



CITY OF BOULDER
PLANNING BOARD MEETING AGENDA
DATE: August 28, 2014
TIME: 6 p.m.
PLACE: Council Chambers, 1777 Broadway

1. CALL TO ORDER

2. APPROVAL OF MINUTES

The July 17, 2014 minutes are scheduled for approval.

3. PUBLIC PARTICIPATION

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

5. PUBLIC HEARING ITEMS

- A. CONTINUATION OF A SITE REVIEW AMENDMENT** for development of an existing surface parking lot into a 163 room Residence Inn hotel at the Village Shopping Center, case no. LUR2013-00057. The planned extended stay hotel is located on an approximate 1.65 acre site on the southwest corner of Canyon Boulevard and 26th Street in the Village Shopping Center, 2525 Arapahoe Ave., and 2550 Canyon Blvd. The hotel is proposed to be 128,346 square feet in a 4-5 story building. Below grade parking is proposed under the north wing of the hotel along Canyon Boulevard. Podium parking is proposed on the first floor of the south wing, with surface parking along the interior west property line. The applicant intends to pursue Vested Rights per section 9-2-19, B.R.C. 1981

Applicants: Bill Martinic, Stonebridge Properties
Property Owners: Gart Properties

- B. Public hearing and consideration a request to rezone a 0.99 acre parcel located at 5400 Spine Road** currently zoned Industrial-General (IG) to Business – Community 2 (BC-2) for consistency with the Boulder Valley Comprehensive Plan and the Gunbarrel Community Center Plan

Applicant: Brian Bair
Owner: Winfield Partners, LLC

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

- A. North Boulder Subcommunity Plan Update**

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

**CITY OF BOULDER PLANNING BOARD
MEETING GUIDELINES**

CALL TO ORDER

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

AGENDA

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

PUBLIC PARTICIPATION

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

DISCUSSION AND STUDY SESSION ITEMS

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

PUBLIC HEARING ITEMS

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

1. Presentations

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

2. Public Hearing

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

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

3. Board Action

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

MATTERS FROM THE PLANNING BOARD, DIRECTOR, AND CITY ATTORNEY

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

ADJOURNMENT

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

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

CITY OF BOULDER
AGENDA ITEM PLANNING BOARD
MEETING DATE: August 28, 2014

AGENDA TITLE:

Public hearing and consideration a request to rezone a 0.99 acre parcel located at 5400 Spine Road currently zoned Industrial-General (IG) to Business – Community 2 (BC-2) for consistency with the Boulder Valley Comprehensive Plan and the Gunbarrel Community Center Plan.

Applicant: Brian Bair

Owner: Winfield Partners, LLC

REQUESTING DEPARTMENT:

Community Planning and Sustainability:

David Driskell, Executive Director

Susan Richstone, Deputy Director

Charles Ferro, Development Review Manager

Elaine McLaughlin, Senior Planner

OBJECTIVE:

1. Hear Applicant and Staff presentations
2. Hold Public Hearing
3. Planning Board discussion
4. Planning Board take action to approve, approve with conditions or deny

PROPOSAL AND SITE SUMMARY:

Proposal: Proposal to rezone the property from Industrial – General (IG) to Business – Community 2 (BC-2) consistent with the Gunbarrel Community Center Plan and the Boulder Valley Comprehensive Land Use designations of Community Business. The uses will include specialty retail, restaurant, service and other uses permitted by-right under BCS.

Project Name: Rezoning – The Shops at Gunbarrel

Location: 5400 Spine Road (Northeast corner of Spine and Lookout roads)

Size of Tract: 0.99 acre (43,071 square feet)

Zoning: Industrial General (IG) currently, with Business – Community 2 (BC-2) proposed

Comprehensive Plan: Community Business (CB)

Key Issue: Is the rezoning request consistent with required review criteria for rezoning?

BACKGROUND:

In April 2004, the City Council adopted the Gunbarrel Community Center Plan (GCCP). Subsequently, in June 2006, a joint review body of the Boulder City Council along with the Boulder County Commissioners approved a comprehensive change in the BVCP land use designation on the subject property from Performance Industrial (PI) to Community Business (CB) in accordance with the Gunbarrel Community Center Plan.

The GCCP was adopted as a future land use and transportation plan for the entire Gunbarrel commercial area and was initiated as a planning process by the city in 2002. The plan provides direction for reviewing future public improvements and private sector development proposals in the area and provides redevelopment direction for individual landowners. The subject site is identified as Community Business land use within the GCCP.

The applicant is proposing to change the current zoning from Industrial General (IG) to Business – Community 2 (BC-2) to be compatible with the current BVCP land use designation of Community Business as well as the land use designation prescribed by the GCCP to allow for a more diverse mix of uses including specialty retail, restaurant, service and other uses consistent with the GCCP.

