
- Resource would like to expand its operations by building a warehouse on city property to the east.
- Floodplain is getting mitigated and has been remapped.
- Floodplain mitigation will affect golf course; golf may be an opportunity site.
- Explore opportunities for arts/artist space uses along the corridor, possibly on Western site or as part of the Valmont Butte area.
- Preserve historic sites (maybe as part of arts-related uses).
- Sewer capacity issues need to be part of the conversation.

Property owners between South Boulder Creek and 63rd and south of the Railroad have expressed concerns about the draft connections shown on the 2003 Plan (that was not adopted).

- Too much mini storage in the area – can't zoning restrict it and require a nicer product?
- What about the golf course for housing?
- The area will define itself.
- As employers, its hard to attract service workers because they can't or don't live in Boulder. Most employees in this area don't live in Boulder.
- This area is a very important gateway into the city from the east.
- Arapahoe Road construction was a significant burden to the area businesses.
- Need improved connection to east – Cherryvale to 63rd .
- This plan should be more flexible to meet evolving needs over time.

Specific projects and transportation topics

- Connections north and south across Arapahoe Avenue are difficult for pedestrians and bicycles. It doesn't feel safe or inviting.
- The sidewalks and multi-use paths are discontinuous and circuitous. Arapahoe corridor is spotty and hit-or-miss for pedestrians and bicycles. Would be great to provide improved connections. Lack of night time lighting for pedestrians and bicycles makes the area not feel safe.
- Need better wayfinding to better integrate current systems (greenways, paths, sideways, and on-street system) for pedestrians and bicycles (London example provided).
- RTD transit schedule doesn't work for workers with varying schedules and who travel in from surrounding communities.
- Consider developing an Access Management Plan with CDOT
- Businesses had flood damage.
- BRT definition is changing at the federal level. Continue monitoring this process.
- Cultural facilities (e.g., Rocky Mountain Theater for kids, and the dinner theater)
- Taxi example – affordable housing capture possibility.
- Pilot mobility hub concepts from the TMP Update.
- Provide better connections to CU East, including breaking up the super block with 33rd Street connection and providing pedestrian access across ponds. CU East campus current thinking is to develop it more like the main campus (compact and including classrooms, research, and graduate housing), ultimately with 4 million square feet. Marine Street connection could become a mini frontage road to allow access.
- Naropa will maximize 63rd and Arapahoe Nalanda campus. Move functions to main and out east with more campus type of feel and amenities including some food services.
- Boulder Community Health (BCH) is expanding – about 600 administrative workers will move from N. Broadway to this campus in October, contributing to a total of about 1,150 employees at the Foothills Campus. BCH has purchased buildings in Riverbend Business park for medical related offices. Workers lament losing food options and would like more places to eat near the hospital.

- BCH has looked at connecting streets, but probably won't move forward in the short term. Others have expressed interest in exploring connections from 48th to Walnut or Pearl Streets to provide better access to/from the hospital area.
- Ball has the manufacturing facility but also leases 16 buildings west of 55th Street. There is concern about cut-through traffic from 55th to Arapahoe south of the railroad and pedestrian access and safety between buildings and to get to services.
- Resource would like to expand its operations by building a warehouse on city property to the east.
- BCH is concerned about potential bike/car conflict at the Arapahoe & 48th St. as more traffic increases due to the move to Foothills. Similarly, concerned about potential traffic backup at this intersection due to cars trying to make u-turns at 48th heading west bound.
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- Resident school population has dropped, but schools along the commuter routes have maintained their student population, mainly from students from outside Boulder using transit or non-resident employees commuting in and dropping off children at the schools..
- Improvement project for businesses have been stuck in pipeline.
- Need transportation connections before housing (including well planned bike infrastructure).
- Could be a location for hard-to-place housing and services (e.g., day services, etc.)
- The new right-turn lane from Arapahoe to 6400 Arapahoe (Resource & Eco-Cycle) due to bus-only lane has been a challenging adjustment.

Envision East Arapahoe

Workshop Summary

Date: Monday, July 21 at Avalon Events Center, 5 -7 p.m.

Attendance: 47 people

Meeting Objectives:

1. Raise awareness about the project and area told through text, maps, and graphics
2. Learn about and provide comments regarding existing conditions and issues
3. Generate ideas for what should remain and what the area could become
4. Get feedback on how the city should measure future scenarios using indicators
5. Provide information on upcoming events and ways for the public to engage

Open House Stations:

1. **What to Expect: Project Overview**
   Informational posters about the project, study area, existing conditions maps, summary of issues – overview of project goals, schedule, and ways to get and stay involved.
2. **Past to Present and Future Potential**
   Story about the history of the area and opportunity to add "headlines" about the future.
3. **What are your Big Ideas?**
   A large map where participants can add ideas about new and improved opportunities and connections and what the area could become, shown through images. Participants will also be able to add to the "Draft Vision".
4. **What Should be Measured?**
   What should be assessed? What indicators are useful?

