CITY OF BOULDER
PLANNING BOARD MEETING AGENDA
DATE: October 1, 2015
TIME: 6 p.m.
PLACE: 1777 Broadway, Council Chambers

---

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**
   The July 16, August 6, August 20, August 27, September 2, September 3, and September 17, 2015 minutes are scheduled for review.

3. **PUBLIC PARTICIPATION**

4. **DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS**
   A. Informational Item: TECHNICAL DOCUMENT REVIEW: Final Plat for the elimination of the lot line between Lot 6A and Lot 7A of West Rose Hill Replat A to create one lot addressed 927 7th Street. The project site is split-zoned Residential - Low 1 (RL-1) and Residential - Estate (RE). Case no. TEC2015-00028.

5. **PUBLIC HEARING ITEMS**
   A. CONCEPT PLAN REVIEW AND COMMENT: Request for citizen, staff and Planning Board comment on a proposal to redevelop the property located at 3303 Broadway with an approximately 83,000 square foot 3-story building multi-use building with below-grade parking. The building is proposed to include 94 residential units, coffee shop, community room, fitness center and office space for micro and co-working offices. Proposed residential units will consist of 55 efficiency units (less than 475 square feet), 23 one-bedroom units and 16 two-bedroom units. The applicant seeks to amend the Boulder Valley Comprehensive Plan (BVCP) land use designation and rezone the property to Residential – High 3 (RH-3).

   Applicant: Margaret Freund, Fulton Hill Properties
   Property Owner: Mental Health Center of Boulder County

   B. CONCEPT PLAN REVIEW AND COMMENT: Request for citizen, staff and Planning Board comment on a proposal to redevelop the property located at 2801 Jay Road with a multi-family residential development consisting of 94 units in eight buildings. The development is proposed as a receiving site to accommodate required affordable housing from a companion development at 3303 Broadway. The applicant seeks to annex the property to the city with Residential - Mixed 2 (RMX-2) zoning and amend the Boulder Valley Comprehensive Plan (BVCP) land use designation.

   Applicant: Margaret Freund, Fulton Hill Properties
   Property Owner: Colorado District of the Church of the Nazarene

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

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 (10 minutes maximum*)
b. Applicant presentation (10 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
PLANNING BOARD ACTION MINUTES
July 16, 2015
1777 Broadway, Council Chambers

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: http://www.bouldercolorado.gov/

PLANNING BOARD MEMBERS PRESENT:
Aaron Brockett, Chair
Crystal Gray
Leonard May
Liz Payton
John Putnam

PLANNING BOARD MEMBERS ABSENT:
John Gerstle
Bryan Bowen

STAFF PRESENT:
David Driskell, Executive Director of CP&S
Susan Richstone, Deputy Director of CP&S
Charles Ferro, Development Review Manager
Cindy Spence, Administrative Assistant III
Sloane Walbert, Planner I
Chandler Van Schaak, Planner I
Jessica Stevens, Civil Engineer II
Lesli Ellis, Comprehensive Planning Manager for CP&S
Courtland Hyser, Senior Planner
Caitlin Zacharias, Comprehensive Planning Associate Planner
Jean Gatza, Community Sustainability Coordinator
Brett KenCairn, Senior Environmental Planner of CP&S

DRAFT

1. CALL TO ORDER

Chair, **A. Brockett**, declared a quorum at 5:09 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **J. Putnam** and seconded by **C. Gray** the Planning Board voted **5-0** (**J. Gerstle and B. Bowen** absent) to approve the February 19, March 19, May 21, and June 4, 2015 as amended.

- **C. Gray** added a last minute amendment for 3/19/2015. Includes Item 5A – please add a bullet after Board comments: "Some Planning Board members commented that this approval does not constitute an approval of a new auto bridge over Boulder Creek."

3. PUBLIC PARTICIPATION

1) **Matt Patrick, 2775 Valmont Rd**, representing the Boulder Food Park. There is "heart" behind project. Had neighborhood meetings for outreach. This is a local project. They have listened and heard neighbors. See as this project as a benefit to community. Wants to make a place everyone can all enjoy. Invested over a year of work and want to continue to hear the public feedback. Trying to make all happy.
2) **Hank Grant, 2775 Valmont Rd**, original founder of Boulder Food Park with Matt Patrick. Want to educate community regarding food and farm to table food. They have a commitment to small business, this will give them the platform. They are willing to listen to neighbors and serve the community.
3) **Graham Bailhache, 1606 IO Ct, Lafayette, w**orking with founders of Boulder Food Park regarding development. Trying to work with the neighbors and their concerns. A big concern is noise to the residents. Will work to put in landscaping screen and mitigate noise. Help to minimize impact on residents and businesses. Take concerns in consideration in the planning. Want to have the right impact on the community.
4) **Clyda Stafford, 3120 Eastwood Ct**., spoke in opposition of the Boulder Food Park. She stated she had not heard of any outreach by applicants. Affordable, dense housing is in the area. There is no consideration what dense affordable housing does to the community. This project will bring too much noise. Affordable housing is surrounded by noise. No need for more eating establishments. This will be a bar and open until 2:00 am. Outdoor seating and games will bring noise.
5) **Karen Aronson, 2707 Valmont Rd**., spoke in opposition to the Boulder Food Park. Can hear voices from the bike path already. Concerned about too much noise and confusion from the music. With music, it can ask to turn it down, but the voices will continue. Many residents are renters in the area. Not all residents were invited to the neighborhood meeting. Many don't know this is happening. Asked board to postpone their decision so confusions can be cleared up and more discussions can be done regarding noise.
6) **Kate Remley, 646 Pearl St.**, member of Landmarks Board and liaison to the Downtown Urban Design Guidelines. **K. Remley** spoke to the Urban Design Guidelines. Extensive changes are proposed to Historic Guidelines and to perimeter buildings. Fundamental changes are proposed to the guidelines. Original goal was to make alterations to perimeter buildings. Landmarks Board would like to suggest joint board sessions between Planning Board and Landmarks Board to discuss alternative suggestions to discuss alternative approaches to revise the guidelines. Perhaps staff could organize meetings with board members and public. A draft revision is the tested with public at large before it goes into effect. Landmarks Board would like to understand the issues with the Planning Board and schedule follow-up discussions.

   S. Richstone informed the board that **S. Assefa** will be going to responded and provide more information. **S. Richstone** clarified that the red-lines that BDAB did were not intended to be actual proposed changes to the Historic District area. Once recommendations are given for the changes, they would come to Planning Board. Request

DRAFT

from City Council and pointed out they would not exempt the downtown area in regards to height the restrictions until the changes to the Downtown Design Guidelines occurred. Council was more focused on the non-historic area. Council wanted this to happen quickly. Then height restrictions would be limited automatically on the downtown area once those revisions occurred. Landmarks Board will have the opportunity to discuss the BDAB memo in August. There will be a definitely public participation.
L. May, commented that the BDAB memo was not an official recommendation. It is still a work in progress. Process has not started. Boars make the first draft giving recommendations, then have public participation.

7) **Sue Wong, 3924 Wedge Ct, Longmont**, owns the property at 2727 Valmont. She has owned property for 32 years. Property has been used as a music venue and very audible in Two Mile Creek even though it was an inside venue. She is concerned regarding the light intrusion as well. She is not 100% in support of the Boulder Food Park. She asked the Planning Board to re-evaluate this project.
8) **Justin Riley, 2775 Valmont St.,** supports proposal for the Boulder Food Park. They have nixed the outdoor music, new windows. They are willing to make accommodations. He stated that this project will be a community benefit but making efforts to not disturb the neighboring community.

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

A. Call-Up Item: USE REVIEW (LUR2015-00060) for new tavern with outdoor seating area over 300 square feet in size to be operated in conjunction with "Boulder Food Park" mobile food vehicle sales. The call-up period expires July 20, 2015.

- **C. Van Schaak** addressed the board's questions. He addressed the project's Management Plan with regards to the music issue. There will be amplified music outdoors but at a low level. Will be using small targeted speakers. There will be no live amplified music outside. This was recently amended based on concerns expressed.
- **L. May** asked if anything regarding voice levels was addressed.
- **C. Van Schaak** stated the city's noise ordinance was addressed ant that they would meet the 55 decibels level between hours of 11:00pm to 7:00am. If there is a complaint, Zoning Enforcement would go out and if a there is a sound violation, the owners would pay for sound study.
- **C. Gray** reiterated that Code Enforcement has been taken over by the Boulder police. Different closing hours need to be clarified and if not and have violations, the owner can use land use privileges. She asked **C. Van Schaak** to clarify for the public.
- **C. Van Schaak** the Disposition lays out conditions of approval and becomes a binding document. If the venue would stay open past the approved time, then they lose approval and shut down. Planning Board or public can initiate a call up for review.
- **J. Putnum** clarified the noise standards. In the zone in question, the ordinance states 55 decibels from 7:00am to 11:00pm and 50 decibels from 11:00pm to 7:00am.

DRAFT

- **C. Van Schaak** stated the applicants were not required to hold a neighborhood meeting and that public notice was provided. Applicants stated they would hand deliver the public notices to residents. City mailed public notice to property managers of complexes but not individual residents.

B. Call-Up Item: Floodplain Development Permit (LUR2015-00051) for Boulder Community Foothills Hospital Campus – 4747 Arapahoe, Fitness Equipment. The call-up period expires July 23, 2015.

C. Call-Up Item: USE REVIEW (LUR2015-00041): Request for a new restaurant ("Doug's Day Diner") to utilize an existing 815 square foot outdoor patio at 2400 Arapahoe Avenue within the Business - Regional 1 (BR-1) zone district. Hours of operation are 6:00 a.m. to 8:00 p.m., seven days a week. The call-up period expires on July 22, 2015.

None of the items were called up.

5. PUBLIC HEARING ITEMS

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

A. Boulder Valley Comprehensive Plan Update

Staff Presentation:
L. Ellis and **C. Hyser** presented the item to the board.

Board Questions:
L. Ellis, C. Hyser and S. Richstone answered questions from the board.

Board Comments:
General

- **L. May** stated that quotes are helpful and prompts people to think about things and visible. It would not open yourselves to inevitable criticism from the sub-community by portraying several perspectives.
- **J. Putnam** stated that the plan could get really cluttered with quotes. Appreciates the idea to personalize the BVCP. Suggested adding a few fun things about the community or rankings would make it more personal and softer. **J. Putnam** worries about quotes as it could be more of a distraction.
- **A. Brockett** requests that the Planning Board receives minutes from the BVCP Process Sub-Committee.
- **L. May** stated more than handful of changes needs to be done.

<u>Key Issue #1:</u>
Service Area Expansion:

- **L. Payton** stated that she is pleased staff is taking the approach to expand into service area. She stated that she was in agreement to continue the surveys for the service area

DRAFT

expansion. Should look at service area expansion but as not certain that a need has been identified. She suggested to keep it in reserve.

- **L. May**, in regards to Area III, in order to look at expanding into the reserve, there has to be a unique compelling need to expand into it. Don't see anything on horizon to justify that. We say we are built out, but there is potential for additional development in existing sites. Not a necessity to expand the service area.
- **A. Brockett**, in favor of approach you are taking, partially. Providing clarity is good. If a unique proposal, I would be willing to entertain the expansion. Or if a community partner identified a need, would be willing to look at. There is no need now to expand into planning reserve. Currently there is development in our central places and redeveloping parking lots and we are not done. No immediate desire to open a study of the service area expansion.
- **C. Gray** in agreement with the previous comments made by board members. We should talk about the service area expansions.
- **L. Ellis** suggests inviting owners to give ideas. Don't want to not give the opportunity. The staff is trying to hear ideas, then make determination whether to carry forward with this process.
- **A. Brockett** suggests the board craft our recommendation how we want it to be.
- **C. Gray** is in agreement with the present proposal. The Land Use Map (Area I) will continue forward. **L. Ellis** agreed and stated that it will happen regardless. Staff wanted to separate Land Use Map from service area expansion discussions. **C. Gray** stated one pitfall in the past 5yr updates was with the criteria in proposing a Land Use Map change. It allows anyone to come to Planning Board, request a rezone and change land use designation which triggers a whole process. She suggests more discipline in the process.
- **J. Putnam,** agrees with the general approach everything so far. No compelling need to open it up. Concerned with the process. Wants to open it up to the public and look at some time in the future.

<u>Key Issue #2:</u>
Land Use Labeling:

- **J. Putnam** stated that in regard to updating the BVCP Land Use categories, two things that would be helpful would be 1) The sense of where have we stumbled and things aren't lining up (ex. Open Space Other) and 2) evolving notions of mixed use and why some categories not allowed. **J. Putnam** stated he likes structure and it seems logical.
- **A. Brockett** echoed **J. Putnam** and a defining of Open Space Other is needed. Regarding the updating the BVCP Land Use and how relates to zoning map is difficult and not explained. Would like to see it better defined and transparent to the citizens. Would be nice to see land use categories and how they related to our zoning regulations. Listing of allowed zone districts for each land use districts does not exist. Would be nice to see a map to that. Land Use and zoning need to map to each other.
- **L. Payton** stated that the BVCP Land Use category needs more definition. Likes proposed new structure. If Land Use category is more consistent, it will be easier to compare. Suggest new Land Use category as a Historic Land Use designation, or

DRAFT

something related to Historic Preservation. Bolster efforts of the preservation program.

<u>Key Issue #3:</u>
Projections Methods and Preliminary Results

- **J. Putnam** asked if there is value to defining what could be added by-right. The way by which we add density seems to be missing. Parts of town are zoned for single-family use and gives a different equation compared to parts of town zoned for mixed-use. Need to find a way to distinguish that would be helpful. Approach seems sound overall.
- **A. Brockett**, regards to the "heat map", encouraged the staff to eliminate one category. Also, the staff included the growth projections for 2015 and anticipating in 2040, it would be helpful to show a percent/year rate percent growth and what does it entail.
- **L. Payton** stated the "heat map" is great addition to the BVCP. Suggested that the mining history is needed in the comp plan and a Lolita's image be added, because it has been landmarked. Need irrigation and agriculture history. Surprised that Boulder High School not listed in central Boulder. Will throw people off. Suggested the Mapleton Early Childhood Center should be added.
- **A. Brockett** stated that this will be fantastic addition to the Comp Plan.
- **C. Gray** stated that in regards to Open Space, add a few comments regarding the city tax for Open Space.

<u>Key Issues #4</u>
Expansion:

- **C. Gray** nature of employment is changing. Questioned how you show projections and expansion of tech firms. How are the number of employees accounted for in the projections? **C. Hyser** stated that numbers can come from the Bureau of Labor Statistics and generates data for the number of employees and can map to locations. In addition, square footage information that is compared. Number can go up as you densify. May need to increase that assumption as to how many employees fit into commercial space. **L. Ellis** stated this has been done in years past.
- **L. May** not only number of employees and type of employment as it ties into economic sustainability**.** This could be "heat mapped". To have an understanding as to how employment patterns are changing and how that impacts the economic development policies. Could have a base line so we can compare at the next update to what has happened since last update. If we understand our employment is changing and becoming more tech oriented, we could project based on what we have experienced over the last decade what that may look like in 25 years. This would assist in finding information of the types of jobs, and not focus on the demographics of the employees.