Process. A rezoning request requires Planning Board to make a recommendation to City Council regarding consistency of the request with the rezoning criteria of the land use code section 9-2-3(d), B.R.C. 1981. The size of the property, just under one acre, does not meet the threshold for a Site Review under either the existing IG zoning or the proposed BC-2 zoning, which is five acres or 100,000 square feet of floor area for the IG zoning district; and two acres or 25,000 square feet of floor area for BC-2 zoning district. The property owner has developed a by-right redevelopment plan to reduce the size of the building and adaptively reuse and upgrade the building and the site to current city standards.

Existing Site. The site is located at the northeast corner of Spine and Lookout roads and is occupied by an existing 17,068 square foot building constructed in 1982 that has housed a variety of industrial/office uses over the past 30 years. The building is currently vacant. There is an approximately surface parking lot with 39 existing parking spaces, no bike parking, and several existing, mature trees.



Figure 1: Aerial of Existing Site

Gunbarrel Community Center Plan

The GCCP is a future land use and transportation plan for the entire Gunbarrel commercial area initiated in a public process by the city in 2002. Through public participation, the plan established the vision for redevelopment in much of the Gunbarrel commercial and office area of the city with the goal of emphasizing urban development patterns with a diverse mix of vibrant uses. The plan provides direction for reviewing future public improvements and private sector development proposals in the area and redevelopment direction for individual landowners. Refer to Figure 2, on the following page for the GCCP land use map. The GCCP (link provided [here](#)) identifies the site for “Community Retail” –The Community Retail definition in the Gunbarrel Community Center plan notes,

“The uses in this area will be easily accessible by automobile and cater to the convenient shopping of household goods.”

BVCP Land Use

The Boulder Valley Comprehensive Plan land use designation for the site is Community Business, defined on page 68 of the BVCP:

A Community Business area is the focal point for commercial activity serving a subcommunity or a collection of neighborhoods. These are designated to serve the daily convenience shopping and service needs of the local populations and are generally less than 150,000 to 200,000 square feet in area. Offices within the Community Business areas should be offices designated specifically for residents of the subcommunity. Where feasible, multiple uses will be encouraged within these centers.

Refer to Figure 3, on the following page for the BVCP land use map.

Existing Zoning

The current zoning is Industrial General (IG), defined within the land use code section 9-5-2, B.R.C. 1981 as,

General industrial areas where a wide range of light industrial uses, including research and manufacturing operations and service industrial uses, are located. Residential uses and other complementary uses may be allowed in appropriate locations.”

By definition, a majority of the uses allowed are industrial. Commercial or retail uses such as “Convenience Retail” are permitted by-right in the IG zoning district. However, restaurants are not permitted in an IG zoning district unless a part of an “Industrial Service Center” and the service center must meet specific criteria, one of which would preclude the restaurant in an Industrial Service Center locating on the site. Other permitted uses within the IG zoning district are breweries, distilleries or wineries with very limited accessory restaurant uses. The threshold for mandatory Site Review under the existing IG zoning is five acre lot size or 100,000 square feet of floor area. Refer to Figure 4 on page for the existing zoning.

Proposed Zoning

The applicant is proposing Business Community 2 (BC-2) zoning, defined in the land use code section 9-5-2, B.R.C. 1981, *“Business areas containing retail centers serving a number of neighborhoods, where retail-type stores predominate.”*

The specific uses within the building, once the property is rezoned, will be required to comply with Table 7-1, *Schedule of Permitted Uses*, Land Use Code section 9-7-1, B.R.C. 1981 found at this link [here](#).

Currently the threshold for a mandatory Site Review process under the Business Commercial Services (BCS) zoning district is a two acre site or 30,000 square feet of floor area well above the size of the site and planned floor area. The threshold for a Site Review and the areas of the Land Use Code that can be modified through Site Review are found in section 9-2-14, B.R.C. 1981, provided [here](#) for reference.



Figure 2: Gunbarrel Community Center Plan (GCCP)