Comment Response Summary

Meeting participants were given the opportunity to provide comments on a map of East Arapahoe, as well as a comment box and other feedback opportunities at each station. Several themes emerged from the comments.

Transportation

- Many voiced support for enhanced and protected bicycle lane infrastructure, especially along Arapahoe Ave. as well as bicycle parking.
- Many comments regarded improving bus stations and associated shelters. Safety features, such a striped, designated crosswalks and adequate lighting at bus stops, are also desired.
- "Four travel lanes on Arapahoe" appeared in several places – either to reduce or widen the street, depending on the location. (i.e., increase capacity to 4 lanes on the east end vs. "road diet" reducing Arapahoe from 6 to 4 travel lanes on the west end).
- People provided positive comments regarding the idea of Bus Rapid Transit (BRT). Some responses specifically endorsed the idea of a dedicated or protected bus lane.

- People expressed support for additional connections of all kinds, including many suggestions for specific links on both multi-use connections and streets. Direct bicycle connections between destinations that don't require meandering are desirable.
- However, several landowners voiced concerns about specific street connections adversely affecting their properties.

Land Use

- People provided mixed comments about urban form and density. Comments were both in favor and opposed to mixed-use and residential in the area.
- The golf course and Xcel energy plant were the subject of multiple comments and big ideas.
- 55th and Arapahoe received a high concentration of land-use comments. There is desire for additional restaurant and lunch options for the high concentration of professionals..
- People voice interest in additional restaurant and bar options along the entire corridor. Locals expressed desire for more local services like a small Lucky's sized market.
- Affordable Housing and workforce housing is important to the community.
- Support for the arts is also important.
- Specific stakeholders such as Eco-Cycle, ReSource and Naropa left comments encouraging general support for their institutions in all planning decisions.

Sewer and Floodplain Issues

- Several people expressed concerns and comments about sewer backups and capacity near 55th and Arapahoe in the wake of the September 2013 floods.
- People expressed concerns about development being allowed in at-risk flood zones, and a lack of certainty pertaining to the flood zone.
- Floodplain mitigation may affect the flood potential of nearby properties.

Meeting Written Comments

Meeting participants provided the following written comments:

General Comments

- Need to make small parcels buildable to improve affordability
- Charge for all parking land, other TDM.
- Arapahoe's 3rd lane converted to separated multi-use path with plenty of green to make it welcoming.
- "Dutch-style" separate bike, pedestrian paths. GOOD intersection design!

Ideas Map Comments The following comments are documented based on where they were placed on the map; comments are not necessarily location specific unless clearly stated.

West of 30th Street

Transportation

- Covered bus stops as much as possible; real time bus info.
- Striped pedestrian crossings at all bus stops.
- EcoPasses for everyone.
- BRT in middle of Arapahoe; higher pilot density above 55' limit.

Land Use

- Allow module business (i.e., food court).

30th Street to Foothills Parkway

Transportation

- Light-rail loop up and down Arapahoe.
- Bus then bike shelter at Boulder Junction.
- Require existing businesses to improve bike parking.
- Signal engineering – Shorter cycles – pedestrian/bike lead intervals – crossing distance.
- Road Diet!!! Arapahoe: 4 Lanes Maximum.
- Increase stop spacing on Jump.
- BRT along 157 [Foothills Parkway].
- Skip frequencies for Jump.
- Tolling to cross 30th Street.
- Create art walk – i.e. design bike/pedestrian lane or path with pavement in-lays, creative surfacing.

Connections

- Connect 33rd St. north of Walnut to Boulder Junction.
- Put the crossing at 33rd St.. Too difficult to turn left onto Colorado on bike.
- Clarify connections in Boulder Junction area.
- Need more N-S Connectivity [30th and Walnut area].
- Underpass of railroad in this area [RR and 35th St.].
- Cross parcel access – walls, grade differential is a problem for pedestrian connections.

Land Use

- This area potential mixed-use flex zoning [North of Arapahoe, Between 30th and Foothills].
- Central Park [note placed on CU East Campus].
- Housing incentives for those who work nearby.