DRAFT

B. Climate Commitment Update

Staff Presentation:
D. Driskell introduced the item.
B. KenCairn presented the item to the board.

Board Questions:
B. KenCairn and **D. Driskell** answered questions from the board.

Board Comments:
Key Issue #1
Support adoption of emissions reduction goal of 80% below 2005 levels by the year 2050?

- **C. Gray** and **J. Putnam** support the adoption or emissions reduction. **J. Putnam** emphasized focusing on the strategies.
- **A. Brockett** support the 80% reduction strategies but need to refocus away from gross numbers and on to intensity levels per capita per job. Feels the incentives are set up the wrong way. Important to change to look at the intensity level. Lots of grey areas and uncertainty in the areas. Encouraged the goals to focus on things we can measure with confidence and on things we can affect (ex. air travel). This is an example of something out of our control and can't quantify it. Make it a practical tool by focusing on areas we have levers and impacts is important.
- **L. May** supports the goal. Drawn to the recommendations that it should be least 80%. It is a living doc and will evolve over time. Agrees that the ultimate number is the per capita reduction as opposed to the gross emissions and to get that down.
- **L. Payton** supports the goal. Concerned about dropping items from the inventory. The goal needs to include a comparison of Boulder to other cities.
- **L. May** in regards to air travel for example, there is a value to public education to the component. Need to change behavior to meet our goals. Need to look at the cost benefits of it.
- **C. Gray** announced that Colorado Chapter of the Colorado Renewable Energy Society will hold an event on August 11, 2015, 7:00pm to 9:00pm at the business school. Fort Collins will discuss their model about how to shape the transformation of energy use at the community level. Their goal reductions of 80% by 2030 and carbon neutrality by 2050 will be discussed. Will send information around.
- **B. KenCairn** mentioned that they have been trying to organize a staff exchange with Fort Collins.
- **J. Putnam** suggested providing comparative benchmarks against other peer cities will be important. If we have achieved by ourselves, we have failed.
- **B. KenCairn** stated that this is a huge economic development opportunity for us.
- **A. Brockett** stated that we should participate in an international study of comparisons of emissions.
- **L. May** stated that it would be worthwhile to participate in international comparisons.

DRAFT

Key Issue #2:

Are there key emission reduction actions not represented in the city's current programs and strategies that should also be considered?

- **L. Payton** feels the reuse pushed harder. Could make demolition harder and retribution easier. Emerald Ash Borer and other trees being killed by beetles, would make more sense to reuse this wood.
- **B. KenCairn** is talking with forestry team to work with the state to create a wood yard for reuse.
- **L. May** the conservation aspect jumped out to him and general consumption which is conservation. Something needs to change. Need to give more emphasis on education in the plan.
- **A. Brockett** sees land use as a tool to get people living and working and live near where work and take the bus. Focus on reuse and meld with costs of new construction. If we limited the cost of demolition, and ultimately limit the cost of reconstruction. Have this in mind as part of our tool kit.
- **J. Putnam** stated the plan is robust, but suggested maybe more acknowledge of partnerships, especially in the region. It would meet that export need. Also, need to think about how you sketch out how to reduce carbon electricity. This can be accomplished with the municipal. We need to be honest and explicit with ourselves.
- **C. Gray** agrees with demolition and reusing what we have in our buildings. Strategy for buying eco pass and linking to head tax. Will not capture everyone, but move the needle. Need more discussion on this.
- **L. May** in regards to regional partnership and eco passes, what options we have to partner with some other towns to address community issue. Perhaps roll into an ECO pass to partner with other municipalities. Better link to and with towns.
- **B. KenCairn** and **D. Driskell** stated that we may see more state mandated regulations in this area of discussion in the upcoming years.

Key Issue #3:

How can the city most effectively engage the community in the refinement and implementation of the proposed Climate Commitment?

- **J. Putnam** liked idea regarding 43,000 regional transition plans. Makes the transition easy and seamless and attainable. Provide city with an individual platform. Need to help people to understand and avoid complexities.
- **A. Brockett** stated that a flyer provided to the public regarding "what could you do" would be helpful.
- **C. Gray** likes programs like SNUG and compelling. **B. KenCairn** provided an example. "Here's how you can change". Smart Regs is a good example. A way that gets them engaged and doing things to their property. Also, **D. Driskell** has been good at involving the youth and engaging them in this discussion.
- **L. Payton** stated this document is to engage people on climate commitment. Need to reference to the public groups in this document. They need to be part of this. Should be part of this document because they push the city and got us off the ground.

DRAFT

- **B. KenCairn** an exciting initiative forming called Climate Culture Collaborative. A group to help link all the other groups. They want to be a partner with us and we are cultivating that.
- **L. Payton** stated people in Germany embraced munipilization idea because there was no feeling that it would change way they live. Maybe we could give people a goal or statement that reassures we can achieve without a major transformation. Demonstrate to world we can keep our character and still achieve.
- **B. KenCairn** stated there is a potential to create focus.

C. Medical Office Update

Staff Presentation:
L. Ellis presented the item to the board.

Board Questions:
L. Ellis answered questions from the board.

Board Comments:
- **L. Putnum** states it makes sense to hold and wait and see what the hospital is going to do.

D. Additional Matters

- More form based code meetings next week.

- **L. Ellis** reminded the board of a possible tour for CIP projected for Aug. 3, 2015

- L. **Ellis** is working on joint meeting with Planning Commission in mid-September 2015 to discuss the BVCP.

- **L. May** asked in regards to the Downtown Guidelines, Will Planning Board have a role in the guideline revision. Need to get clarification, but would like to a recommendation or approval role. All board members agreed.

7. DEBRIEF MEETING/CALENDAR CHECK

DRAFT

8. ADJOURNMENT

The Planning Board adjourned the meeting at 9:08 p.m.

APPROVED BY

_____
Board Chair

_____
DATE

DRAFT

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
August 6, 2015
1777 Broadway, Council Chambers

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: http://www.bouldercolorado.gov/

PLANNING BOARD MEMBERS PRESENT:
Aaron Brockett, Chair
Crystal Gray
Leonard May
Liz Payton
John Gerstle
Bryan Bowen

PLANNING BOARD MEMBERS ABSENT:
John Putnam

STAFF PRESENT:
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Assistant III
Jean Gatza, Community Sustainability Coordinator
Peggy Bunzli, Budget Officer, Finance
Jeff Dillon, Parks Capital Asset Manager
Karl Guiler, Planner I
David Thompson, Transportation Engineer
Sam Assefa, Senior Urban Planner
Kalani Pahoa, Urban Planner
Lesli Ellis, Comprehensive Planning Manager for CP&S

1. CALL TO ORDER

Chair, **A. Brockett**, declared a quorum at 5:05 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

3. PUBLIC PARTICIPATION

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

A. Call Up Item: Wetland Permit (LUR2015-00068):
Flood Damaged Trail Repairs and Re-routes.
This decision may be called up before Planning Board on or before August 6, 2015.

DRAFT

B. Call Up Item: Boulder Residence Inn Subdivision (TEC2015-00011): located at 2550 Canyon Blvd.: Final Plat to replat the existing Village Shopping Center Subdivision into two lots: one encompassing the approved Boulder Residence Inn (1.65 acres) and the other for the remaining property within the Village Shopping Center (14.85 acres). The call up period expires on August 6, 2015.

C. Call Up Item: USE REVIEW (LUR2015-00034): Conversion of the existing Sterling University Peaks Apartment building located at 2985 E. Aurora Ave. with 96, two-bedroom dwelling units to 192 Efficiency Living Units (ELUs) located in the Residential High – 5 (RH-5) zoning district.

D. Call Up Item: Hawthorn 711 Subdivision (LUR2015-00037): Minor Subdivision to subdivide one 0.34-acre developed lot at 711 Hawthorn St. to create 2 new residential lots: Lot 1 (7,605 s.f.) and Lot 2 (7,321 s.f.). Lot 1 will contain the existing single family home. The call up period expires on August 10, 2015.

E. Call Up Item: Minor Amendment to an Approved Site Plan (LUR2015-00056): Request to construct a 124 square foot addition to an existing single family residence located at 3224 Wright Ave. within the Noble Park PUD in the RM-1 zone district. The proposed addition would reduce the approved setback along the eastern side of the property from 15 feet to 14 feet. The call-up period expires on August 10, 2015.

None of the items were called up.

5. PUBLIC HEARING ITEMS

A. Public hearing and consideration of Annexation and Initial Zoning (case no. LUR2015-00029) for the property located at 236 Pearl Street and a portion of the property at 250 Pearl Street. The proposal includes a request for annexation with an initial zoning of Residential Mixed - 1 (RMX-1).

Property Owners: Edward Borg (236 Pearl) and Nancy L. Vinson and Karen S. Klenzendorf (250 Pearl)
Applicant: Stephen Sparn

Motion

On a motion by **A. Brockett** the board approved (**6-0; J. Putnam** absent) agenda item 5A (236 Pearl) in the August 6, 2015 Planning Board meeting will be continued to a future Planning Board meeting, date to be determined.

DRAFT

B. Public hearing and consideration of a recommendation to City Council on the proposed 2016-2021 Capital Improvement Program (CIP).

At the beginning of the meeting, on a motion by **A. Brockett** the board approved (**6-0; J. Putnam** absent) the presentation of agenda item 5C (CIP) would be heard before agenda item 5B (Boulder Food Park) at the August 6, 2015.

Staff Presentation:
J. Gatza and **P. Bunzli**, presented the item to the board.

Board Questions:
J. Gatza and **P. Bunzli** answered questions from the board.

Public Comments:
No one spoke in support or opposition of the item.

Board Comments:

- **C. Gray** and **A. Brockett** suggest a summary on the overall impact of the projects such as staff projects regarding reducing energy. Also projects generating new energy. Important to do that if not on there. The CIP could highlight projects that are having an impact.
- **J. Gatza** stated that they are working toward it. There is some information is located in the overview of the CIP.
- **C. Gray** suggested that numbers are listed.
- **L. Payton** stated she was impressed with staff and the tour on Monday. Would be interesting if an asterisk were present where programs are paying for themselves (ex. hydro, airport improvements, etc.). Feels these are huge questions and feels like a formality for Planning Board to review and so briefly. Questions out of scale compared to time to review.
- **A. Brockett** explained that the Planning Board's role is a last check. Not to review every item, are any problems stick out on a policy level. City Council's responsible for the details of what is implemented and how to implement it.
- **J. Gerstle** stated if the Planning Board had had more time to review the CIP, they could do a more useful job. Encourage in the future, that the Planning Board be provided the document to have two weeks to review rather than one week.
- **A. Brockett** stated that three days was not adequate time.
- **L. May** asked **L. Payton** what she had in mind generally for Historic Preservation to a budgetary line item.
- **L. Payton** state that occasionally the city acquires historic property. If it is in there, on the radar, then it may become a priority to preserve important structures.
- **C. Gray** suggested, regarding the "funding summary by fund" (pg. 45), it would be interesting to have that broken down where the funds go when looking at the projects., to see what is the source of funding. Could be a summary without having to look at each sheet.

DRAFT

- **A. Brockett** state that the CIP is well done. Recommends the Complete Streets project on 19th Street, from Norwood to Sumac, understands the purpose was to have safe routes to school, need continues to Yarmouth.
- **J. Gerstle** continued on theme of the Carter Lake Pipeline and bike path potential to push to ensure consideration of bike path along with the pipeline and feeder canal. Stated it would be a big mistake for utilities to continue for a single purpose project, when for so little extra effort it could be a great benefit than just transporting water. Recommend to Planning Board that bicycle path considerations be considered at same time as the Carter Lake Pipeline.
- **C. Gray** recommended that City Council increase out of the general fund a budget for major tree urban forest restoration and replacement. So many trees are under stress currently.
- **J. Dillon** stated the city is faced with Emerald Ash Borer (EAB) disease. The CIP has been increased dramatically, 50% cost over the next 10 years. The EAB is in its initial phase. Will present to Council in September with an urban forest management plan related to EAB and the completion of an urban forest management plan. CIP will be adequate for next five years. This will allow the city to see how effective the treatment plans are. The city is looking at experimental treatments and effects and will make adjustments in future CIPs.

Motion:
Motion by **A. Brockett**, seconded by **C. Gray** that Planning Board recommend (**6-0; J. Putnam** absent) to City Council the 2016-2021proposed Capital Improvement Program, including the list of CIP projects to undergo a Community and Environmental Assessment Process, as outlined in the staff memorandum with addendums that (1) the complete street program be extended north to Yarmouth and (2) the Carter Lake Pipeline project be extended to include some kind of bike path, and (3) to encourage staff to include into the CIP information a summary of estimated energy savings from the capital projects as well as estimated renewable energy production of the projects. 6-0 (J. Putnam absent).

Friendly amendment by **C. Gray** encouraging staff to include into the CIP information a summary of estimated energy savings from the capital projects as well as estimated renewable energy production of the projects. Friendly amendment was accepted by **A. Brockett**.

C. Public hearing and consideration of a USE REVIEW (LUR2015-00060) for a new tavern with outdoor seating area over 300 square feet in size to be operated in conjunction with "Boulder Food Park" mobile food vehicle sales at 2775 Valmont Rd. in the Business Community One (BC-1) zone district. Proposal includes a request for a 25% parking reduction to allow for 50 vehicle parking spaces to be provided on-site where 66 are required.

Applicant: Jeff Check of Coburn Development for Boulder Food Park
Owner: Stephen D. Tebo

DRAFT

Disclosures:
Board members were asked to disclose any ex-parte contacts they may have had on this item:

L. Payton stated she received a phone call to attend a neighborhood meeting but declined.
C. Gray, made a site visit.

Staff Presentation:
K. Guiler presented the item to the board.

Applicant Presentation:
Justin Riley and **Matthew Patrick, 2775 Valmont Rd.,** applicants for the project, presented the item to the board.

Board Questions:
K. Guiler, D. Thompson, J. Riley and **M. Patrick** answered questions from the board.

Public Comments:

- **John Wormer, Jr., 2707 Valmont Rd, #314,** spoke in opposition of the item.
- **Richard Montgomery, 2707 Valmont,** spoke in opposition of the item.
- **Vivian Chien, 677 Glenharbor, Longmont,** spoke in opposition of the item and questioned how it will affect the Thai Chi House and the existing contract regarding competition.
- **Clyda Stafford, 3120 Eastwood Ct.,** spoke in opposition of the item.
- **Karen Aronson, 2707 Valmont Rd., #D202,** spoke in opposition of the item.
- **Judy Winquest, 2707 Valmont R., #C110,** spoke in opposition of the item.