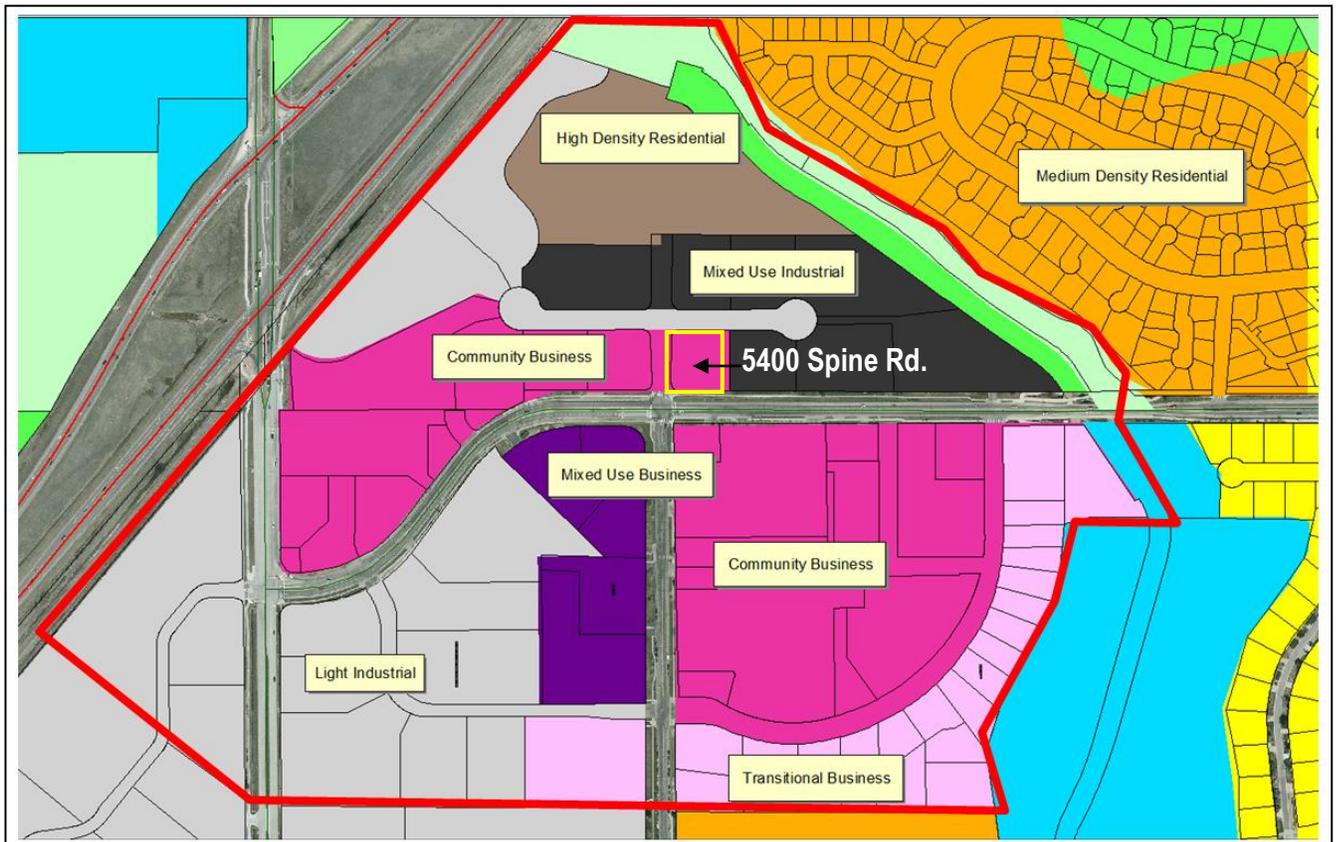


Figure 3: Boulder Valley Comprehensive Plan Land Use

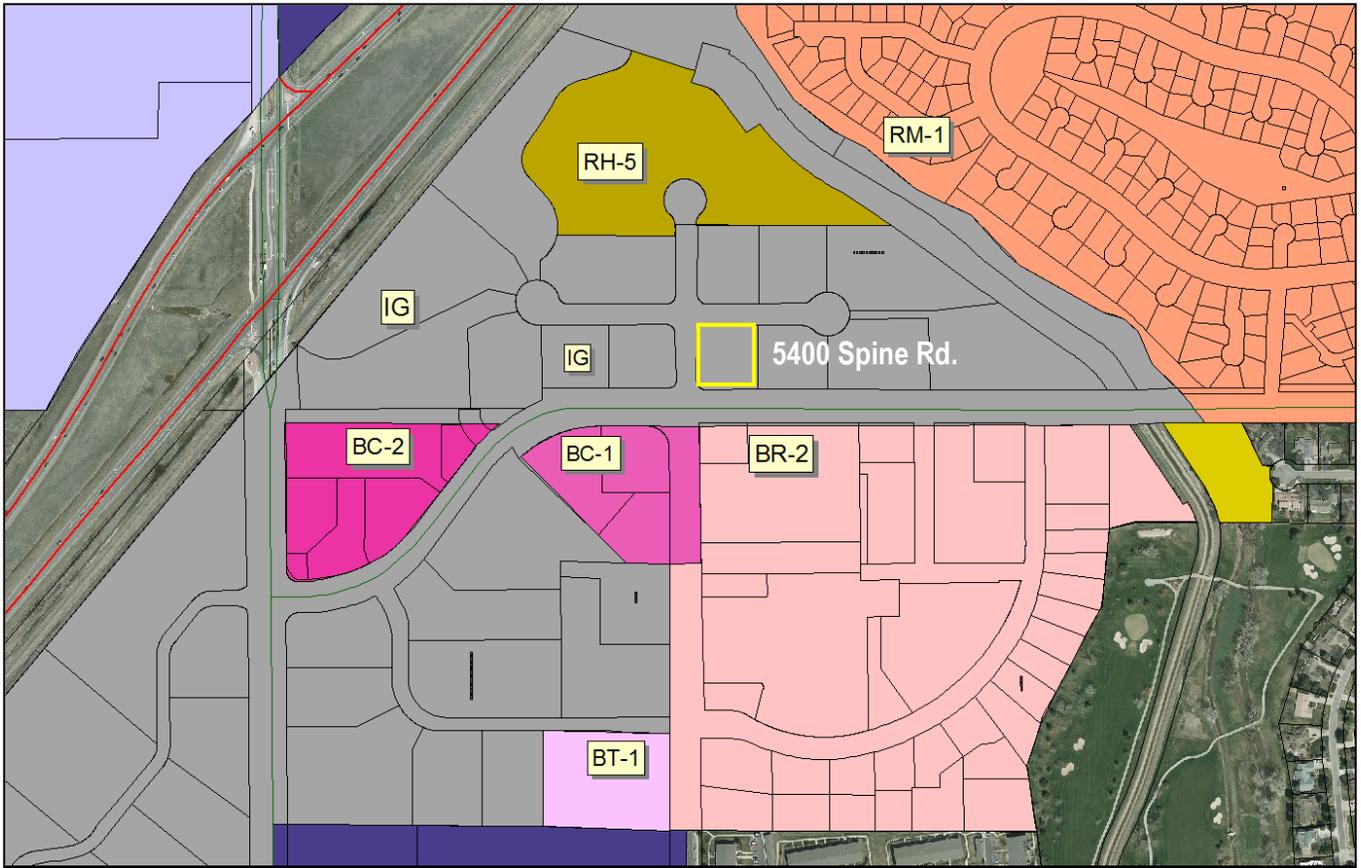


Figure 4: Existina Zonina

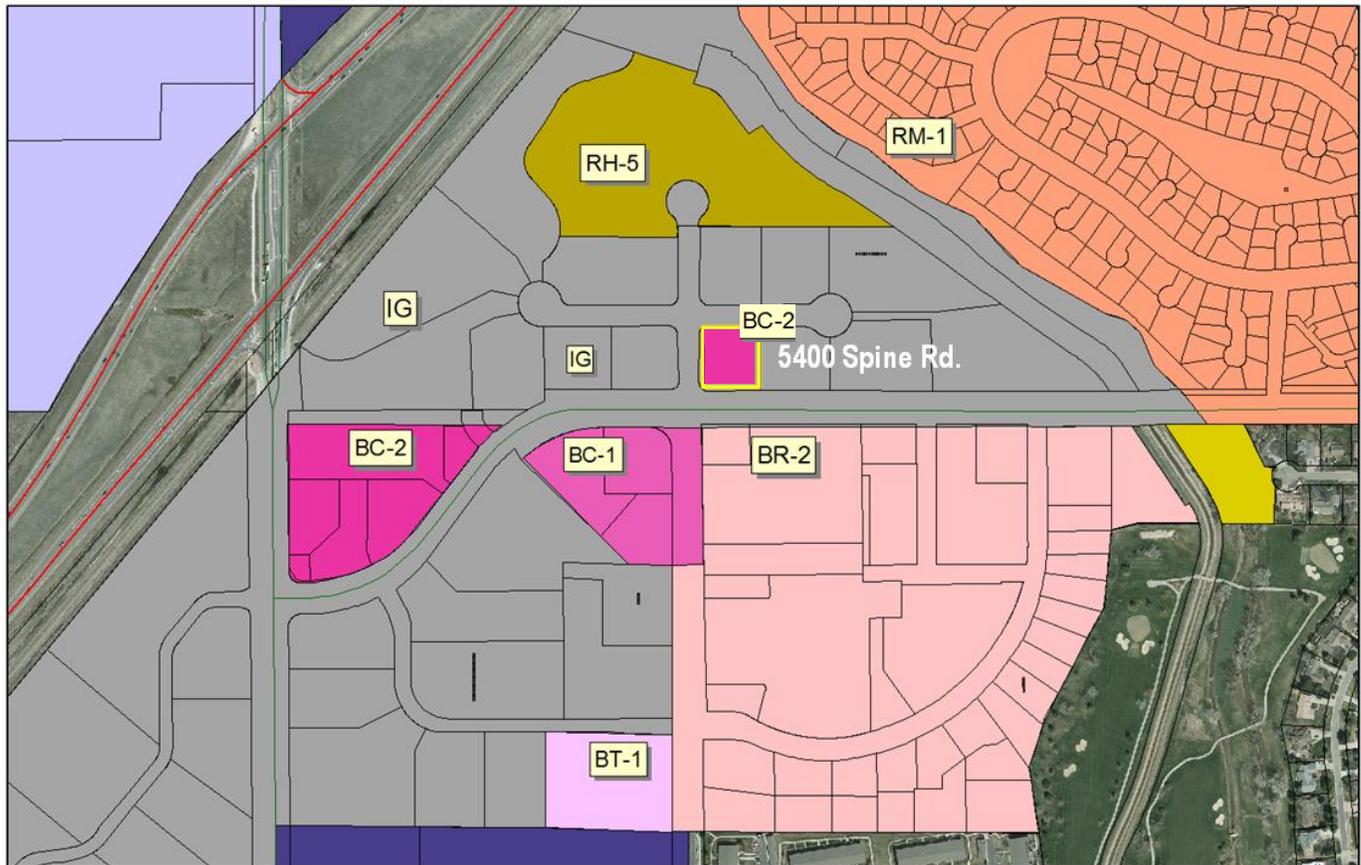


Figure 5: Proposed Zoning

Built Context

The immediate surroundings are primarily industrial with retail uses nearby along with new residential. Since adoption of the GCCP, several properties were rezoned consistent with the adopted land use designations that had been implemented based on the GCCP:

- 6333 Lookout Road (Gunbarrel Gateway) was rezoned from Industrial General (IG) to Business Community – 2 (BC-2), developed with a Hampton Inn Hotel, with approval for three office or retail buildings aligning Lookout Road and 63rd Street. The hotel was approved in 2008 and is complete and operational. It is anticipated that phase II (retail and office components) will begin construction in 2015.
- 6685 Gunpark Road (Gunbarrel Town Center), an 8.7 acre parcel across Lookout Road and east of the site was rezoned to Business Regional (BR-1) for the town center development envisioned by the GCCP, now referred to as the Gunbarrel Town Center. The town center development was approved in 2012 is currently under construction