East of Foothills Parkway, north of Boulder Creek

- Light the Boulder Creek Path.
- Amend height restrictions in East Boulder.

55th and Arapahoe Ave.

Transportation

- Bike path on BNSF.
- Fix hostile pedestrian and bike environment between 30th and 55th St.

Land Use

- Provide more restaurant options for thousands of workers in area.
- Holiday neighborhood east on corner of 55th and Arapahoe [NE Corner].
- Mixed use here [55th and Arapahoe]. Form-based code? Beauty.
- Services (restaurants, grocery etc.).
- Encourage people to cook meals at home.
- Provide retail services to residential south of Arapahoe.
- Somewhere need grocery stores/"Lucky's"; bigger than 7-11 smaller than King Soopers ("++++ agree").
- More commercial eateries?
- Walkable center at 55th and Arapahoe with grocery store
- Require pedestrian Access to businesses ("I 2nd").

Sewer Issues

- Are you aware of the sewage chokepoint that is rated Tier 1 by the utility dept. at 55th and Arapahoe? It is called "Goose Creek 5" and has a HIGH risk of sanitary sewer overflow. Yuck!
- The city has a study in 2007-09 time that scored Arapahoe and 55th sewer line too small. It backed up in 9/13 as predicted. Replacement keeps getting delayed. It needs to be

accelerated, not delayed. What about growth in this area? Will the new pipes be placed with that in mind?

East of Foothills Parkways, between Arapahoe Avenue and Boulder Creek

Transportation

- Bus: perceived safety especially at night after dances. Transients around. ("Agreed" X3).
- Would like to see usual improvements.
- Better bus stop and shelter.
- Bike/pedestrian improvements.
- Paid parking.
- The curb cuts are really bumpy and need to be smoothed out. On a bike or with a stroller it is really a bummer. Also, drivers do not understand/expect cyclists in this area and many times I've almost gotten hit [55th and Valmont area].
- Dedicated lane for BRT; Make area more pedestrian and bicycle friendly… it's impossible to bike on Arapahoe, especially going east.
- Reduce car lanes – dedicated bike and pedestrian paths (separate from cars).

Connections

- Schacht Spindle co. and Mirrycle Corp. want to keep character of gardens proposed at the company's site.
- Significant concern about proposed connection street E-W At 6101 Ben Pl. Move connection south off of this property.
- Continue bike/pedestrian path East along Arapahoe. Path ends and pedestrians are forced to walk in bike path with on-coming traffic. Especially dangerous in winter with snow.
- Evaluate left hand turn arrow into Boulder Community Hospital (BCH)/Ball.
- 48th St. connection to Walnut – Rear entrance to BCH.
- Need E-W connectivity for bike facility on north side [of Arapahoe near Golf Course].
- Link path to 63rd St. especially with new development [near S. Boulder Creek, RR tracks, Western Disposal, B. County Recycling].
- Minimize driveway crossings of paths. Combine driveways into 1 street or crossing. Revised map crossings [Range-Conestoga Streets area].

Land Use

- Allow Naropa greater density and support cultural venue and arts.

- Allow for higher density and height along corridor.
- Late night restaurant or bar at NE Arapahoe and 63rd.
- Support Naropa.
- Form based code and more allowable uses (flex).
- Keep service industrial.
- What is status of this site? Waterview?
- [Across Arapahoe from Old Tale Road] Absolutely NOT a place for high density housing – residential or apartments.
- Tighter industrial zoning=smaller lot size. Allow retail, housing.
- Density is a GOOD thing! I think people are often afraid of "high density," but even townhomes/brownstones would be huge. Single family houses should not be built here.
- Grocery store in area.
- No to high density residential. And no to big block apartments.
- Consider mixed-use zoning by hospital and in corridor.
- Add high density residential.
- More high-density affordable housing and workforce housing; all mixed use.

Flood Related Land Use

- Floodplain development issues
- Much of this area is in the flood plain. It ought not to be developed.
- (Old Tale Road) When you remove some places from the flood plain, you put the rest of us solidly in the water.
- Need more certainty on what will happen with floodplain.

South of Arapahoe Avenue, between Foothills Parkways and 63rd Street

Transportation

- 2 traffic lanes, protected bike lane and sidewalks along all of Arapahoe would be great!
- I had to run across Arapahoe St. after getting off the bus at 62nd No crosswalk.
- Changes to Cherryvale seem to be working ok – traffic calming.
- Dedicated bike and pedestrian path [on Arapahoe].

Connections

- Need to fix paths along Arapahoe – it ends right before Cherryvale (needed east).
- No bike path through Old Tale Road backyards.
- Connect path across foothills ("I 2nd").
- Improve Foothills bike overpass.