Board Comments:
<u>Key Issue #1:</u>
Use review criteria

- **L. Payton** stated that the project meets use review criteria generally and appreciates the changes made to the original plan. Two amendments might be needed to motion to approve. One would include setting a minimum height for the fence and extend the length of the site, and two to limit game nights to Thursday to Sunday or limit hours of games to end at 8pm to address neighbors concerns.
- **J. Gerstle** could meet the Use Review criteria. Concerned about the noise and impact on neighbors. Likes **L. Payton's** proposals and introduced a new criteria of a 55 decibel limit to west, limit be put in place at western boarder of the restaurant.
- **A. Brockett** stated that the Use Review complies generally with the criteria. He sympathizes with neighbors and realizes this is a difficult situation. This is a commercially zoned property. Other projects could generate noise as well and carry impacts. This project is providing positives. This project is unique and gives parents an opportunity to sit down with kids and friends. Don't have much of that in town. The city has strong ordinances to protect people in place of

DRAFT

home. The project can be positive as a whole. Would consider **L. Payton's** proposals.

- **B. Bowen** agrees with the use of the projects. It encourages businesses throughout the city. It could be useful for the city. Applicants have worked hard to get it to happen. Sympathy for the neighbors. Loss of views to the west will be disappointment. Stated that **J. Gerstle's** proposal is irrelevant in terms of the 55 decibel limit. The "Quiet enjoyment of the home" ordinance will rule. In terms of meeting the light requirement, in the lighting plan you must state that there won't be any trespassing, therefore it won't be an issue. The biggest issue will be sound and interaction with the neighbors.
- **L. May** concerned with the music and voices. What happens is people start talking louder and noise levels can rise. He stated he has little confidence in noise complaint and measuring system. Surprised to hear that the situation is the same as before the police took over the responsibility of noise complaints. Doesn't give neighbors a good course of action if problems. Applicants have bent over backward to hear neighbors concerns. Like **L. Payton's** proposals as a good compromise as a condition of approval. Will help with problems but not solve them.
- **C. Gray** is satisfied with lighting issue and removing parking from north side. The issues are with the game night and measure of noise. Could be successful. The hours are more restrictive that have seen. Inclined to support a motion to address game night issue and noise monitoring. In addition, she would like to work to remove and send a letter to Annie Noble to get the previously discussed "bench" removed. She stated that games may not needed. Do you need games there?

<u>Key Issue #2:</u>
Game Night

- **A. Brockett** addressed the game issue. You see a fair amount around the country, lawn games. Minimal impacts could be felt from games. Proposed to cut off games at certain hour.
- **B. Bowen** doesn't want to limit from having at all. Part of the draw.
- **L. Payton** stated that it may be hard for owners to say that it is 9 pm and now you have to stop playing. Stated it may be easier to have games on the weekend (Thursday – Sunday).
- **C. Gray** proposed to have games stopped between 7-8pm.
- **J. Riley**, the applicant, would prefer to have a unified time. Proposed it would be easier to post end time with respect to neighbors to have an hour to finish.
- **C. Gray** proposed 8pm to limit game time.
- **A. Brockett** polled the board to have 8pm for end games. Passed unanimously.

<u>Key Issue #3:</u>
Height of Fence

- **L. May** stated that it would be regulated by the fence ordinance in terms of the maximum allowed height which is 7ft.

DRAFT

- **L. May** stated a 5ft fence would be a reasonable requirement. A solid fence, 5ft tall would help to contain or direct noise from the residential area.
- **A. Brocket stated that if go** taller gives more sound protection, but could give a feeling of two enclosures. In **A. Brockett's** opinion, 5ft seems tall.
- **L. Payton** stated that, in regards to the fence, the minimum should be 5ft.
- **C. Gray** stated that the height should be what the consultants recommend. **C. Gray** said that she would not vote for a motion that states 5ft.
- **B. Bowen** stated that business can be shut down by the "quiet enjoyment of the home clause." The Planning Board should not pass a motion on height of the fence. We must rely on regulations we have, decibel limit and the "quiet enjoyment of the home" clause.
- **A. Brockett** agreed.

Motion:
Motion by **A. Brockett**, seconded by **B. Bowen**, that the Planning Board approve the Use Review application LUR2015-00060, adopting the staff memorandum as findings of fact, including the attached analysis of review criteria, and subject to the recommended conditions of approval, with plans as revised in the applicant's revised plan UR-10 prepared by the applicant on July 24, 2015 and submitted to the planning board on August 6, 2015 and subject to the following amendment to the conditions of approval: The management plan shall be amended to require that outdoor games be discontinued at 8 p.m. (**6-0; J. Putnam** absent)

Motion to amend by **L. Payton**, seconded by **J. Gerstle**, to require that the applicant install a five foot tall fence on the western boundary of the property. (**2-4, A. Brockett, B. Bowen, L. May, C. Gray** opposed; **J. Putnam** absent). Motion failed.

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

A. Information Item: Civic Area Master Plan

Staff Presentation:
S. Assefa and **K. Pahoa** presented the item to the board.

Board Questions:
S. Assefa and **K. Pahoa** answered questions from the board.

Board Comments:
Civic Area Plan:

- Planning Board will only approve Sections 2-4 of the Civic Area Plan.
- **L. May** stated that it is cumbersome to have boards meet together, but helpful.
- **C. Gray** stated it is unproductive. Productive to have a discussion, but deliberation with the public, can be unproductive. Advise to have one presentation with viewpoints, but when want to do serious deliberations, we need

DRAFT

to separate.

- **S. Assefa**, reminded the board that idea of joint meetings was agreed upon in a previous meeting.
- **B. Bowen** suggested that if there is a structured discussion, that is facilitated, will be important and build bridges. He stated that here is no way to proceed through the document as a group. Should be a small task force.
- **L. Payton** suggested to schedule a have a tour, so it can be looked at.
- **S. Assefa** suggested to Planning Board a tour.
- **C. Gray** on page 6 there was a criticism of the Downtown Alliance involving the nearby neighborhoods which was the best project.
- Staff requested that Planning Board appoint one or two members to a working group that will be revising the Downtown Design Guidelines. **C. Gray** and **L. Payton** volunteered.
- Planning Board agreed with the proposed process and timeline for the Downtown Design Guidelines update

Site Tour:

- **S. Assefa**, looking for dates in late September and early October for a site tour and a meaningful way to get boards together. Recommending extend date on September 16, 2015, 10:30a.m. to 1:30p.m. of the Wencel Building. Tour the Wencel Building, then lunch, then hour and half of select buildings and discuss character of downtown.
- The board agreed to participate in a tour of the downtown on September 16, 2015 following the Wencel building tour.
- The time for the tours will be 10:30 am - 1:30 pm. **L. Ellis** may need to reschedule the Comp Plan Process Committee meeting scheduled at noon that day.

Update on the Civic Center Data:

- **L. Payton** noted the Civic Center update indicates a high hazard flood area. Civic area is in the middle of the high hazard flood area.
- **S. Assefa** stated that from flood engineers, there will be significant improvements on Arapahoe and 9th Street which would make if much safer on the north side. Will be doing a more detailed design test on east and west ends and run through the entire flood analysis. Before go too far, spend 3 months to test building forms and types. This will include the south and north part of library and all of 13th Street block.
- **A. Brockett** would have appreciated the opportunity to learn about that so could offer opinions to City Council. Planning Board would like to send note to City Council.

7. DEBRIEF MEETING/CALENDAR CHECK

DRAFT

8. ADJOURNMENT

The Planning Board adjourned the meeting at 8:54 p.m.

APPROVED BY

_____
Board Chair

_____
DATE

DRAFT

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
August 20, 2015
1777 Broadway, Council Chambers

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: http://www.bouldercolorado.gov/

PLANNING BOARD MEMBERS PRESENT:
Aaron Brockett, Chair
Bryan Bowen
John Putnam
John Gerstle
Leonard May
Liz Payton

PLANNING BOARD MEMBERS ABSENT:
Crystal Gray

STAFF PRESENT:
Charles Ferro, Development Review Manager
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Assistant III
David Thompson, Transportation Engineer
Sloane Walbert, Planner I
Chandler Van Schaak, Planner I
Chris Meschuk, Planner II
Lesli Ellis, Comprehensive Planning Manager for CP&S
Jean Gatza, Community Sustainability Coordinator

DRAFT

1. CALL TO ORDER

Chair, **A. Brockett**, declared a quorum at 6:09 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **J. Putnam** and seconded by **L. Payton** the Planning Board voted 6-0 (Crystal Gray absent) to approve the October 2, 2014 minutes as amended,

3. PUBLIC PARTICIPATION

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

A. Call Up Item: Minor Amendment to Approved Site Review to convert six one-bedroom

units into a new community center at 3502 Nottingham Ct. (Kalmia Apartments), which includes the addition of 588 square feet on two levels. Included in the approval are new porches and decks on all ten buildings, new storage sheds for all units, updated landscaping and a relocated playground. In addition, the drive access between Nottingham Ct. and Arthur Ct. will be converted into a one-way pedestrian-oriented street. Case No. LUR2015-00023.

B. Call Up Item: Minor Amendment to Approved Site Review for a 4,453 square foot addition to an existing building on the south side of the property at 3267 30th St. (Diagonal Court Townhomes). The addition will be used as a community center. Included in the approval are new front porches, entries, rear decks and individual storage sheds for each unit. The approval also includes updated landscaping, a new playground and community garden beds. Additionally, the existing drive lane will be converted to a one-way drive access with parking in a new configuration. Case No. LUR2015-00031.

B. Bowen recused himself from both items.
None of items were called up.

5. PUBLIC HEARING ITEMS

A. Public hearing and consideration of Site and Use Review applications for redevelopment of an approximately 1.34-acre site located at 2440 and 2490 Junction Place within Boulder Junction. Referred to as "The Commons," the proposed commercial development would consist of two, 3-4 story, 55' tall buildings totaling roughly 100,000 sq. ft. that would include professional office space, restaurant space and "flex" space intended as community gathering space. The proposal also includes 56 underground parking spaces, a proposed "mobility hub" that includes a car share program and B-Cycle Station, a central public plaza area and multiple multi-modal connections through the site. The project is reviewed under two separate case no. LUR2015-00048 (Site Review) and LUR2015-00065 (Use Review, required for proposed restaurant over 1,500 sq. ft. in size).

Applicant: Bill Hollicky/Coburn Architecture
Property Owner: 2440 Junction Pl., LLC & 2490 Junction Pl., LLC

Staff Presentation:
C. Ferro introduced the item.
C. Van Schaak presented the item to the board.

Board Questions:
C. Van Schaak answered questions from the board.

Applicant Presentation:
Andy Bush, 2345 Bluff St., the applicant, presented the item to the board.
Bill Hollicky, with **Coburn Architecture, 3020 Carbon Pl., Ste. 203**, presented the item to the board.

DRAFT

Board Questions:
C. Van Schaak, Bill Hollicky, the architect for the project, and **Andy Bush**, the applicant, answered questions from the board.

Public Hearing:

- **John Koval, 2245 16th St.**, spoke in support of the item.
- **Jamison Brown, 2428 20th St.**, spoke in support of the item.
- **Eric Budd, 3025 Broadway St., #38**, spoke in support of the item.
- **Scott Coe, 6083 Chelsea Manor Ct.**, spoke in support of the item.
- **Alex Hyde-Wright, 710 37th St.**, spoke in support of the item.

Board Comments:
Key Issue #1:
Does the proposal meet Site Review Criteria, including Boulder Valley Comprehensive Plan (BVCP) policies?

- **L. May** stated the plan is very well done and consistent and a sophisticated design. Meets TVAP requirements. Well design in the transition of scale from east side from tacks to the smaller scale of the steel yards to the street. Good balance of heights in buildings.
- **J. Putnam** agreed with **L. May**. Sustainability elements are place-making. This project is a model for sustainability. It doesn't call too much attention to itself and very consistent.
- **A. Brockett** agreed with previous statements. The model is very realistic. Setting the bar for new development projects from an energy standpoint.
- **B. Bowen** agreed. Satisfies energy goals for Boulder. Will be a landmark for Boulder. At concept review, made basic moves and logical reaction. Good job with conceptual analysis. Mix of uses is right. Right stuff for the location. Worked hard on community driving retail space. Compliments community. Meets policies in TVAP.
- **L. Payton** stated it's a creative use of site. Steps down to the pedestrian level. Fenestration is handled great. Great access and different ways to get into the building. Authentic breaking up of the building, into two separate buildings is great. Sustainable efforts are great. However, the materials and edges are cold, hard and dark. Worried it will look masculine and intimidating. The building needs something to draw people in. Could have more landscaping or gardens to make warmer and welcoming. Doesn't really help to make the neighborhood cohesive neighborhood. Doesn't really pull it together. There is no relation to existing structures.
- **J. Gerstle** the plan is consistent with Comprehensive Plan and TVAP objectives. The architecture is attractive.

Key Issue #2:
Architecture and Design

- **L. May** generally think the architecture is good. But maybe some cold and hardness exists. The south building is light and refined. Must more elegant character. More simple and better for it. Not make a condition, not necessary. The

DRAFT

north building façade (west elevation), window insets is clunky looking and awkward and refinement could happen. On the ground floor, there is an uncomfortable relationship in materials. The change of material from brick to wood is awkward. It needs some further simplification. The southern building is more simple and better for it. No conditions.

- **A. Brockett** agreed the southern building is successful. North building from the plaza functions well. But agree, that the west elevation of north building could be refined. No conditions, but could be refined.
- **B. Bowen** stated that the process through BDAP were at a great level of detail. Planning Board did a good job giving conceptual ideas and BDAP carried it though. He likes the rhythm and pattering of west side of north building. Refinement is going in the right directions. The infill sections with details on the windows will not be settled today. On the east façade, really like the suggestions of PV. Directions as treating as a sculpture element is smart is smart. Agree with **L. Payton** on warmth of material. Likes the wood feeling on bottom of facets on the overhang.
- **J. Putnam** questioned south end and whether to add shading? Would be helpful to extend out to activate dead grass. Appreciate ideas of fabric and wood to soften the materials and to add color. Landscaping would be beneficial. Similarly, the west façade of north building, address with more details and echoes of mid-century bldgs.
- **A. Brockett** states he agrees with J. Putnam regarding the shade activation on the southern edge.
- **J. Gerstle** stated it is an attractive design. Fan of yellow insert windows. Agree comments with making it warmer.
- **B. Bowen** stated the simulated divided lights are awesome.
- **L. May** added that in BDAP meeting, the restaurant entry on SE corner that it is inviting, and no changes needed.
- **B. Bowen** agreed with **L. May**.