- 5460 Spine Road (The Alexan), an 8.6 acre parcel located one block north of the site was rezoned to high density residential, RH-5 from Industrial. The rezoning was initiated not only to provide supporting residential uses in proximity to the planned mixed-use Gunbarrel Town Center, but also to enable residential development in close proximity to what was originally the proposed RTD rail stop in the light industrial area directly to the west. Since that time, the planned RTD stop has been relocated to west of 63rd Street. The new location of the RTD stop remains close by (within one-quarter mile from the site) with additional bus stops located at the intersection of Lookout and Spine roads. In 2012, Planning Board and City Council approved a site review to allow 231 units with 1,500 square feet of retail space which are currently under construction.
- 6655 Lookout Road, a 100 percent permanently affordable apartment project, was approved in 2013, for 68 units. The project was approved under a Use Review for residential within an Industrial zoning district. Refer to the Figure 6 that illustrates the recent redevelopments within the GCCP boundary and in proximity to the proposed rezoning.



Figure 6: Recent Redevelopment near Subject Property and within GCCP

REVIEW PROCESS

Per Land Use Code section 9-2-18(d), B.R.C. 1981, "the planning board shall hear a request for rezoning at a public hearing and shall make a recommendation for approval or denial to the city council." Staff has prepared a draft rezoning ordinance, provided in Attachment A. Upon rezoning, the applicant is proposing to adaptively reuse the existing building, reducing the building in size by approximately 7,000 square feet to 10,000 square feet; and construct an outdoor patio area on the southwest corner of the site. No modifications to the land use standards are currently proposed. Shown below in Figure 7 is the existing industrial building, and the proposed reuse as a retail building.

EXISTING:



PROPOSED:

**The Shops at Gunbarrel
REZONING - CONCEPT ELEVATIONS**

5400 Spine Road, Boulder, Colorado
LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO



① WEST (FRONT) ELEVATION



Figure 7: Comparison of Existing Building and Proposed Concept Elevations after Rezoning

The applicant provided sketch plans of the proposed reuse of the building. Figure 8a and 8b illustrate the existing site, and the proposed revisions to the site as a by-right development once rezoned. Plans include removal of a portion of the loading dock of the existing building and removal of some of the existing (excess) parking and replacement with a corner outdoor patio seating area and landscaping. Compliance with city streetscape, parking lot landscaping and lighting will be required with a building permit application.



Figures 8a (above): Existing and 8b (below) by-right layout proposed
(note: additional landscaping, streetscaping, and lighting will be required at time of building permit)

KEY ISSUE ANALYSIS: Is the rezoning request consistent with required review criteria for rezoning?