Land Use

- Keep very low density residential.
- Urban agriculture, promote history of agriculture in the area; not at expense of increased housing, employment.
- Consider housing and mixed use on golf course.
- More high-density affordable housing and workforce housing; all mixed use [repeated comment].
- Less high density!!!!! Preserve the rural feel of this special area.
- Community gardens?
- Make affordable housing.
- Do not put residential in the flood plain, and think about how it will adversely affect current homes *(flood related).*
- Remove occupancy restrictions ("I 2nd").
- Remove golf course, replace with lake or reservoir with high-density mixed-use housing.

East of 63rd Street

Transportation

- Don't like what they did at 75th. [note left at intersection with Arapahoe].
- Keep the noise and light impact at the forefront. Change bus-only lane to allow right turn into Eco-Cycle and ReSource. Very challenging for our customers.
- Bike path on BNSF corridor ("I 2nd").

Connections

- Need path from recycling to Valmont Butte.
- Continuous corridor of protected cycle-tracks ("Yes Please!") or "Greenways."
- Better bike access into town from Folsom – at least sharrows on Arapahoe and better wayfinding through Goss-Grove.
- Connections and signage between multi-use paths, sidewalks, bus stops. Connections for multi-use by walkers/bikers.

Land Use

- Bury overhead power lines and reduce scale of street lighting.
- Make historic service station a visitor center.
- Could this be accessible open space [East of Valmont Res. Adjacent 75th St.].
- Raise height limits at key intersections – 30th, 33rd, Foothills, 55th? 63rd.
- Bolster Eco-Cycle and soup-up ReSource.

- Add more restaurants along corridor ("Yes!").
- Limit number of restaurants, retail – too much impact on neighborhoods.
- More breweries and destination land uses.
- Police annex – more civic uses (library, city offices, farmers market) – Organized green space/trail system – Biophillic buildings and public space – redevelop strip malls along Arapahoe – Some pedestrian-only streets, close to old town in Fort Collins – Children activities, outreach with youth, child-friendly development.

Xcel Energy Plant/Cooling Reservoirs Use Ideas

- Condemn power plant/lakes. Keep gas turbines. Fill lakes for development/open spaces. Housing okay. Shopping food here.
- What happens to this site? [Xcel plant]
- Recreational access to reservoirs?
- Keep this lake [Hillcrest] for recreation (fill others in to save water).

Comments on Indicators: What Should We Measure?

Safe Community

- Emergency room/urgent care access
- Safety for transit stops @ night

Healthy and Socially Thriving Community

- Impacts on sewer
- Adequate infrastructure for growth. For example: the sewer infrastructure is not adequate to present needs. Is this area to grow?
- Don't forget the underground sewage pipes are small and were installed decades ago <u>before</u> growth!

Livable Community

- Beautiful community – Architecture – Scenic views – Landscape – Sound levels -form-based code?
- Pavement % vs. Greenspace %
- Noise and "lightnoise" in existing neighborhoods along the corridors paths. Please consider the "rural feel" of East Arapahoe – that is why we live there.

- Overall satisfaction with area is a place-based "happiness" score. Start with a baseline year and see how people's perception of the area is over the ages and connecting to area (resident, employee, etc.)
- Is there such a thing as GENERAL FEEL INDEX? Is there a way to measure the "general feel" of various land uses? Eg. Bike path along Boulder Creek=9, Power plant=1, Car dealership=3, Used car lot=1, Arts center=7, Beautiful park=7-8

Accessible and Connected Community

- Reliability of service
- Crossing/stripe/auto light for bus; Crossing/crosswalks
- Better bike paths
- Crosswalks for bus stop locations
- Navigating and wayfinding
- Bus stops with shelter at all stops; paths from bus to businesses; crosswalks
- Walkability score
- Connections between multi-use paths and sidewalks and bus stops; signage/wayfinding to help show distance
- Jump to have skip-like frequency! More restaurants to serve additional housing; better bike access to downtown – including from county into city limits
- Measure percentage of employees along corridor who choose to walk, bike, bus to work. Or do the same for lunch.
- How welcoming are walk/bike paths?
- Walk/bike access to Boulder Creek Trail
- We have no nearby place for groceries. Essential for a 15 min neighborhood.
- Impact on existing residential property owners, especially access
- In-commuters to corridor for employment

Environmentally Sustainable Community

- Transit frequencies; reduced auto traffic entering city via E. Arapahoe; bicycle counts/volumes; VMT from Folsom to 75th; Transit mode share; # of driveways on Arapahoe

Economically Vital Community

- Local services for residents – small restaurants – cleaners
- Estimated transportation costs per household – would help assess success of transit/bike/ped strategies to help reduce costs

Other

- Measure using current metrics – When the "Plan" needs to be used, perhaps in 20 years, the "Plan" needs to be considered in the then current context. What works today may or may not be appropriate in 5, 10, or 20 years. The "Plan" is a guideline, NOT a rule.