<u>Key Issue #3:</u>
Plaza Layout

- **A. Brockett** stated that the transformer placement is not working yet. Solution at this point is worse than previously given. Makes it look like a construction site. Making plaza not too large is good idea. He feels the pavilion approach and transformers on north section have taken over too much of the Plaza. Dead zone on south end of north building now. Liked the glass entrance into garage and added interest, but it's now hidden. Would like to see applicant come up with different approach.
- **B. Bowen** agreed. BDAP had lots of discussions around that. Want to see stairs more emphasized. The Pavilion hides it. Continue to refine and would like more permeability to north and less assembly of stuff. Like the balance leaning toward with more structure to the systems happening in there in regards to the more habitable stuff.
- **L. May** –believes the canopy works well and an improvement. Agree with points made that walling off the stairway doesn't work well and could be better integrated.

DRAFT

In his opinion, the plan falls apart with the transformer enclosure wedged between building and canopy.

- **J. Putnam** echoed **L. May** regarding the canopy. Could find ways to warm it up or give color.
- The board questioned if the transformers need to be enclosed.
- The applicant responded that they do not, but they could reduce the size and maybe expose a transformer. The idea was to use wood and cortense steal, but can improve what they have rendered.
- **L. Payton** likes the canopy and bench. But screening around the transformers, she supports staff condition of approval to move the transformers. Likes the idea of a glass stairway/wall around the stairway.

<u>Key Issue #4:</u>
Parking

- **L. May** has no issue regarding the parking. Need more understanding why parking is not as big a concern as it should be to others. Boulder does have general parking district which takes away the requirement. Key point to make is that constricting parking supply is very important to shift to alternative modes of transportation. Important due to climate change and Boulder has ambitious plans. Not an attack on people who drive, it's something that needs to be done.
- **J. Putnam** is glad to see interest in having EV charging. Need to change to alternative uses. Don't think we should count that against Net Zero status. Don't want to discourage people for providing that opportunity. Allowing bikes into tenant space, is a real deterrent. Complimented the applicant for using parking for non-traditional modes.
- **A. Brockett** urged the applicant to keep working on getting information regarding shared transportation with neighbors.
- **L. Payton** stated that the projected 38 parking spaces is way too low. Demonstrated some commitment to climate control, but why be stingy on bike parking. Suggested it be 200 long term bike spaces. If neighborhood parking program doesn't go into effect, would not be a success. Has to go into effect or people will be driving around and create a mess. Hope to have a condition to increase the number of long term bike spaces significantly.
- **J. Gerstle** agrees with **L. Payton**. Unnecessarily limited to provide as few spaces as you are. More efficient to supply those bike spaces, in allocated placed in the building, rather than expect people to carry bike into the office. Seems natural to provide significant greater parking spaces. Presume the neighborhood parking pass program with steel yards will go through.
- **B. Bowen** stated that the current plan is providing slightly more spaces that what is required by Code.
- **C. Van Schaak** agreed, by a few spaces.

<u>Key Issue #5:</u>
Proposed Conditions

1) Potential delays in working with railroad on the easement -

DRAFT

- **H. Pannewig** made 2 changes. As part of a TEC doc approval and before issue of a permit, required to provide an MOU that shows that the railroad agrees to vacate the easement within 16ft where the multipath will be. And then, and additional requirement prior to building permit issuance, that easement be vacated and that the vacation is recorded.
- The board was in agreement.

2) Construction of several public improvements -
   - **H. Pannewig** stated that the required construction of several public improvements prior to building permit issuance but construction of the project would have impact. Rather than having required prior to construction, she changed it to be prior to issuance of Certificate of Occupancy so it can be constructed at the same time.
   - The board was in agreement.
3) Change to condition #9 of Site Review Approval –
   - **H. Pannewig** stated it addresses proposal to TDM plan. Changed condition to ask for carpool and van share spaces (6 spaces total) and could be assigned as need. In addition, **H. Pannewig** changed the condition to include a B-Cycle station with minimum of 22 shared bikes.
   - The board agreed that it is reasonable to see more bike spaces and look at it.
   - **A. Brockett** asked if the applicants have thoughts on numbers.
   - **A. Bush** stated they think of bikes as part of the commuter stock. 65 bike spaces are reasonable.
   - Board agreed (**L. Payton** exception) on 65 long term bike spaces separate from B-Cycle station.
   - **L. Payton** stated that 65 long term bike spaces is still not enough and will make people compete for the spaces.
   - **J. Putnam** suggested another possibility, to propose a condition that part of TDM plan, allow for people to bring bikes up to their offices. Operators of building shall not prevent bikes of employees from going up to their office and guests to go up to tenant spaces.
   - **H. Pannewig** drafted the new condition based on suggestions from the board.
4) Energy efficiency condition –
   - **J. Gerstle** concerned with the wording regarding the "number and size of solar panels" may change. Should say output capacity rather than "number".
   - **A. Brockett** suggested the working be changed to "the wall and roof area (square footage) of solar panels."
   - **H. Pannewig** drafted the new condition based on suggestions from the board.
5) **H. Pannewig** stated that staff proposed several conditions pertinent to energy efficiency. One require a demonstration that the building would designed to meet the requirement obtained in the Platinum LEAD certification. The plan stated the aspiration, not to actually get the certification, but to meet that standard. Staff drafted another alternative, attempting to tie down Net Zero Energy. Staff if proposing this in lieu of their detailed requirement. The conditions drafted by staff would be new conditions.
   - Applicant stated they would prefer their proposals. Their plans are beyond LEAD Platinum. And in terms of Net Zero, never done what they are proposing and it would be difficult to measure.

DRAFT

- **A. Brockett** stated that he is comfortable with staff's proposals.
- **C. Ferro** stated that they had drafted the proposals prior to the applicant's providing a specific list of what can be performed. Staff is comfortable with what the applicant provided. But wanted to present the options.
- **B. Bowen** stated he is comfortable with that. The proposals are a better solution given that they are more thought out. In future, if requiring LEAD Platinum, comparable is a descent way to talk about this.
- **J. Putnam** stated applicants report back to the city for three years how generation vs. usage is doing.
- **L. May** stated that this condition (5 & 6) holds this approval to a standard that is part of our consideration. Gives you a performance benchmark. Condition 6 has a Net Zero aspiration. Not a guarantee, but "roughly". Uncomfortable of not hold them to the standard that we require.
- **A. Brockett** stated that they may not make the requirement. May not be Net Zero, but we will get high performance building that they are promising and committing to it.
- **B. Bowen** is comfortable if they say they will comply. Can quantify and review, whereas an energy performance is not something that we can look at and enforce recourse.
- **C. Ferro,** could look for a letter from their engineer, but need to employ a consultant to quantify it. If it didn't comply, then they are not meeting the requirements of their Site Review, then trip to Planning Board if have the right standard and ask for modifications.
- **J. Putnam** stated the applicants did not commit to Net Zero, provided means to get there, which is enforceable, if they provide results, then we can learn from that.
- **C. Ferro** is comfortable with what the applicant is proposing.
- **L. May** could set a benchmark that gives them a fair amount of latitude to reaching Net Zero. But not comfortable agreeing to this because it enters into aspirations of projects. It is appropriate for the Planning Board to take aspirations and set a standard in the Site Review approval. The standard can have some forgiveness. But don't make the offer if you can't deliver.
- **L. Payton** agreed with **L. May**. Marketed to us as the sustainability center piece. The list of mechanical parts and types of windows and carpeting, how can we actually know it will be them to Net Zero as presented. Consideration of all the variances is that they were bring a ground breaking building to us. We should set a standard and have it met.
- **J. Gerstle** agrees with L. Payton and L. May. The list of specifics is fine, but didn't base consideration on it. Based on overall status the building would achieve.
- **B. Bowen** the promise it to try hard and to get close.
- **J. Gerstle** willing to put in some flexibility but have standards and hold them to it.
- **B. Bowen** stated that if staff can review a plan and say they have done it is important.
- **L. May** stated that a list of eight items is no assurance of performance.

DRAFT

- **J. Putnam** that there is no requirement that they meet Net Zero. We would have a hard time measuring tenant performance. Still work out lighting on site, plug load, etc. Can't do that in a way to make it reasonable.
- **L. May** stated that if the applicant can make the case to come close to achieve the goal then the Planning Board should expect it to be deliverable. They set the aspiration and we accept the proposal and expect the standard be met.
- **A. Bush** stated that they understand the dilemma. Without the restaurant, which we could meter separately, but if that wording wasn't in the condition, then we could do what is demonstrated in the model. Comfortable with submitting energy data to the city as a voluntary effort for 3 years.
- **A. Brockett** declared the board would abandon the list.
- **L. May** stated the list has value and that condition 6 ties it all together.
- **J. Gerstle, L. May, L. Payton** would rather do both, the list and condition 6. **J. Putnam** agrees with condition 4. **B. Bowen** in agreement with **J. Putnam**.
- **A. Brockett stated condition 5 is gone.**
- **J. Putnam** if go with condition 5, exclude the restaurant and EV use.
- The board was in agreement.

<u>Key Issue #6:</u>
Transformer

- **H. Pannewig** stated that the staff has drafted a condition 7(a). The final architectural plans shall show the transformer box currently at the south end of the northern building be located to a less visible location or architecturally integrated into the building or other site feature.
- The board was in agreement regarding the condition.

<u>Key Issue #6:</u>
Is the proposed restaurant use consistent with the Use Review Criteria?

- **A. Brockett** stated the hours of operation, the applicant requested to extend to 6am and the other side was concerned with the lateness of the hours and being too loud.
- **H. Pannewig** stated an amended condition regarding hours of operation. No address of hours to 6am.
- **J. Gerstle** stated that the hours proposed are okay. Also the outdoor music to end at 11pm.
- **L. Payton** thinks the proposed hours are ok, but outdoor music should end earlier.
- **C. Van Schaak** noted that the ending of music at 11pm is standard.
- **B. Bowen** is fine with closed 2am-6am and music ending at 11pm
- All other board members agree.

<u>Key Issue #7:</u>
Decorative accents on bike path

- The applicant offered one more condition. To add decorative accents on bike path. Limited to stone. Applicant is asking for stone or concrete.
- Board agreed to grant decorative stone or concrete.

DRAFT

Motion:
On a motion by **J. Putnam**, seconded by **B. Bowen**, the Planning Board voted **4-2** (**L. May** and **L. Payton** opposed; **C. Gray** absent) to approve the Site Review application LUR2015-00048 and Use Review application LUR2014-00065, adopting the staff memorandum as findings of fact and subject to the recommended conditions of approval with exclusion of item #5.

L. May offered friendly amendment to ask condition #5 be re-imposed as a condition of approval. **L. Payton** seconded. Failed on (**3-3**) vote. (**A. Brockett, B. Bowen** and **J. Putnam** objected, **C. Gray** absent).

RECOMMENDED CONDITIONS OF SITE REVIEW APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on July 16, 2015 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.

2. The Applicant shall **comply with all previous conditions** contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, the following: the Development Agreement recorded at Reception No. 1960064 on July 14, 1999 and Subdivision Agreement recorded at Reception No. 2064118 on July 26, 2000 in the records of the Boulder County Clerk and Recorder.

3. Prior to submittal of a Technical Document Review application for the easement dedications referenced in Condition No. 4 below and prior to a building permit application, the Applicant shall provide to the City written documentation, in a form acceptable to the City, from the Burlington Northern Santa Fe (BNSF) Railway **demonstrating the extinguishment of the 16-foot wide portion of the 25-foot wide Railroad Easement** recorded in the Records of the Boulder County Clerk and Recorder on Film 1598 at Reception No. 1007999 to allow for dedication of a 16-foot wide multi-use path easement. The document extinguishing the 16-foot wide easement area shall be recorded with the Boulder County Clerk and Recorder's Office prior to submittal of a Technical Document Review application.

4. Prior to building permit application, as part of Technical Document Review applications, the Applicant shall **dedicate to the City**, at no cost, the following easements, as shown on the approved plans, meeting the City of Boulder Design and Construction Standards, , the form and final location of which shall be subject to the approval of the City Manager:

a. **A ten-foot wide utility and public access easement** for the Junction Place utilities and sidewalk along the west property lines of both Lot 1 and Lot 2, Block 9, Steel Yards Subdivision.

b. A **sixteen-foot wide public access easement** for the east/west 12-foot wide multi-use path through the Plaza Area along the property line between Lot 1 and Lot 2, Block 9, Steel Yards Subdivision.

DRAFT

c. A **sixteen-foot wide drainage and public access easement** for the north/south multi-use path along the east property lines of both Lot 1 and Lot 2, Block 9, Steel Yards Subdivision.

d. A **thirteen-foot wide drainage easement** along the north property line of Lot 1, Block 9, Steel Yards Subdivision.

5. Prior to a building permit application, the Applicant shall provide to the City written documentation, in a form acceptable to the City, from the PUBLIC SERVICE CO. OF COLORADO ("PSCO") demonstrating **extinguishment of an easement identified as No. 14 on the PUBLIC SERVICE COMPANY OF COLORADO EASEMENT** recorded at Reception No. 2484658 on August 7, 2003 in the records of the Boulder County Clerk and Recorder which runs north/south through the center of both Lot 1 and Lot 2, Block 9, Steel Yards Subdivision. The extinguishment of the PSCO easement shall be recorded in the Records of the Boulder County Clerk and Recorder prior to a building permit application.

6. Prior to a building permit application, the Applicant shall submit an Administrative Review application, subject to the approval of the City Manager, to vacate the **drainage easement** dedicated to the City on the Steel Yards Subdivision plat along the south property line of Lot 2, Block 9, Steel Yards Subdivision and the west side of the 25-foot Railroad Easement located along the east property lines of both Lot 2 and Lot 1, Block 9, Steel Yards Subdivision.

7. Prior to a building permit application, the Applicant shall submit a Technical Document Review application for the following items, subject to the approval of the City Manager:

a. **Final architectural plans**, including material samples and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent shown on the approved plans dated July 16, 2015 is acceptable. The final architectural plans shall show the transformer boxes currently shown at the south end of the northern building relocated to a less visible location or architecturally integrated into a building or other site feature. The final architectural plans shall also show the TDM elements described in Condition No. 9 below. Planning staff will review plans to assure that the architectural intent is performed.

b. A **final site plan** which includes detailed floor plans and section drawings.

c. A **final utility plan** meeting the City of Boulder Design and Construction Standards.

d. A **final storm water report and plan** meeting the City of Boulder Design and Construction Standards.

e. **Final transportation plans** meeting the City of Boulder Design and Construction Standards and the Boulder Greenways Design Guidelines for all transportation improvements. The Final transportation plans must include, but are not limited to: multi-use path plan and profile drawings, Junction Place plan drawings, street cross-sectional drawings, signage and striping plans in conformance with Manual on Uniform Traffic Control Devices (MUTCD) standards, transportation detail drawings, geotechnical soils report, and pavement analysis.