Land Use Code Section 9-2-18(e), B.R.C. 1981 states:

The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. In order to establish and maintain sound, stable, and desirable development within the city, rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the city council shall grant a rezoning application only if the proposed rezoning is consistent with the policies and goals of the Boulder Valley Comprehensive Plan, and, for an application not incidental to a general revision of the zoning map, meets one of the following criteria:

- √ The applicant demonstrates by clear and convincing evidence that the proposed rezoning is necessary to come into compliance with the Boulder Valley Comprehensive Plan map;***

In the applicant's written statement it was noted,

The rezoning request is consistent with the Boulder Valley Comprehensive Plan that shows the property as Community Business. Community Business is described in the Plan as the focal point for commercial activity serving a subcommunity or a collection of neighborhoods. There are designated to serve the daily convenience shopping and service needs of the local populations.

The intent of the applicant is to remodel the exterior of the existing building and design the site with a plan that is intended to attract neighborhood retail and service tenants such as a specialty retail, restaurant, sandwich shop, quick serve, bakery, deli, coffee shop, and/or general services tenants that will serve the surrounding residents, business and visitors.

Further, staff analyzed that the requested zoning that is proposed to come into compliance with both the GCCP and the BVCP land use designations for the site. Staff notes that within both land use definitions, is no specific type of business or retail zoning identified for consistency with the land use. Rather, there is a broad range of retail identified in both the GCCP and the BVCP land use definitions for the site. The commonality between the two land use definitions is the term "convenience."

- "daily convenience shopping and service needs" (GCCP)
- "easily accessible by automobile and cater to the convenient shopping of household goods" (BVCP)

The applicant requested a similar but distinctly different zoning of Business Commercial Service (BCS) initially. In staff's analysis it was found that the BCS was intended more to retain existing service commercial uses bordering TVAP along Valmont Avenue. The more consistent zoning would be the BC-2, for which the staff accepts.

While the existing site and context is predominately auto-oriented, as noted on page 6 and Figure 6, there are a number of residential units currently under construction in the immediate, walkable vicinity. In particular, the Alexan Apartments located approximately 400 feet north of the site with 231 residential units would be well within walking distance to the 5400 Spine Rd. site as would the recently constructed 68 permanently affordable residential units located one block to the east. These residential units and the Hampton Inn Hotel two blocks to the west are in close, walkable proximity to the site. With retail uses planned to serve residential, instead of the existing industrial uses, many of the goals of the GCCP for a "diverse mix of uses" can be fulfilled by the rezoning.

n/a ***The existing zoning of the land was the result of a clerical error;***

Not applicable.

n/a ***The existing zoning of the land was based on a mistake of fact;***

Not applicable.

n/a ***The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage;***

Not applicable.

n/a ***The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area; or***

Not applicable.

n/a ***The proposed rezoning is necessary in order to provide land for a community need that was not anticipated at the time of adoption of the Boulder Valley Comprehensive Plan.***

Not applicable.

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 9-4-10(g), B.R.C. 1981 have been met. No comments were received from members of the public regarding this application.

VI. STAFF FINDINGS AND RECOMMENDATION:

Staff finds that the proposed rezoning application meets the rezoning criteria of Section 9-2-3(d) B.R.C., 1981 and finds the proposed rezoning request to be in compliance with the Boulder Valley Comprehensive Plan and the Gunbarrel Community Center Plan. Therefore, staff recommends that Planning Board recommend approval of case no. LUR2014-00051 to City Council incorporating this staff memorandum and the above review criteria checklist as findings of fact.

Approved By:



David Driskell, Executive Director
Department of Community Planning and Sustainability

Attachments

[Attachment A: Draft Rezoning Ordinance](#)

[Attachment B: Applicant's Written Statement](#)

Address: 5400 Spine

PROPOSED ORDINANCE NO. _____

AN ORDINANCE REZONING A 39,202 SQUARE FOOT LOT GENERALLY KNOWN AS 5400 SPINE ROAD FROM THE INDUSTRIAL-GENERAL (IG) TO THE BUSINESS-COMMUNITY 2 ZONING DISTRICT AS DESCRIBED IN CHAPTER 9-5, "MODULAR ZONE SYSTEM," B.R.C., 1981, AND SETTING FORTH RELATED DETAILS.

THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO FINDS:

A. A public hearing before the Planning Board of the City of Boulder was duly held on August 28, 2014 in consideration of rezoning a 39,202 square foot lot generally known as 5400 Spine Road and more particularly described on Exhibit A attached to this ordinance (the "Property") from the Industrial - General (IG) to the Business-Community 2 (BC-2) zoning district.