Additional Comments

Land Use Considerations

- More high density residential, but not if it looks like the Peloton.
- Avoid cookie-cutter development (Peloton, 29th St.). Form-based code. Diverse architecture. Landscape elements/encourage diversity.
- Allow lots of flexibility of development to property owners. Especially w/r multiple uses on single parcel.
- Consider the arts and have flexibility in zoning for arts and non profits.
- Infrastructure for growth – it's underground where you can't see it. The sewers, for example, are not adequate for present needs. Is this area to grow?

Local Services

- Is this area zoned for the needs of a medium-sized grocery store? Bigger than 7-11? We have no place selling food at present.
- More restaurants, coffee shops, grocery stores – Fate is great, Ozo is great!... "I 2nd this."

Connections

- On-street bike lanes along as much of Arapahoe as possible – creek path is lovely but not fast. Could be downtown in like 10 min from 55th Street with bike lane on street…. "I 2nd this."
- Bike paths: Don't build them squiggly, build straight. Much more safe.
- Eliminate 3 new speed bumps on Cherryvale between Arapahoe and Baseline. Already 30 mph limit. Bumps impede free flow of traffic.
- Local bus service that serves the Avalon Ballroom late enough at night so that dancers can go home after the events. I.e. 10:30 pm, 11:30 pm etc.

Other

- Bury the power lines

- Consider posters at existing bus stops, businesses, intersections, elsewhere that ask people what they'd like to see happen there – could have QR code and other info linking to InspireBoulder.
- The plan should be a guideline, not a *rule.*
- Above all else, please build into the plan some clear ability to, in the future, allow for current (at the time) events and conditions to be incorporated and considered. What is appropriate today may not be appropriate in 20 years.

History Poster Comments (What Should the Future be?)

- BRT!
- Mixed-use development
- Walkable, bikeable mixed-use districts
- This area is in the flood plain. This issue must be addressed before you consider development.

Comment Form Comments

*What do you think are the **top issues** for the Envision East Arapahoe project to address?*

- Walkability; making the area more attractive – less industrial. Address how traffic times – rush hour – challenge to turn left out of Eco-cycle, ReSource.
- Connectivity. Increase mix use (housing). Floodplain. To decrease distance driven
- Transit connectivity (regional) and frequency. Density. Thank you for caring about E. Arapahoe! It needs our help!
- Poor streetscape, industrial land uses along Arapahoe lack of identity and character.

*The **Draft Vision Elements** handout identifies directions for the project. Ideas are based on input from stakeholders, staff, boards and commissions, and City Council. Do you have comments to help craft a final vision?*

- Support statements.
- Need to address heavy car traffic going east during PM rush hour.

*How can the city best **engage you and others** and keep you informed about the project and upcoming events?*

- Open houses, emails, on-line surveys.
- Email, web updates/City of Boulder Facebook updates.

- Send notices out earlier – just received last Thursday. Email/send flyer and I will post @ Peloton.
- Do something fun. Go to the citizens instead of them coming to you.

*Do you recommend other ideas to make the **proposed planning process** lead to successful outcomes?*

- Interviews/question/intercepts with walkers/bus riders on corridor to get perspective directly from users.
- Continued stakeholder meetings w/ large employers, HOAs.
- High-density, mixed-use housing, job and offices. Most of all a place that has character. NO big box stores/car dealerships. Special district that allows more than 3 stories.

*What **walk or bicycle tours** (locations, times of day, etc.) would most interest you?*

- Area around 63rd and Arapahoe (Eco-Cycle + ReSource); Weekdays, lunch time (11am-1pm).
- Greenways – connections and wayfinding; Area around 55th and Arapahoe; Other (Folsom to 33rd); Weekdays, afternoon/evening (4-7) depends on week.
- Greenways – connections and wayfinding; Area around BCH, 48th St.; Area around 55th and Arapahoe; Sundays; Weekdays, afternoon/evening.
- Greenways – connections and wayfinding; Saturdays; Sundays.

How did you hear about the July 21 event?

- Email announcement (x2)
- Website