DRAFT

f. A **detailed landscape plan**, including size, quantity, and type of plants existing and proposed; type and quality of non-living landscaping materials; any site grading proposed; and any irrigation system proposed, to insure compliance with this approval and the City's landscaping requirements. Removal of trees must receive prior approval of the Planning Department. Removal of any tree in City right of way must also receive prior approval of the City Forester.

g. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981.

h. A **detailed shadow analysis** to insure compliance with the City's solar access requirements of section 9-9-17, B.R.C. 1981.

8. Prior to a building permit application, the Applicant shall construct, remove, or reconstruct the public improvements as described below, subject to acceptance by the City, in conformance with the approved plans and with the City of Boulder Design and Construction Standards and provide a financial guarantee, as required under section 9-2-20, B.R.C. 1981 and in a form acceptable to the Director of Public Works, for the public improvements described below:

a. Construct a north/south **12-foot wide multi-use path along the east property line**.

b. Construct an east/west **12-foot wide multi-use path through the plaza area using stone accent paving bands or other similar material as approved by staff**.

c. Remove and reconstruct an east/west **12-foot multi-use path south of the Property** to provide a pavement section that can support a 14-ton truck and include a two-foot wide colored concrete shoulder.

d. Remove the existing diagonal parking and curb-and-gutter north of the Property in the Junction Place right-of-way and replace it with **new curb-and-gutter and parallel parking**.

e. Construct **parallel parking, a landscape strip, and a 10-foot wide sidewalk along Junction Place** adjacent to the Property.

9. The **Applicant shall provide the TDM elements described in Table 2 of the TDM Plan** (except for the EcoPasses and subsidized Bike Share and carshare membership which will be provided by the Boulder Junction General Improvement District), including but not limited to the following: 20 short-term bicycle parking spaces; 40 long-term bicycle parking spaces along with a security camera monitoring in the parking garage; a B-Cycle station; a minimum of three carpool spaces and three car-share spaces; and changing facilities on first level of both buildings.

RECOMMENDED CONDITIONS OF USE REVIEW APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans**

DRAFT

prepared by the Applicant on July 16, 2015 and the Applicant's written statement dated July 24, 2015 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval. Further, the Applicant shall ensure that the approved use is operated in compliance with the following restrictions:

a. The Applicant shall operate the business in accordance with the management plan dated June 15, 2015 which is attached to this Notice of Disposition.

b. The approved use shall be closed from 2:00 a.m. to 11:00 a.m. seven days per week.

c. Size of the approved use shall be limited to 1,759 square feet. The total number of indoor seats for the approved use shall not exceed the lesser of 85 seats or the maximum occupant load per IBC section 1004. The patio area will not exceed 900 square feet. All trash located within the outdoor dining area, on the restaurant property, and adjacent streets, sidewalks and properties shall be picked up and properly disposed of immediately after closing.

2. The Applicant **shall not expand or modify the approved use**, except pursuant to subsection 9-2-15(h), B.R.C. 1981.

Board Remarks:
After the first motion was made, the applicant, A. Bush, stated that it was important to them to have a unanimous vote. Want to be part of the solution, show that they can create some good modeling, and share the results of the energy performance over three years. It would be ultimately a better service to the community than it being divisive.

- **L. Payton** wanted to know if they could re-vote under Roberts Rule of Order and give the applicant his unanimous vote. To re-do the vote adding condition back in.
- **H. Pannewig** informed the board they would have to make a finding that the project would not meet the conditions of the site review standards without condition 5. Decision has to be based on the Site Review criteria.
- **L. May** said that Robert Rules allows you to retract a prior decision and you need a finding to retract the prior decision.
- **H. Pannewig** told the board they could retract a prior decision, if the board wants to make a different finding. But to impose the condition, you find that without the condition, the project does not meet the Site Review criteria.
- **J. Putnam** suggested the board pass a separate resolution, because the applicant demonstrated that they would be willing to do that and we pass the condition as well. Not retracting the original decision, but supplementing it. Sets wrong president to have condition 5.
- **B. Bowen** would support a retraction of previous vote.
- **L. May** we don't meet the criteria according to legal.
- **A. Brockett** stated the board add a supplemental motion stating to agree to an additional condition that the board supports.
- **H. Pannewig** suggested and "encouragement" to the project meets the spirit of condition 5.
- **L. May** said that the board would like to give the applicant a unanimous approval.

DRAFT

- **A. Brockett** suggested adding supplemental motion that the board accepts the applicant's offer to be bound by condition 5.
- **H. Pannewig** stated it is not a negation.
- **J. Putnam** asked if the board could pass a resolution that staff report back to us on what the plans and modeling says as a way of encouragement**.**
- **B. Bowen** said that bottom line the vote is complete. At this point, what the applicant is looking for and it met site review criteria.
- The board agreed that they could not pass a supplemental motion nor a resolution.

B. Public hearing and recommendation on the Annexation and Initial Zoning for the following properties:

1) 1385 Cherryvale Rd. (LUR2015-00061)
   Applicant/Owner: Mark and Tara Burkley
2) 1548 Old Tale Rd. (LUR2015-00062)
   Applicant/Owner: Porsche Elaine Young Revocable Trust
3) 5955 Baseline Rd. (LUR2015-00067)
   Applicant/Owner: Patton Lochridge

Staff Presentation:
C. Meschuk presented the item to the board.

Board Questions:
C. Meschuk answered questions from the board.

Public Hearing:
No one spoke.

Board Comments:
No board comments.

Motion:
On a motion by **L. Payton**, seconded by **J. Putnum**, the Planning Board voted **6-0** (**C. Gray** absent) to recommend to City Council approval of the three proposed annexations subject to the annexation conditions in the respective annexation agreements attached to the staff memorandum with initial zoning of RR-1 and RR-2 as specifically proposed for each property in the staff memo.

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

A. 746 12th Street Update

Staff Presentation:
L. Ellis presented the item to the board give the Planning Board notice that th 746 12th Street landmark designation and that there would be a hearing in September to pass an

DRAFT

ordinance which is a proposal for a motion to recommend land marking and allow for subdivision and modifications to the setback for that property. No formal hearing for Planning Board to make a recommendation, but invited to provide comments via email directly to Council or attend the hearing. The packet and memo will be provided next week.

Board Questions:
L. Ellis answered questions from the board.

B. BVCP Update (Survey and Other Items)
Staff Presentation:
L. Ellis and **J. Gatza** presented the item to the board.

Board Questions:
L. Ellis and **J. Gatza** answered questions from the board.

Board Comments:
Key Issues:
1. Does the survey cover the right policy areas?
   a) Anything missing?
   b) Anything not important?

2. Do you have suggestions regarding the cover letter or background information?

3. Do you have suggestions regarding questions, response choices, or graphics to include?

- **L. Payton** stated that there is good content on survey. The survey addresses important points. There are three policy areas. She would like to see how the community feels. One is how people feel about trying to be an incubator or Boulder trying to retain businesses as they grow. She would like to know what are the individual's vision for the form of the city (same, more urban, etc.). Finally, if one agrees with city climate action goals, what trade-offs should individuals be required to make. Suggested the tweaking the wording of Residential Management System to be more accurate to how things actually work. Under community benefit, want to add "reserve significant historical resources". On the neighborhood section, she likes it. She suggests on questions 17 & 18, add density and diversity to each question. Love the postcard that was mailed.
- **J. Gerstle** was wondering the letter/notice that mailed out, does it say that they are one of the few? Might increase response if they find out they are randomly selected.
- **L. May** said question #8 in growth and management livability, there are additional options that could tie relations between work and relation that could be added. In regards to question #9 will be more informative if put in context of jobs. Same for question 10. Presumes a level of knowledge.

DRAFT

- **J. Putnam** liked the survey and going in right direction. Inclusion of demographics is useful. Curious how mail vs. email will work. The survey focuses a lot on growth and changes. Doesn't focus on sustainability of the current form. Important for people to address if the current form is sustainable as well as growth questions.
- **B. Bowen** has a hesitation because hard to get reaction that leads to innovation. If you don't know what something is, then people won't want it (i.e. Sustainability). Can't answer questions they don't know anything about. Acknowledge the survey is not the only piece to inform where the community goes.
- **L. Ellis** stated they are being cautious to tell people it is one of many things we are doing in regards to BVCP.
- **L. May** stated that the survey could go out later than initially planned so there is some community education. Follow up survey later. Still possible to staff?
- **L. Ellis** said it is definitely a possibility. Could do a survey that is much more pointed.

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 10:29 p.m.

APPROVED BY

_____
Board Chair

_____
DATE

DRAFT

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
August 27, 2015
909 Arapahoe Rd., West Senior Center

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: http://www.bouldercolorado.gov/

PLANNING BOARD MEMBERS PRESENT:
Aaron Brockett, Chair
Bryan Bowen
John Putnam
John Gerstle
Leonard May
Liz Payton
Crystal Gray

PLANNING BOARD MEMBERS ABSENT:

STAFF PRESENT:
Charles Ferro, Development Review Manager
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Assistant III
David Thompson, Transportation Engineer
Elaine McLaughlin, Senior Planner
Chandler Van Schaak, Planner I

1. CALL TO ORDER

Chair, **A. Brockett**, declared a quorum at 5:37 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

3. PUBLIC PARTICIPATION

No one spoke

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

5. PUBLIC HEARING ITEMS

A. Public hearing and consideration of a USE REVIEW (LUR2015-00069) to allow a 1,500 square foot restaurant use at 5530 Spine Rd. within the Alexan Flatirons/ Apex 5510 mixed-use development. The proposal includes a request to increase the parking

DRAFT

reduction previously granted to the Alexan Flatirons/ Apex 5510 development from 7.1% to 9.5% for a total of 249 parking spaces to be provided where 275 are required pursuant to the Residential – High 5 (RH-5) zoning standards.

Applicant: Meaghan Turner for Kimley Horn
Owner: Boulder CAF II, LLC

Staff Presentation:
C. Van Schaak presented the item to the board.

Board Questions:
C. Van Schaak answered questions from the board.

Applicant Presentation:
No one spoke.

Board Questions:
There were no questions from the board.

Public Hearing:

1. **Edward Vanegas, 549 Peregrine Circle, Longmont,** spoke in support of the project.

Board Comments:
No one spoke.

Motion:
B. Bowen moved, seconded by J. Putnam the Planning Board approved (7-0) the Use Review application LUR2015-00069, adopting the staff memorandum as findings of fact and subject to the recommended conditions of approval.

RECOMMENDED CONDITIONS OF APPROVAL:

1. The Applicant shall ensure that the development shall be in compliance with all approved plans prepared by the Applicant on August 3, 2015 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval. Further, the Applicant shall ensure that the approved use is operated in compliance with the following restrictions:

   a. The Applicant shall operate the business in accordance with the Management Plan dated August 3, 2015 which is attached to this Notice of Disposition.

   b. Size of the restaurant use shall be limited to 1,500 square feet, with a total of 23 interior seats and 16 outdoor seats. All trash located within the outdoor seating area, on the tavern property and adjacent streets, sidewalks and properties shall be picked up and properly disposed of immediately after closing.

DRAFT

c. The approved restaurant use shall be closed from 10:00 p.m. to 6:00 a.m., Mon. – Fri., before 7:00 a.m. and after 10:00 p.m. on Saturdays, and before 7:00 a.m. and after 9:00 p.m. Sundays.

2. The Applicant shall not expand or modify the approved use, except pursuant to Subsection 9-2-15(h), B.R.C. 1981.

3. The Applicant shall comply with all previous conditions contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, the following: the Development Agreement recorded at Reception No. 03314182 on May 23, 2013 and the Subdivision Agreement recorded at Reception No. 03336953 in the records of the Boulder County Clerk and Recorder.

4. This approval shall be limited to Kafe Urban, operated consistent with the Applicant's Management Plan dated August 3, 2015. Any changes in ownership shall be subject to the review and approval of the Planning Director. The purpose of such review shall be to inform such subsequent user of this space that it will be required to operate the restaurant in compliance with the terms of this approval.

B. Public hearing, consideration, and recommendation to City Council to rezone a 0.81 acre portion of land generally located at 385 South Broadway from the Residential - Low 1 (RL-1) to the Business - Transitional 2 (BT-2) zoning district consistent with the Boulder Valley Comprehensive Plan land use map designation of Transitional Business while retaining a 25-foot area along the northern and western property lines within the RL-1 zoning district. (LUR2015-00047), and

Public hearing, consideration, and recommendation to City Council to adopt an ordinance amending sections 9-2-14, "Site Review," B.R.C.1981, and 9-9-2, "General Provisions," B.R.C. 1981, to ensure reasonable compatibility of the development of lots and parcels located in more than one zoning district, one of which is a low density residential district with neighboring land uses, and setting forth related details. This proposed code change would implement the buffer zone on the north and west sides of the property located at 385 Broadway that was contemplated in the 2008 mid-term Comprehensive Plan update, and is intended to ensure properties with similar circumstances are compatible.

Applicant for Rezoning: Erin Bagnall
Owner for Rezoning: 385 Broadway LLC

Public hearing, consideration, and recommendation to City Council to adopt an ordinance amending sections 9-2-14, "Site Review," B.R.C.1981, and 9-9-2, "General Provisions," B.R.C. 1981, to ensure reasonable compatibility of the development of lots and parcels located in more than one zoning district one of which is a low density residential district with neighboring land uses, and setting forth related details. This proposed code change would implement the buffer zone on the north and west sides of the property located at

DRAFT

385 Broadway that was contemplated in the 2008 mid-term Comprehensive Plan update and similar circumstances are compatible.

Staff Presentation:
E. McLaughlin presented the item to the board.

Board Questions:
E. McLaughlin and **H. Pannewig** answered questions from the board.

Applicant Presentation:
Adrian Sopher, the applicant, presented the item to the board.

Board Questions:
Adrian Sopher, the applicant, and **Brad Curl**, council for the applicant, answered questions from the board.

Public Hearing:

1. **Madeline Meacham, 17090 30th St, Ste. 280 (pooling time with Mohammad Salim and Barbara Rossner),** spoke in opposition to the project.
2. **Paul Cheng, 2280 Bluebell Ave.,** spoke in opposition to the project.
3. **Oren C. Taft, 485 Sunnyside Ln.,** spoke in opposition to the project.
4. **Shirley Keller, 2525 Taft Dr.,** spoke in opposition to the project.
5. **Chuck Palmer, 2270 Bluebell Ave.,** spoke in opposition to the project.
6. **Michael Dominick, 2265 Bluebell Ave.,** spoke in opposition to the project.
7. **Doris Hass, 2207 Bluebell Ave.,** spoke in opposition to the project.
8. **Julie Hass, 2207 Bluebell Ave.,** spoke in opposition to the project.
9. **Anne Pizzi, 2132 Mariposa Ave.** spoke in opposition to the project.
10. **Patty Angerer, 2225 Bluebell Ave.,** spoke in opposition to the project.
11. **Tom Angerer, 2225 Bluebell Ave.,** spoke in opposition to the project.
12. **Rachel Homer, 1910 Mariposa,** spoke in opposition to the project.
13. **Helen Goldman, 2275 Bluebell Ave.,** spoke in opposition to the project.
14. **Jennifer Alexander (& children), 415 Sunnyside Ln.,** spoke in opposition to the project.
15. **Dan Olson, 2285 Bluebell Ave.,** spoke in opposition to the project.
16. **Lois Kruschwitz, 2190 Bluebell Ave.,** spoke in opposition to the project.
17. **Julianna Bellipanni, 2290 Bluebell Ave.,** spoke in opposition to the project.
18. **Erin Arslanagic, 2225 Bluebell Ave.,** spoke in opposition to the project.
19. **Martin Goldman, 2275 Bluebell Ave.,** spoke in opposition to the project.
20. **Mark Gershfeld, 517 22nd St.,** spoke in opposition to the project.
21. **Brad Curl, 2521 Broadway, Ste. A,** spoke in support to the project.