B. The Planning Board found that the rezoning of the Property from the Industrial - General (IG) to the Business-Community 2 (BC-2) zoning district is consistent with the policies and goals of the Boulder Valley Comprehensive Plan and that clear and convincing evidence demonstrates that rezoning is necessary to bring the Property into conformance with the Boulder Valley Comprehensive Plan land use map designation of Community Business, and meets the criteria for rezoning as provided in Chapter 9-2, "Review Processes," B.R.C. 1981.

C. The Planning Board duly recommended that City Council amend the zoning district map to include the Property in the Business-Community 2 (BC-2) zoning district as provided in Chapter 9-5, "Modular Zone System," B.R.C. 1981.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. Chapter 9-5, "Modular Zone System," B.R.C. 1981, and the zoning district map forming a part thereof are amended to include the Property within the Business-Community 2 (BC-2) zoning district.

Section 2. The City Council finds that the rezoning of the Property from the Industrial - General (IG) to the Business-Community 2 (BC-2) zoning district is consistent with the policies and goals of the Boulder

Valley Comprehensive Plan and that clear and convincing evidence demonstrates that rezoning is necessary to bring the Property into compliance with the Boulder Valley Comprehensive Plan land use map designation of Community Business, and meets the criteria for rezoning as provided in Chapter 9-2, "Review Processes," B.R.C. 1981. The City Council adopts the recitals as a part of this ordinance.

Section 3. The City Council has jurisdiction and legal authority to rezone the Property.

Section 4. This ordinance is necessary to protect the public health, safety, and welfare of the residents of the city, and covers matters of local concern. The rezoning of the Property bears a substantial relation to, and will enhance the general welfare of, the Property and of the residents of the City of Boulder.

Section 5. The City Council deems it appropriate that this ordinance be published by title only and orders that copies of this ordinance be made available in the office of the city clerk for public inspection and acquisition.

INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY TITLE ONLY

this ____ day of _____, 2014.

Mayor

Attest:

City Clerk

READ ON SECOND READING, PASSED, ADOPTED, AND ORDERED PUBLISHED BY

TITLE ONLY this ____ day of _____, 2014.

Mayor

Attest:

City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Lot 4, The Greens Industrial Park,
County of Boulder,
State of Colorado.

5400 Spine Road Boulder, CO

Written Statement for Rezoning

Rezoning Request: The rezoning request is to rezone the property from I-G (Industrial General) to BC-2 (Business Community 2) as under the City of Boulder zoning code.

City of Boulder Rezoning Criteria: The applicant's written statement for a rezoning application must address how the application meets the criteria below from **Section 9-2-18(e), B.R.C. 1981** of the code.

(e) Criteria: The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. In order to establish and maintain sound, stable, and desirable development within the city, rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the city council shall grant a rezoning application only if the proposed rezoning is consistent with the policies and goals of the Boulder Valley Comprehensive Plan, and for an application not incidental to a general revision of the zoning map, meets one of the six criteria from Section 9-2-18(e), B.R.C. 1981 of the code. The rezoning request meets two of the six criteria stated below:

- ✓ The applicant demonstrates by clear and convincing evidence that the proposed rezoning is necessary to come into compliance with the Boulder Valley Comprehensive Plan Map.
- ✓ The land or surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.

Applicant Response:

5400 Spine Road is located on the northeast corner of Lookout Road and Spine Road in the heart of Gunbarrel's emerging Retail Core District. The immediate area is rapidly changing with the recently completed Hampton Inn hotel, over 500 new multifamily apartments (under construction), the Gunbarel Center development, and the new Avery Brewery facility to the south of the Retail Core.

Compliance with Planning:

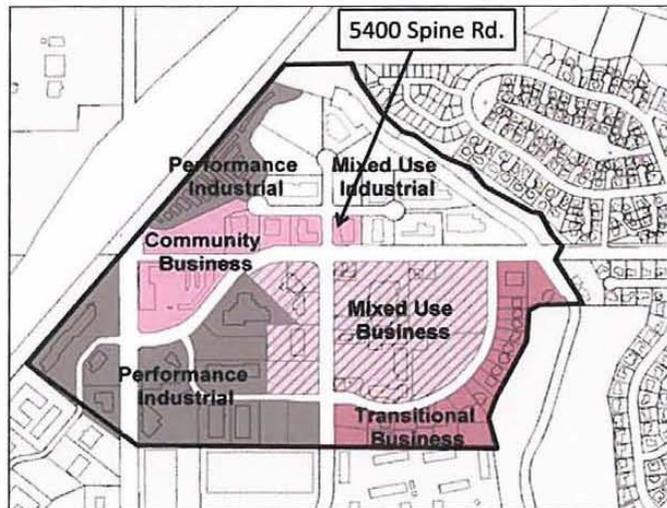
Boulder Valley Comprehensive Plan - The rezoning request is consistent with the Boulder Valley Comprehensive Plan that shows the property as Community Business. Community Business is described in the Plan as the focal point for commercial activity serving a subcommunity or a collection of neighborhoods. These are designated to serve the daily convenience shopping and service needs of the local populations and are generally less than 150,000 to 200,000 square feet in area. Offices within the Community Business areas should be offices designated specifically for residents of the subcommunity. Where feasible, multiple uses will be encouraged within these centers.

