



City of Boulder Planning & Development Services

City of Boulder Development Review Committee

MEETING AGENDA

1739 Broadway, Room 401 8:30 a.m.

9/17/2020

NEW ADR SUBMITTALS

Applicant Name	Case Number	Case Status	Case Manager
Review Type Address			
Marik Weterrings Variance 320 31ST ST	ADR2020-00149	In Review	Robbie Wyler
TRAD DESIGN BUILD LLC Variance 470 43RD ST	ADR2020-00161	In Review	Robbie Wyler
Team Select Home Care Zoning Verification Letter 2595 CANYON BLVD	ADR2020-00176	In Review	Robbie Wyler
Whole Foods Market Rocky Mountain/Southwest, LP Zoning Verification Letter 695 S BROADWAY	ADR2020-00185	In Review	Sarah Shaffer
GBA Builders Minor Modification to Approved Plan 5550 AIRPORT BLVD	ADR2020-00186	In Review	Elaine McLaughlin
Zack Kanter Minor Modification to Approved Plan 1986 BEACON CT	ADR2020-00187	Received	Karl Guiler
HANSON BUSINESS STRATEGIES Other Conditional Uses 4735 WALNUT ST	ADR2020-00188	In Review	Sarah Shaffer
LUKE ARRINGTON Minor Modification to Approved Plan 1672 30TH ST	ADR2020-00189	In Review	Shabnam Bista
THE SANITAS GROUP Residential Care Facility 2445 30TH ST	ADR2020-00190	In Review	Andrew Collins

Mosaic Architects
Minor Modification to Approved Plan
2570 BRIARWOOD DR

ADR2020-00194

In Review

Elaine McLaughlin

NEW AUR SUBMITTALS

Applicant Name	Case Number	Case Status	Case Manager
Review Type			
Address			
JOHN JANSON	AUR2020-00049	In Review	Sarah Shaffer
Attached Accessory Dwelling Unit			
2675 3RD ST			
Habilis DesignBuild LLC	AUR2020-00050	In Review	Sarah Shaffer
Detached Accessory Dwelling Unit			
1743 ORCHARD AVE			

NEW PAR SUBMITTALS

Applicant Name	Case Number	Case Status	Case Manager
Review Type			
Address			
JAMES BUTLER	PAR2020-00025	In Review	Elaine McLaughlin
Site Review			
3200 AIRPORT RD			

NEW LUR & TEC SUBMITTALS

Applicant Name	Case Number	Case Status	Case Manager
Review Type Address Site Review 5801 ARAPAHOE RD	LUR2019-00021	In Review	Sloane Walbert
COBURN PARTNERS INC Use Review 5801 ARAPAHOE RD	LUR2019-00022	Revisions - Resubmit	Sloane Walbert
City of Boulder Preliminary Plat for Subdivision 4540 BROADWAY	LUR2020-00001	In Review	Sloane Walbert
COBURN PARTNERS INC Preliminary Plat for Subdivision 5801 ARAPAHOE AVE	LUR2020-00030	In Review	Sloane Walbert
BILL HOLICKY Site & Use Review 2727 29TH ST	LUR2020-00038	In Review	Andrew Collins
LAUREL BROZOVICH Minor Site Review Amendment 2320 22ND ST	LUR2020-00039	In Review	Karl Guiler
TRESTLE STRATEGY GROUP Site & Use Review 1313 BROADWAY	LUR2020-00040	In Review	Elaine McLaughlin
City of Boulder Subdivision/Final Plat 4540 BROADWAY	TEC2020-00001	In Review	Sloane Walbert
WESTERN DISPOSAL SERVICES Plan Combinations 2051 63RD ST	TEC2020-00024	In Review	Elaine McLaughlin
City of Boulder Plan Combinations 4540 BROADWAY	TEC2020-00031	In Review	Sloane Walbert

NEW FLOODPLAIN PERMIT SUBMITTALS

Applicant Name	Case Number	Case Status	Case Manager
Review Type Address			
Skyhook Design LLC Floodplain Review Without Analysis 2850 KALMIA AVE	FLD2020-00067	In Review	Christin Shepherd
SCOTT, COX & ASSOCIATES, INC. Floodplain Review Without Analysis 4095 19TH ST	FLD2020-00080	In Review	Christin Shepherd
SCOTT, COX & ASSOCIATES, INC. Floodplain Review Without Analysis 1940 WALNUT ST	FLD2020-00081	In Review	Christin Shepherd

NEW WETLAND PERMIT SUBMITTALS

Applicant Name	Case Number	Case Status	Case Manager
Review Type Address			
CITY OF BOULDER MOUNTAIN PARKS Wetland Permit Public Process 0 Marshall DR	WET2020-00015	In Review	Christin Shepherd

COMMENTS - 4 WEEK REVIEW

Applicant Name	Case Number	Case Status	Case Manager
Review Type Address			
COBURN PARTNERS Concept Plan Review & Comment 1820 5TH ST	LUR2020-00033	In Review	Elaine McLaughlin



City of Boulder Planning & Development Services

CITY OF BOULDER

LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **September 16, 2020**
CASE MANAGER: **Elaine McLaughlin**
PROJECT NAME: **FIRST PRESBYTERIAN CHURCH**
LOCATION: **1820 15TH ST**
REVIEW TYPE: **Concept Plan Review & Comment**
REVIEW NUMBER: **LUR2020-00033**
APPLICANT: **DEAN HOFELICH, COBURN PARTNERS**
DESCRIPTION: ***Concept Plan Review and Comment for a proposal from Grace Commons Church (formerly known as First Presbyterian Church in Boulder) for a renovation and addition to their existing building located at 1820 15th Street, Boulder and a new building located at 1603 Walnut Street.**

I. REVIEW FINDINGS

Additional information and revisions to the plan documents are required as indicated below. Revised plans must be submitted by 11/15/2020 for this application to remain active. Please contact staff with any questions or concerns.