Board Comments:
<u>Key Issue #1:</u>
Is the rezoning request consistent with required review criteria for rezoning?

DRAFT

- **B. Bowen** stated that in regard to the rezoning, there are two criteria to look at. Is the rezoning in alignment with Land Use Map; and it is clear that it is not. The criteria is clear. Also look at if the rezoning is compliance with goals and polices of the BVCP.
- **C. Gray**, in regards to the rezoning, there are two different areas to look at within the policies and goals of the Comp Plan as well as the map. She stated that she has been involved in number of Comp Plan updates. Every time there has been a Land Use Map change, the staff has said it is subject to a rezoning hearing. A number of the Comp Plan goals are not satisfied with this project. Stated that she will not support this rezoning.
- **L. May** stated that the project is overwhelming not in compliance with the Comp Plan. We are looking at another case in the next hearing regarding annexation of a parcel, and we are looking at reductions of a right-of-way, or rather reductions in setbacks. There is a 100 foot right-of-way which is not consistent with the area. In this case, we look at 2008 land use change as an anomaly (i.e. mistake). Does not believe that because it is in place now, that we should perpetuate it further.
- **J. Putnam** agrees with previous board statements. Need to separate consistency of Land Use Map from consistencies with the policies and goals of the BVCP. The map is fairly straight forward. Focus on those criteria. Need to look at the by-right usages. Not convinced that the maximum allowable uses by-right will meet the criteria of the BVCP, especially the question regarding the protection of residential neighborhoods. Not sure it will be buffer with maximum intensity. May fit in some scenarios, but the board must look at full range of potential scenarios. Important in channeling development in areas of infrastructure. Questions regarding the transportation infrastructure including how much we want to load the curb cut and access to Broadway. Busy bike and pedestrian zone there and not sure it will be the best way to provide access in the long run. Has concerns about surface streets as well as through Bluebell.
- **A. Brockett** is in agreement with colleagues. Shares concerns regarding the level that can be put into transitional business zones and whether that is appropriate in residential neighborhoods. Would be getter that use is sectioned off from Bluebell and residential streets and keep the access through the existing easement. Sympathy with people who want to keep their quiet residential streets. The possibility of access to the site from Bluebell makes the project not compatible with the current BVCP polices. In regards to channeling development into areas with adequate infrastructure, the current access is awkward. If it came through Bluebell, it may be more straightforward, but worse for the neighborhood. To the point a public member made that an RL-2 would be an allowed zone district, if the BVCP map is changed back to Low Density Residential, an RL-2 does allow for some more intense uses than single family residential that might be buffers for Broadway could give options but not as intense.
- **L. Payton** agrees with everything said by colleagues. Want to talk about the issue regarding that we don't know what might go there and how can we assess the proposal will be consistent with the Comp Plan. BVCP is by and for the people of Boulder and to make sure represents Boulder.
- **J. Gerstle** in agreement with colleagues. What happened in the previous map redrawing seems to have happened without consideration to residents. Comfortable at looking what happens to the neighborhood to prevail over the map.
- **B. Bowen**, in defense of city staff, there has been lots of criticism of what they are doing. They work hard and do lots for the city. Reasonable that they would the make next step

DRAFT

to fix the zoning to coincide with Land Use Map. Encourage the public to be understanding of the situation and give staff credit for working hard.

- **J. Putnam** have staff prepare findings on board discussion.
- **A. Brockett** stated that we should provide the Comp Plan items.

Comp Plan call up

- **J. Putnam** stated that overall concept of the Comp Plan and zoning. The channeling of development. Parts of town are stable and parts are changing. This area that has been characterize by stability. Changing by-right requires careful scrutiny of Comp Plan. Proposed Comp Plan provision revisions:
  a) 1.29 (*Channeling Development to Areas with Adequate Infrastructure*),
  b) 2.09 (*Neighborhoods as Building Blocks*),
  c) 2.10 (*Preservation and Support for Residential Neighborhoods*),
  d) 2.13 (*Projection of Residential Neighborhoods Adjacent to Non-Residential Zones*),
  e) 2.14 (*Mix of Complimentary Land Uses*),
  f) 2.15 (*Compatibility of Adjacent Land Uses*),
  g) 2.30 (*Sensitive In-Fill and Redevelopment*).

- The board was in agreement with **J. Putnam** proposals.

Motion:

On a motion by **L. May** moved, seconded by **C. Gray** to recommend to City Council to deny (7-0) the request to a zoning change (pending staff to draft findings for consideration at a later date and to continue this discussion at a future Planning Board meeting).

Board Remarks:

- **L. May** stated he understands that things change within the city Residents have a reasonable expectation that when they make a living choice within a neighborhood, especially in a cul-de-sac, that it does not become a thru street. When that use is open ended as a BT-2, it leaves the door open for consideration for considerations of other zone changes or land use changes in the future. The discussion tonight was about the zoning, the board must look at the worst case scenario. The townhome project was not specially discussed as it was not part of the packet. The long-term issue of predictability of what might happen is the focus is what might happen.
- **L. Payton** informed the public that the city is about to launch a 2015 comp plan. Proposals are welcome.
- **C. Gray** reminded the public that the reason the Planning board met was to discuss the zoning consideration the Comp Plan. The findings and presented by the board will be reviewed by staff. We made a decision based on Comp Plan policies and Land Use Map changes.

On a motion by **L. May**, seconded by **J. Putnam** moved (7-0) to continue the Planning Board hearing to September 17, 2015 for staff to develop the findings toward the prior motion.

DRAFT

L. May moved, seconded by **C. Gray to** recommend to City Council to not adopt the ordinance amending sections 9-2-14, "Site Review," B.R.C.1981, and 9-9-2, "General Provisions," B.R.C. 1981 attached herein, to ensure reasonable compatibility of the development of lots and parcels located in more than one zoning district one of which is a low density residential district with neighboring land uses, and setting forth related details; and incorporating this staff memorandum as findings of fact.

Board Follow-up Questions:
B. Bowen asked Staff of questions re split zoning.
C. Ferro answered questions for Board

C. Public hearing and consideration of Annexation and Initial Zoning (case no. LUR2015-00029) for the property located at 236 Pearl Street and a portion of the property at 250 Pearl Street. The proposal includes a request for annexation with an initial zoning of Residential Mixed - 1 (RMX-1).

Property Owners: William L. and Carole F. Cassio (236 Pearl) and GKN Family LLP (250 Pearl)
Applicant: Stephen Sparn

Staff Presentation:
E. McLaughlin presented the item to the board. Stated that this item is continued from agenda of August 6, 2015 at the request of the applicant. Public notification was sent to property owners within 600 feet.

Board Questions:
E. McLaughlin and **C. Ferro** answered questions from the board.

Applicant Presentation:
Stephen Sparn, the applicant, presented the item to the board.

Board Questions:
Stephen Sparn, the applicant, answered questions from the board.

Public Hearing:
No one spoke.

Board Comments:
- All board members supported the annexation.
- **J. Putnam** stated it is a model for consistency
- **L. May stated that he has** mostly no issues. Only a concern with the internal zero lot line.

DRAFT

Motion:
A. Brockett moved, seconded by **J. Putnam** moved to recommend (7-0) to City Council approval of the proposed annexation with initial zoning of Residential Mixed – 1 (RMX-1) and Business-Transitional – 2 (BT-2) pertaining to request No. LUR2015-00029, incorporating this staff memorandum as findings of fact, subject to the recommended conditions of approval for these annexations as provided for in the draft annexation agreements in **Attachment E**.

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

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 8:49 p.m.

APPROVED BY

_____
Board Chair

_____
DATE

DRAFT

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
September 2, 2015
1777 Broadway, Council Chambers

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: http://www.bouldercolorado.gov/

PLANNING BOARD MEMBERS PRESENT:
Aaron Brockett, Chair
Bryan Bowen
John Putnam
John Gerstle
Liz Payton
Crystal Gray

PLANNING BOARD MEMBERS ABSENT:
Leonard May

STAFF PRESENT:
Charles Ferro, Development Review Manager
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Assistant III
David Thompson, Transportation Engineer
Elaine McLaughlin, Senior Planner
S. Assefa, Senior Urban Designer
Molly Winter, DUHMD Executive Director
Chris Hagelin, Senior Transportation Planner
Edward Stafford, Development Review Manager
Michelle Allen, Division of Housing

1. **CALL TO ORDER**
   Chair, **A. Brockett**, declared a quorum at 5:03p.m. and the following business was conducted.

2. **APPROVAL OF MINUTES**

3. **PUBLIC PARTICIPATION**
No one spoke

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

DRAFT

5. **PUBLIC HEARING ITEMS**

A. **SITE AND USE REVIEWS:** Applications under case no.'s LUR2015-00010 and LUR2015-00011, are for the proposed redevelopment of the 10.9 acre former Sutherlands Lumber site including 3390 Valmont Rd.; and 3085, 3155, 3195 Bluff St. within the northern portion of Boulder Junction to create a new mixed use, mixed income neighborhood comprised of seven distinct areas:

- **Markt:** an 55,340 square foot, four story commercial mixed use building with an approximately
  7,832 square foot brewpub with a 3,202 square foot tap room restaurant and a 4,630 square foot brewery production area as well as three micro restaurants on the ground floor along with upper story office;
- **Ciclo:** a four story mixed use, 57,901 square foot building with the ground floor housing Community Cycles and with 32 permanently affordable apartments above;
- **Railyards:** an approximately 70,155 square foot, four story commercial mixed use building with ground floor retail including an approximately 2,500 square foot restaurant on the north end of the building and a 3,500 square foot restaurant on the south end of the building both with outdoor dining; and upper story office;
- **Timber Lofts:** an approximately 167,288 square, foot four-story apartment building with 121 apartments along with eight townhomes and ground floor office and retail;
- **Meredith House:** a four story, 15 unit residential condominium building of 20,754 square feet; and
- **S'PARK_west** with 45 units of permanently affordable attached residential, and
- **S'PARK_west** with 24 market rate townhomes.
- The proposed project includes parks, below grade parking, new transportation connections per the TVAP connections plan, a woonerf (shared pedestrian street), and a public plaza in anticipation of the future rail stop.
- The applicant intends to pursue Vested Rights per section 9-2-19, B.R.C. 1981
- Use Reviews are for three restaurants with outdoor seating greater than 300 square feet within 500 feet of a residential area.

Staff Presentation:
C. Ferro introduced the item.
E. McLaughlin, S. Assefa and **M. Winter** presented the item to the board.

Board Questions:
E. McLaughlin, C. Ferro, H. Pannewig, S. Assefa, M. Winter, C. Hagelin, D. Thompson, E. Stafford, M. Allen, and **Jamison Brown (BDAB Chair)** answered questions from the board.

Applicant Presentation:
The applicants, architects and developers, presented the item to the board:

- **Scott Holton with Element Properties, 1539 Pearl St.**
- **Adrian Sopher with Sopher Sparn Architects, 1731 15th St., #250**
- **Ben Nesbitt with Worksbureau Architecture, 2524 N 24th St., Phoenix, AZ**
- **Tim Laughlin with Surround Architecture, 1727 15th St., #200**

DRAFT

- **Luke Sanzone with Marpa Landscape Design, 1275 Cherryvale Rd.**, the applicants, architects and developers, presented the item to the board.

Board Questions:
S. Holton, A. Sopher, **B. Nesbitt**, **L. Sanzone** and **Pete Jefferson with M. E. Group, 2820 N. 48th St., Lincoln, NE,** the applicant and architects, answered questions from the board.

Disclosures:
Board members were asked to disclose any ex-parte contacts they may have had on this item:

- **J. Putnam, L. Payton, A. Brockett and J. Gerstle** stated they are members of Community Cycle.
- **J. Gerstle** and **C. Gray** stated they made site visits.

Public Hearing:

1. **Adam Stenftenasel, 1830 22nd St. # 4,** spoke in support to the project.
2. **Matt Cutter, 2943 11th St.,** spoke in support to the project.
3. **Zane Selvans, 744 Marine St.,** spoke in support to the project.
4. **Mary Durall, 251 Pearl St., #4,** spoke in support to the project.
5. **Ray Keener, 2805 Wilderness Pl., Ste. 1000,** spoke in support to the project.
6. **Harmon Zuckerman, 280 30th St.,** spoke in support to the project.
7. **David Adamson, 815 North St.,** spoke in support to the project.
8. **Ed Withers, 3028 30th St.,** spoke in support to the project.
9. **Sue Prant, 3172 29th,** spoke in support to the project.
10. **Richard Rowland, 3711 Ridgeway St.,** spoke in support to the project.
11. **Robert Wade Horn, 3405 Valmont St, #C,** spoke in support to the project.
12. **Lucy Conklin, 3173 Westwood Ct.,** spoke in support to the project.
13. **Francoise Poinsathe, 2636 57th St.,** spoke in support to the project.
14. **Julie McCabe, 526 Arapahoe,** spoke in support to the project.
15. **Eric Budd, 3025 Broadway, #38,** spoke in support to the project.

6. ADJOURNMENT

The Planning Board adjourned the meeting at 9:23 p.m. to be continued September 3, 2015.

APPROVED BY

_____
Board Chair

_____
DATE

DRAFT

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
(Continuation of the Planning Board Meeting, September 2, 2015)
September 3, 2015
1777 Broadway, Council Chambers

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: http://www.bouldercolorado.gov/

PLANNING BOARD MEMBERS PRESENT:
Aaron Brockett, Chair
Bryan Bowen
John Putnam
John Gerstle
Leonard May
Liz Payton
Crystal Gray

PLANNING BOARD MEMBERS ABSENT:

STAFF PRESENT:
Charles Ferro, Development Review Manager
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Assistant III
David Thompson, Transportation Engineer
Elaine McLaughlin, Senior Planner
Sam Assefa, Senior Urban Designer
Edward Stafford, Development Review Manager
Michelle Allen, Division of Housing

1. **CALL TO ORDER**
Chair, **A. Brockett**, declared a quorum at 3:05 p.m. and the following business was conducted.