The Boulder Valley Comprehensive Plan states the following regarding the Gunbarrel Community Plan that is also consistent with the rezoning request:

The Gunbarrel Community Center Plan, adopted in 2004 and amended in 2006, provides a blueprint for transitioning the Gunbarrel commercial area from mostly light industrial uses to a viable and vibrant, pedestrian-oriented commercial center serving Gunbarrel subcommunity residents and workers. This will involve: expanding the amount of retail and allowing more density in the retail area; adding new residential and some offices uses in proximity to the retail core; and providing more vehicular, pedestrian and bicycle connections to and from and within the center. The new connections will improve access, break down the existing "superblocks," provide better visibility to shops, and promote more pedestrian-scale architecture and outdoor spaces. Spine Road between Lookout and Gunpark roads will become the 'Main Street' for the retail area. Implementation of the Plan Implementation of the Gunbarrel Community Center Plan will occur over a long period of time through a combination of actions from both the public and private sectors. Business associations, such as the Gunbarrel Business Alliance, and neighborhood groups will play an important role in promoting collaboration to successfully implement the plan. Land use changes were made in the 2005 Boulder Valley Comprehensive Plan update to reflect the plan vision.

Gunbarrel Community Center Plan- The rezoning request is consistent with the Gunbarrel Community Center Plan that shows the property as Community Retail in the Retail Core District. Community Retail is described in the plan primarily intended as a retail center serving residents within the subcommunity and the outlying areas. The uses in this area will be easily accessible by automobile and cater to the convenient shopping of household goods.

The following Map from the Gunbarrel Community Center Plan shows the desired future land uses per the plan and location of the 5400 Spine Road property.



Overview of the Proposed Zoning and Redevelopment Plan:

The property is located on the northeast corner of Lookout Road and Spine Road and consists of an approximate 14,000 square foot light industrial/flex building on less than 1 acre of land. The property is currently zoned I-G and has most recently been occupied by a window manufacturing company that vacated the space in December 2013. The space has been vacant since that time. The applicant is seeking a rezoning of the property to allow for an "adaptive re-use" of the existing structure and site.

The intent of the applicant is to remodel the exterior of the existing building and redesign the site with a plan that is intended to attract neighborhood retail and service tenants such as a specialty retail, restaurant, sandwich shop, quick serve, bakery, deli, coffee shop, and/or general services tenants that will serve the surrounding residents, business and visitors.

The footprint of the existing building will be reduced from 14,000 square feet to 10,000 square feet and the site will be redesigned and landscaped to meet the requirements of the BC-2 zoning. In addition, the new site plan allows for a large outdoor plaza and seating area with attractive landscaping that will help to activate the corner and create a sense of place at the intersection of Lookout & Spine Roads. The overall streetscape design has been designed to support an inviting pedestrian experience with ample landscaping, walkways, seating areas, bike racks, planters, etc. The public right-of-way along Spine Road and Odell Place will provide on-street parking in order to afford direct access and visibility to the retail uses and create a separation between pedestrians and moving cars.

The existing façade of the building will be improved significantly to create a more attractive elevation with updated materials such as masonry, steel, new storefront windows and doors, awnings, glass roll-up doors at the ground level, new exterior building lighting and outdoor gathering and seating areas.

Community Benefits:

In addition to being consistent with local and regional planning, there are numerous Community Benefits associated with the rezoning of the property and adaptive re-use of the existing structure. The benefits are as follows:

- ✓ The rezoning will allow for new restaurants, specialty retail and services that will serve the Gunbarrel community in general.
- ✓ The new restaurants, specialty retail and services will help to reduce car trips and traffic.
- ✓ The current building is outdated and not very attractive and the redesign of the façade and site will help to improve the area and create a sense of place for the corner of Lookout & Spine Road.
- ✓ There are over 500 new apartments under construction within 2 blocks of the property and over half of these units are located on the north side of Lookout Road. 5400 Spine Road will directly serve these residents with services in a walkable, pedestrian friendly environment.

- ✓ The new outdoor plaza area on the corner of Spine Road & Lookout Road will create a visible and attractive gathering place for local residents, employees and visitors.
- ✓ The adaptive re-use of the existing building and recycling of materials is good for the environment and reduces contributions to the landfill.

For more information or additional questions please contact:

Applicant:
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