III. INFORMATIONAL COMMENTS

1. Inclusionary Housing, Michelle Allen, 303-441-4076

a. Each new residential unit developed on the property is subject to 9-13 B.R.C., 1981, "Inclusionary Housing" which requires that all residential developments with 5 or more dwelling units contribute 25% of the total dwelling units as permanently affordable housing affordable to low/moderate and middle-income households. The means for satisfying the inclusionary requirement will be reviewed by staff concurrent with any land use review or for those projects not subject to any land use review, prior to application for a residential building permit.

b. A Unit and Cash-in-lieu Calculator for estimating the Inclusionary requirement for your development may be found on the city website at www.boulderadffordablehomes.com.

c. Rental developments do not have an on-site requirement and may satisfy the inclusionary requirement through the provision of on-site affordable rental units or comparable existing or newly built off-site permanently affordable rental units or through the dedication of land appropriate for affordable housing or by payment of a cash-in-lieu contribution.

e. Any required documents including the Determination of Inclusionary Housing Compliance form, a Land Covenant to secure the permanent affordability of the units, and an 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.

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

2. Neighborhood Comments. Elaine McLaughlin, mclaughline@bouldercolorado.gov

Neighbors to the east of the 1603 Walnut property have made comments and asked questions about the new building and how it and the event space on the roof interfaces with their building at 1655 Walnut. The comments are provided as Attachment A to these comments. As project plans move forward to Site and Use Review applications, the applicant team must host a Good Neighbor Meeting to present the management plan of the event

space and answer questions from the members of the public. Please coordinate with the Case Manager at that time to set up the meeting.

3. **Open Space.** Elaine McLaughlin, mclaughline@bouldercolorado.gov
The applicant is illustrating a total of 29,390 square feet of open space, and indicates, "including roof terrace." Please note that the land use code allows for "decks" to count as no more than 25 percent of the required useable open space. As a non-residential use with a height of 49 feet, the open space required is 25 percent of the lot area. As project plans move forward to Site Review, the applicant will need to demonstrate that the site meets this requirement.
4. **Plan Documents.** Elaine McLaughlin, mclaughline@bouldercolorado.gov
The applicant submitted elevations well into the review of the Concept Plan. The elevations are necessary to demonstrate consistency with the maximum height permitted in the zoning district of 55 feet, and the elevations that were provided will be in turn provided to the Landmarks Board and Planning Board as a part of the Concept Plan review. Note that at the time of Site Review it will be important to ensure that all elevations are provided, including those on the east elevation adjacent to 1655 Walnut residences. As noted in the comments under "Neighborhood Comments" a neighbor to the east provided a comment letter that indicated concerns about how the east elevation will impact their privacy.
5. **Review Process.** Elaine McLaughlin, mclaughline@bouldercolorado.gov
As was described during pre-application, the main church campus and the annex site are both located within the Non-Historic/Interface Area of the Downtown Urban Design Guidelines. The historic chapel is also within the Chamberlain Historic District. While there are no plans to alter the church, the interface of the addition to the historic portion of the church necessitates a review by the Landmarks Board as any exterior modifications to the 1898 chapel including reconstruction to the south/west wall will require approval of a landmark alteration certificate (LAC).

As noted in the pre-application meeting, the Design Advisory Board would review the applications for new construction under the Non-Historic/Interface Area Design Guidelines. Staff has prepared a summary of the review processes and how they can dovetail together, in an attachment to these review comments, provided as Attachment B.

At this time a joint review hearing is tentatively scheduled for both the Planning Board and the Landmarks Board of the Concept Plan for October 22, 2020. This could offer an opportunity to consider the context to the historic district including the historic Post Office at the northwest corner of 15th and Walnut; and the historic chapel on the site, in the design of the addition.

The 1603 Walnut redevelopment would be required to be reviewed by the Downtown Urban Design Advisory Board after submittal of a Site Review application.

It is also noted that because the 1950s addition to the church would be removed, this will necessitate a landmarks staff level demolition permit review.

6. **Review Process:** Elaine McLaughlin, mclaughline@bouldercolorado.gov
The Event Space planned on the roof of the annex building will necessitate a Use Review. Under the DT-5 zoning, there are two use categories that the event space most closely resembles that require application for Use Review: "Indoor Amusement Entertainment" and "Restaurants, brewpubs, and taverns with an outdoor seating area of 300 square feet or more within 500 feet of a residential zoning district." Because the applicant has indicated that the event space would be available for rental for those other than residents of 1603 Walnut, it is considered a second principal use. Therefore at the time of Site Review, the applicant should also file a separate application for a Use Review.

IV. FEES

Please note that current development review fees include a \$131 hourly rate for reviewer services following the initial city written comments. Please see the P&DS Questions and Answers brochure for more information about the hourly billing system.

V. APPROVAL CONDITIONS ON CASE

The section below provides conditions that will need to be met if your project is approved.