2. PUBLIC HEARING ITEMS
CONTINUATION FROM PLANNING BOARD MEETING, SEPTEMBER 2, 2015
A. SITE AND USE REVIEWS: Applications under case no.'s LUR2015-00010 and LUR2015-00011, are for the proposed redevelopment of the 10.9 acre former Sutherlands Lumber site including 3390 Valmont Rd.; and 3085, 3155, 3195 Bluff St. within the northern portion of Boulder Junction to create a new mixed use, mixed income neighborhood comprised of seven distinct areas:

- **Markt**: an 55,340 square foot, four story commercial mixed use building with an

DRAFT

approximately
7,832 square foot brewpub with a 3,202 square foot tap room restaurant and a 4,630 square foot brewery production area as well as three micro restaurants on the ground floor along with upper story office;

- **Ciclo**: a four story mixed use, 57,901 square foot building with the ground floor housing Community Cycles and with 32 permanently affordable apartments above;
- **Railyards**: an approximately 70,155 square foot, four story commercial mixed use building with ground floor retail including an approximately 2,500 square foot restaurant on the north end of the building and a 3,500 square foot restaurant on the south end of the building both with outdoor dining; and upper story office;
- **Timber Lofts**: an approximately 167,288 square, foot four-story apartment building with 121 apartments along with eight townhomes and ground floor office and retail;
- Meredith House: a four story, 15 unit residential condominium building of 20,754 square feet; and
- **S'PARK_west** with 45 units of permanently affordable attached residential, and
- **S'PARK_west** with 24 market rate townhomes.
- The proposed project includes parks, below grade parking, new transportation connections per the TVAP connections plan, a woonerf (shared pedestrian street), and a public plaza in anticipation of the future rail stop.
- The applicant intends to pursue Vested Rights per section 9-2-19, B.R.C. 1981
- Use Reviews are for three restaurants with outdoor seating greater than 300 square feet within 500 feet of a residential area.

Board Disclosures:

- **L. May** stated for the record that he watched the TV8 broadcast of the Planning Board meeting from September 2, 2015. As well as the PowerPoint presentations from staff and the applicants an all written material.
- No other ex parte communications occurred between the end of the September 2, 2015 Planning Board meeting and the beginning of this Planning Board meeting.

Board Comments:

<u>Key Issue 1:</u>

Is the proposed urban design and planning for the overall plan and the individual areas consistent with the Transit Village Area Plan (TVAP) intent and design guidelines?

- **J. Putnam** stated the consistancy with the TVAP and the Design Guidelines intent are uncanny. Strong application. Appricate seeing a number of buildings together. Helps with design and connectivity. Agrees with the staff memo. Brings high spots in terms of integratin with way Boulder Junction was suppose to work. The left turn lane element on Valmont is a critcal benefit. Will help with getting quiet zone accomplished. LEAD Neighborhood certification very importand and productive. Enery efficancy allowables very important. Design is a stong design and architectural package. Over all very strong.
- **C. Gray** appreciates the developer and architectural team listening to Planning Board's concept plan comments, especially the breaking up the mass. Different architecture is very strong. Meets TVAP guidelines. When talk about 3-4 stories in MU-4 Zone, would lik to have seen more. Support divesity of housing types and commercial space. LEAD Neighborhood certification is an imporatnt step. Goal of having Net Zero buildings for the Spark West is

DRAFT

important. Landscape architecture will be a mixed use low plantings throughout. Make sure reflected in the plans with the seating.

- **L. Payton** feels the mass and scal~~l~~e are genrerally ok. Appreciates the bulk is by railroad tracks and taken down to the West. Mixed use buildings is very successful. Has concern that each blding is an iconic building and may not result in a cohesive neighborhood. Individual buildings are beautiful. The materials are quality materials. Should address concrete block on pedistrian side. Concerns on city compoent affordable housing. Appreciates the energy efficiency. Concern with consistency of TVAP.
- **A. Brockett** feel it is very consistent with TVAP plan. Maches perfectly. Well designed project. Integrating different design approaches is appreciated. Project accomplished many city goals. Apprciate the reachout to neighborhood. Withh no one agaist is testimant to quality of work. Appricate scaled the bulk of the project. Maintain compatibilty. Minimal parking is a great thing. Envisioned the TVAP plan. Including the cycling component is a nice thing. Appricate the inclusion of different housing typology. Inclusion of mixed income is good to see. LEAD Neighborhood platimum level is exciting. Project really stands out.
- **B. Bowen** agrees with what has been said by board members. Meets and exceed what looking for in TVAP. Good example of the process working well. TVAP is a well thought out plan and well vetted. Willingness to listen to Planning Board. Going through the process in for several cycles in BDAP is commendable. Building and materials are an excellent design. Several architects and several design ethestics are good to have together. Look at them as idenitivable buildings rather than iconic. Makes for good public relm spaces. Density well balanced. Example of the communtity benefit that the Planning Board strives toward such as with putting parking underground. In the family and human habitation piece of the project, it pushed it into a good direciton. Townhouses as a part of Timber are very positive. Shame that on the front side they have a small flex space. Could not enliven the street much.. Kids could live well in an environment such as this; kid friendly. Likes the balance rear access parking attached garages with living space fed off the kitchen, that starts to break down seen with the tuckunder garage projects. Likes changes on woonerf and especially the teardrop drop off. Landscape design is positive with the layering in of edible landscaping. Applicant worked to bring in large canopy trees in key places and the types of trees that will be protected.
- **J. Gerstle** agrees the project meets the TVAP intent and design guidelines. Attractive layout and plan. Concerned with where kids can play who live in the family oriented housing. Don't see it near or close by. Concered that the roof area is not being productively used as it could be. The use of solar locations and green roofs, should be considered. Big area that could be used as a resource.
- **L. May** agrees with his collegues comments. Consistant with TVAP generally. Concern if one takes out all elements put on the table for this project (LEAD Neighborhood level and affordable housing), possiblity of near net zero buildings, does it still meet the criteria (site review). Leads into whether to LEAD and energy efficiency are relevant to meeting the criteria. Architectural concerns on west side of project, as it seems there is very different level of design quality. East higher quality level than west side.

<u>Key Issue 2:</u>
Building Materials

MARKT – restaurant, office:
Ben Nesbitt reviewed the material and elevations.

DRAFT

- **L. Payton** concerned about the use of concrete block on the woonerf side. **S. Holton** and **B. Nesbitt** stated it was reduced by over 70% from previous discussions. Balance with context and play with wood materials. Will be used it in a limited capacity.
- **B. Bowen** said he feels the block is a reasonable material and positive.
- **C. Gray** stated the Planning Board can get push back from the community that too many forms or materials are used in projects. She stated she likes the forms and the materials proposed.
- **J. Gerstle** expressed concern with the standing seam and the reflection of sun on neighbors. **B. Nesbitt** stated the galvanized will weather (5-10 years) and become the pewter so as to breakup reflections. In addition, based on sun angle, distance to neighbors, and the location, it will not have much reflection. **J. Gerstle** stated he is a fan of occasional splashes of bright colors.
- **L. Payton** questioned if the lattice is it functional or ornamental. **B. Nesbitt** stated it is functional as a shade.
- **C. Gray** stated in terms of the north end of the Railyard building and south end of MARKT, concerned about trucks backing out and functions and could it be more. **Leslie ~~Loetias~~Ewy,** civil engineer for the project, stated the bollards are strategically placed to keep vehicles from entering onto multiuse path.

RAILYARDS Building:
Paula Claridge, with Sopher Sparn Architecture, reviewed the materials and elevations.

- **L. Payton** stated the building would have a better look if used a higher quality of brick material. Brick would be much more attractive and higher quality, making the building more appealing. Concerned regarding CMU.
- **B. Bowen** most concerned with this building in concept plan. It's better now in terms of overall windows and mullions.
- **S. Assefa** informed Planning Board that the CMU was discussed and that currently there is not a requirement that a material cannot be used. Trying to strike a balance. BDAB happy with significant amount of reduction in the amount of CMU. Regarding CMU, staff and BDAB felt on balance and is acceptable, especially on the ground floor.
- **L. May** regarding the CMU that it works fairly well with this. The vertical tearing of metal panel composite is sterile. Applicant is trying to emulate old warehouses. The thing that is harmful to building is where masonry aspects on west elevation at entrance and corners. Doesn't integrate into the building.
- **L. Payton** commented that the artwork on the roll down doors is a great idea. How would the art be provided? Applicants are open to whether permanent or changing. Required (murals) confirmed by staff.

CICLO Building:
Erin Bagnall, with Sopher Sparn Architecture, reviewed the material and elevations.

- **L. Payton** stated she likes the saw tooth aspect of the building.
- **L. May** stated that this building improved the most of the buildings through the BDAB process. East side (saw tooth) works well. When on the corners, it breakdowns. Rhythm is lost on east side. Like to see carry forth on the building when wrap the corners.

DRAFT

Timber Lofts:
B. Nesbitt reviewed the materials and elevations.

- **L. Payton** stated that there is no top to the building. Understands the reason for the balconies as they are required, but balconies chop up the building. Timber townhomes is more successful because it doesn't have the choppy balconies.
- **L. May** agrees with **L. Payton's** comments, but not sure much can be done as balconies are required (private open space). Since these are apartments, they don't open to their own outdoor space like the townhomes.
- **C. Gray** stated that the building is easy to understand and important to have the balconies. Nice warm environment. Likes these elevations.
- **J. Putnam** agrees with **C. Gray**.

Meredith House:
Tim Laughlin, with Surround Architecture, reviewed the materials and elevations.

- **L. Payton** suggested that in regards to the CMU, felt there is more refinement in the paving than on the sign for Meredith House. Looks like concrete block with a sign on it. Lost the refinement.
- **B. Bowen** stated that all the buildings have come together in a rational way.

S'PARK West (permanently affordable housing, 45 units):
Paula Claridge, with Sopher Sparn Architecture reviewed the materials and elevations.

- **L. May** stated that there is a difference in sophistication of design between the east and west side. West side starts to lose its visual coherency. Sterility and visually static on the lower building. As buildings get small from east to west, loses design quality of the project as a whole.
- **L. Payton** stated that the extent of stucco or plaster is visible from the street and materials not carrying all the way up is concerning and complicated on the bottom ground floor elevations.

S'PARK West (24 townhomes)
Erin Bagnall, with Sopher Sparn Architecture, reviewed the materials and elevations for the board.

- **L. Payton** stated that due to the materials changing, the building needs to keep same materials going up.
- **L. May** stated that the order and rational starts breaking down.
- **J. Putnam**, in regards to material choices, he appreciates not using nice material than on market rate units compared to the affordable rate units. Like this.

<u>Key Issue 3:</u>
Design Concerns

- In regards to the use of CMU on the on MARKT and Railyards buildings, the board agreed that this is no longer a concern.
- In regards to the use of vertical framing on corners and middle of the Railyards building, the board agreed that this is no longer a concern.

DRAFT

- In regards to the transformer issue, **J. Putnam** stated that here was acknowledgment by the applicant that some awkwardness exists. **J. Putnam** stated that this doesn't rise to the level of Site Review criteria, but wants to encourage some creativity related to that location.
- **H. Pannewig** stated that the proposed site was a condition of approval by staff and addressed the transformer and be located to a less visible location. She read a draft of a condition that read as follows, "*The final architectural plans shall show the transformer boxes currently shown near the southwest corner of the proposed Markt building and on the northwest corner of the planned Railyards Building; relocated to a less visible location or architecturally screened or integrated into a building or other site feature*."
- **J. Putnam** states there is room for creativity to hide it. Ways to embrace and make it work. Critical sore thumb to **J. Putnam**.
- In regards to the corners of the Ciclo Building, the board agreed that this is no longer a concern.
- In regards to the Timber Building and the balconies and that these building this building does not have an intentional top, the board agreed that this is no longer a concern.
- In regards to the S'PARK west project and Meredith House regarding the number of materials, the board agreed is some concern. The board offered to work with staff on the conditions. **S. Holton** open to conditions to work on things. From TVAP, establishes a different design district. Thought they had a good reception in Concept Review. The building changed very little from Concept Review. **A. Brockett** supports the change in design vernacular from eastern portion to the RL-6 and in the right direction. **A. Brockett** would like to see some refinements in terms of the materials being more consistent top to bottom. **L. May** stated that is not the materials they are using, but the change in the forms. The building starts to become a visual jumble. The remainder of the board was in agreement. **J. Gerstle** expressed some concern regarding the materials and that it is vinyl comparted to other buildings. He directed the applicant to work with staff on this matter. **L. May** asked staff if make a design refinement designations, it go back to BDAB. More form and material concerns of the board. **B. Bowen** feels there are nice moments with the materials. Perhaps send them to BDAB on S'PARK West one more time to work on architectural composition. The applicant was in agreement. It would be a condition to approval.
- **H. Pannewig** read a drafted condition of approval reading as follows, "*Prior to a building permit application for the S'PARK_west buildings, the Applicant shall submit the following items for the review and approval by the City Manager and review and recommendation by the Boulder Design Advisory Board: The final architectural plans for the elevations of all S'PARK_west buildings shall show a simpler composition with fewer changes in materials and form from the first floor to the roof to ensure compliance with the site review criteria. Any modification to the design must be approved through this design review process prior to issuance of a building permit.*"
- **C. Gray** stated that the affordable piece is more attractive than the western piece. Success of this is focused on the site planning with the cut through and paths.
- **J. Putnam** raise the issue of exits and corridors. When backing into a location with hazardous materials such as the rail train area, having all your access from one corridor raises some concern. Not a code requirement or site review requirement, but worth looking at for safety and avoid a bad situation.

DRAFT

<u>Key Issue 4:</u>
Outdoor Play Space Issue

- **L. Payton** stated this is the city funded affordable housing, and one goal is to offer some in-commuters housing. It needs to compete. How attract families to the units and compete with outer areas. Families looking for places that foster enrichment. Should be family friendly in the design. The area where the applicant indicated that the kids could come out and play is actually covered parking. Not really a play space. Need more information regarding Meredith Park and if affordable housing residents can use it. No guarantee of arrangements for Meredith Park. We shouldn't short affordable housing residents. Would like the S'PARK West affordable housing portion is looked at again and provide quality open space for families. Not socially equitable for affordable housing portion with no play area.
- **A. Brockett** stated that pocket parks are close by. Have a bigger park closer. Goose Creek greenway is in close proximity to this project. Like to see a little more green space in townhome section, but does not believe they are shorting the affordable housing families. Access to green space is critical to get the guarantee that all green spaces are available to all residents in this area.
- **C. Ferro** informed the board that the city will be building a pocket park across from project.
- **L. May** is sympathetic to **L. Payton's** concerns. Given how it is designed, and a park across the street, this project suitably works for this area. The project does not insist on more green space be provided at the expense of the housing put in this area.
- **S. Holton** stated that perhaps a cross easement between property owners could be a solution for both S'PARK properties. Meredith Park could be included. Could make it a requirement for TEC doc so it can be recorded. And could reach the minimal requirements. Regarding the Timber Deck, want to be more selective due to the amenities offered and don't feel right about total access to all residents.
- **H. Pannewig** drafted a new condition that the board further discussed and suggestions.
- **L. Payton** stated that **H. Pannewig's** first draft didn't indicate a size. And she was not so concerned with the Timber Deck but with access for resident to the lower courtyard where kids might play.
- **B. Bowen** does not feel the new condition needs to say more paly equipment needed nor a sandbox. Not relevant. All that needs to be addressed is public access. Agrees that something needs to be done with Timber Lofts as well. But shouldn't try to do this with the pool, common room or enclosed facilities.
- **J. Putnam** commented that any language regarding active play spaces, he would rather not draft it now and place in the conditions, and suggest the developer to think about a small budget and think about what they want. Suggested creative uses with left over materials for play structures. If make it their space, would bring value.
- **C. Gray** counted 8 units that overlook greenway and have porches. The Community House is big asset for that area. Key is having a welcoming aspect of the area.
- **J. Gerstle** stated that he likes applicant's proposal and meets issues he was concerned about.
- **H. Pannewig** read a drafted condition of approval reading as follows, "*From 6:00 a.m. to 10:00 p.m. seven days a week, the pocket park shown on the plans as Meredith Park and*

DRAFT

the open space area in the north-west corner of the Property shall be open to use by all residents of the Property and their guests. The midblock east-west connection through 3155 Bluff and the east-west connection through the interior courtyard of the Timberlofts buildings shall remain open from 6:00 a.m. to 10:00 p.m. seven days a week for all residents of the Property and their guests."

<u>Key Issue 5:</u>
Is the project Compatible to the Site Review criteria if certain items taken away that are not guaranteed such as the LEAD Platinum and the near Net Zero?

- **H. Pannewig** addressed that based on previous comments, the board can impose energy efficiency conditions. These plans indicate that they are working toward Net Zero not saying that they not meet Net Zero. But that they would get the LEAD Neighborhood certification. She suggested the board read that as part of the plan. It does not need to be a part of the condition.
- **B. Bowen** in looking at the review criteria, not based on meeting energy conditions because it's not baselines. Criteria is based on more if they meet the building code and the TVAP. On affordability, the board can't mandate things be accomplished on site. Stated that we can't make that part of the criteria.
- **A. Brockett** feels when you take away the things that are mentioned but not guaranteed, it complies with TVAP when one takes away the energy eff conditions. Tenants are aspirational but not guaranteed.
- **J. Putnam** agrees it is important. The energy usage piece is a place to pause, due to it not being clearly written. In the use of the roof and would we see PV on it? Extent that its being built with space that can be used PV, he would like to see condition that wiring is "plug and play" to make use of that. Make it easier and faster to do it when it happens. In regards to the EV issue, that when electrical systems are sized, to think about growth and number and capacity of charging stations. Will need more than 6 electric car spaces in this development and meet our goals. Convenient charging will be a basic need in 5-10 years. Don't have to put in now, but capacity and plan to build.
- **C. Gray** interpreted that the goal for Net Zero was for only the S'PARK West (affordable housing). She asked the applicant what they feel comfortable doing?
- **S. Holton** informed the board that the goal is that S'PARK West affordable housing and CICLO are areas for the effort to get to Net Zero has greatest benefit. Ability to do so is driven by tax credit market and solar tax credits. Aspiration to reach Net Zero.
- **J. Putnam** would like buildings designed to accommodate proper capacity and EV. May propose as a condition.
- All board members agreed it meets site criteria without those aspiration ideas with new condition that pre-wire for solar and capacity for increased EV.
- **P. Jefferson**, speaking on behalf of electrical engineers, the proposal would be an empty conduit rather than electrical wiring.
- **H. Pannewig** read a drafted condition of approval reading as follows, "*The building permit plans for each building shall show that conduit is preinstalled in each building to support the installation of roof top solar panels and, for buildings providing parking, for future expansion of electric vehicle charging stations.*"

DRAFT

- **J. Gerstle** stated that there is lots of roof top area. There can be alternative uses for rooftops that can be terraces, vegetable gardens, etc.
- **A. Sopher** stated that they would be open to those options but the Land Use Code has a provision that doesn't allow that because of changes to overall height. **S. Holton** wants to minimize the height of buildings. If the Board would have some reprieve to allow for that use, we would look at it.
- **A. Brockett** can't approve a taller building but can't give exception to height rules.
- **C. Gray** clarified #3 on the conditions, under (c.5), want a clear date constructed. And in regards to the "finger" towards Commons, she asked for that to be included.
- **C. Ferro** informed the board that the project can't be given a Certificate of Occupancy unless that is complete.
- **H. Pannewig** stated it is regulated through the sub-division.

Key Issue 9:
Do the Use Review applications for the Brewpub and restaurants meet the Use Review Criteria of section 9-2-15(d), B.R.C. 1981?

- **J. Putnam** suggested that the two restaurants should be allowed to open at 6:00am vs. 7:00am. Close time is fine at 11:00pm.
- **J. Gerstle** defined that the music will end at 10:00pm. Will we anticipate conflicts with the music and noise?
- The board agreed to amend time to 6-11.
- **L. Payton** stated that people will choose to live here so the music shouldn't be an issue.
- **C. Gray** need consistency is in the Use Review with restaurants in regards to the dumping of bottles after hours. Staff stated it is in the management plan.

Motion:
Motion by **A. Brockett**, seconded by **L. Payton**, that the Planning Board approve **(7-0)** the amendments to the TVAP Connections Plan shown on the Applicant's plans finding such amendments to be consistent with the objectives of the Connections Plan in that the proposed connections are appropriately spaced and establish a fine-grained, multimodal network of transportation connections.

Motion by **A. Brockett**, seconded by **J. Putnam**, that the Planning Board approve **(7-0)** the Site Review no. LUR2015-00010 and Use Review no. LUR2015-00011, incorporating the staff memorandum and the attached Site and Use Review Criteria Checklists as findings of fact, subject to the recommended conditions of approval found in the staff memo with the following amendments:

1. A new condition shall be added to the conditions of approval for the site review to read:
   Prior to a Technical Document Review application for a Final Plat, the Applicant must obtain City Council approval of the amendments to the to the Transit Village Area Plan shown on the Applicant's plans that eliminate, through connection consolidation or otherwise, stretches of connections, including connections number 9 and 11.

2. A new condition shall be added to the conditions of approval for the site review to read:

DRAFT

Prior to a building permit application for the S'PARK_west buildings, the Applicant shall submit the following items for the review and approval by the City Manager and review and recommendation by the Boulder Design Advisory Board:

a. Final architectural plans, including materials and colors, to ensure compliance with the intent of this approval, the site review criteria and the TVAP design guidelines. The final architectural plans for the elevations of all S'PARK_west buildings shall show a simpler composition with fewer changes in materials and form from the first floor to the roof to ensure compliance with the site review criteria. Any modification to the design must be approved through this design review process prior to issuance of a building permit.

3. A new condition shall be added to the conditions of approval for the site review to read:
From 6:00 a.m. to 10:00 p.m. seven days a week, the pocket park shown on the plans as Meredith Park and the open space area in the north-west corner of the Property shall be open to use by all residents of the Property and their guests. The midblock east-west connection through 3155 Bluff and the east-west connection through the interior courtyard of the Timberlofts buildings shall remain open from 6:00 a.m. to 10:00 p.m. seven days a week for all residents of the Property and their guests.

4. A new condition shall be added to the conditions of approval for the site review to read: The building permit plans for each building shall show that conduit is preinstalled in each building to support the installation of roof top solar panels and, for buildings providing parking, for future expansion of electric vehicle charging stations.

5. Conditions 1.b. of the conditions of approval for the use reviews for the three restaurants shall be revised to read:
1.b. The approved use shall be closed from 11:00 p.m. to 6:00 a.m. seven days per week.

Recommended Conditions of Approval

SITE REVIEW LUR2015-00010

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on August 21, 2015 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.

2. Prior to a building permit application, the Applicant shall submit a Technical Document Review application for the following items, subject to the approval of the City Manager:

   a. **Final architectural plans**, including material samples and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent, elevations, plans and details shown on the approved plans dated August 21, 2015 is acceptable. The final architectural plans shall show the transformer boxes currently shown near the southwest corner of the proposed Markt building and on the northwest corner of the planned Railyards Building; relocated to a less visible location or architecturally screened or integrated into a building or other site feature. The

DRAFT

City Manager will review plans to assure that the architectural intent is performed. The project plans shall also illustrate an outdoor seating area for the micro restaurants of less than 300 square feet per micro restaurant or be subject to Use Review for outdoor seating of 300 feet or greater within 500 feet of a residential use module.

b. A **final site plan** which includes detailed floor plans and section drawings.

c. A **final utility plan** meeting the City of Boulder Design and Construction Standards.

d. A **final storm water report and plan** meeting the City of Boulder Design and Construction Standards.

e. **Final transportation plans** meeting the City of Boulder Design and Construction Standards, Standard Specifications for Traffic Signal Materials and Installation and CDOT Access Code Standards, for all transportation improvements. These plans must include, but are not limited to: street plan and profile drawings, multi-use path plan and profile drawings; street and multi-use path cross-sectional drawings, traffic signal plans; signage and striping plans in conformance with Manual on Uniform Traffic Control Devices (MUTCD) standards, transportation and transit stop detail drawings, geotechnical soils and pavement analysis.

f. A **detailed landscape plan**, including size, quantity, and type of plants existing and proposed; type
and quality of non-living landscaping materials; any site grading proposed; and any irrigation system proposed, to insure compliance with this approval and the City's landscaping requirements. Landscape plans shall provide significant amounts of plant material sized in excess of the landscaping requirements of Sections 9-9-12, "Landscaping and Screening Standards," and 9-9-13, "Streetscape Design Standards," B.R.C. 1981. Removal of trees must receive prior approval of the Planning Department. Removal of any tree in City right of way must also receive prior approval of the City Forester.

g. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981.

h. A **detailed shadow analysis** to insure compliance with the City's solar access requirements of section 9-9-17, B.R.C.

3. Prior to a building permit application, the Applicant shall submit an application for a revised **Preliminary Plat** and a Technical Document Review application for a **Final Plat**, subject to the review and approval of the City Manager and execute a subdivision agreement meeting the requirements of chapter 9-12, “Subdivision,” B.R.C. 1981 and which provides, without limitation and at no cost to the City, for the following:

    a. The dedication, to the City of all easements and right-of-way necessary to serve the development, including, but not limited to, the easements shown on the approved

DRAFT

plans dated August 21, 2015 on file in the City of Boulder Planning Department, and the dedication of a 14-foot wide public access easement (for pedestrians and bicyclists) from the terminus of the Bluff Street right-of-way to the public access easement being dedicated for the north/south multi-use path adjacent to the BNSF Railway right-of-way.

b. The vacation of all easements where vacations are necessary for construction of the development.

c. The construction of all public improvements necessary to serve the development, including, but not limited to, the following:

   i. A traffic signal at the intersection of Valmont Road at 34th Street.
   ii. A left-turn lane and "quiet zone" raised median on westbound Valmont Road east of
   34th Street.
   iii. A transit stop on Valmont Road.
   iv. A six-foot side landscape strip and ten-foot wide detached multi-use path/sidewalk on Valmont Road.
   v. A 12-foot wide multi-use path along the eastern property line and adjacent to the BNSF Railway Company right-of-way from the southern property line to Valmont Road. The applicant is responsible for connecting the multi-use path to the approved multi-use path to be constructed by "The Commons" Project (located at 2440 and 2490 Junction Place) and for providing a temporary multi-use path around the existing building on Lot 4 of Block 5.
   vi. A raised concrete table on 34th Street within the street's roadway curve at a location approved by staff which will allow for a future crosswalk pursuant to the City's Pedestrian Crossing Treatment Installation Guidelines when warrants are meet.
   vii. Street lighting along Junction Place, Meredith Street and 34th Street.
   viii. Extending the left-turn lane on southbound 30th Street at Bluff to 75-feet.
   ix. The north side of Bluff Street from 31st Street to the road's terminus at the proposed Woonerf.
   x. 32nd Street from Bluff Street to the north property line.
   xi. Junction Place from Bluff Street to the north property line.
   xii. Meredith Street from 32nd Street to 34th Street.
   xiii. All alleys with a dedicated public access easement.
   xiv. All sidewalks with a dedicated public access easement.
   xv. Storm water quality improvements and storm water detention improvements, including but not limited to permeable parking lot paving.

USE REVIEW BREW PUB: LUR2015-00011

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on August 21, 2015 and the Applicant's written statement dated August 21, 2015 on file in the City of Boulder Planning Department, except to the extent

DRAFT

that the development may be modified by the conditions of this approval. Further, the Applicant shall ensure that the approved use is operated in compliance with the following restrictions:

a. The Applicant shall operate the business in accordance with the management plan dated August 21, 2015 which is attached to this Notice of Disposition.

b. The approved use shall be closed from 11:00 p.m. to 7:00 a.m. seven days per week.

c. No electronically amplified music or other entertainment shall be provided on the patio after 10:00 p.m.

d. Size of the approved use shall be limited to 9,700 square feet. The total number of indoor seats for the approved use shall not exceed 182. Patio area will not exceed 50 outdoor seats.

e. All trash located within the outdoor dining area, on the restaurant property and adjacent streets, sidewalks and properties shall be picked up and properly disposed of immediately after closing.

2. The Applicant **shall not expand or modify the approved use**, except pursuant to subsection 9-2-15(h), B.R.C. 1981.

USE REVIEW CONDITIONS FOR THE 3,500 SQUARE FOOT RESTAURANT LOCATED AT THE SOUTH END OF THE RAILYARDS SUITE: LUR2015-00011

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on August 21, 2015 and the Applicant's written statement dated August 21, 2015 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval. Further, the Applicant shall ensure that the approved use is operated in compliance with the following restrictions:

   a. The Applicant shall operate the business in accordance with the management plan dated August 21, 2015 which is attached to this Notice of Disposition.

   b. The approved use shall be closed from 11:00 p.m. to 7:00 a.m. seven days per week.

   c. No electronically amplified music or other entertainment shall be provided on the patio after 10:00 p.m.

   d. Size of the approved use shall be limited to 3,500 square feet. The total number of indoor seats for the approved use shall not exceed 120 seats. Patio area will not exceed 30 outdoor seats. All trash located within the outdoor dining area, on the restaurant property and adjacent streets, sidewalks and properties shall be picked up and properly disposed of immediately after closing.

DRAFT

2. The Applicant **shall not expand or modify the approved use**, except pursuant to subsection 9-2-15(h), B.R.C. 1981.

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

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 6:46 p.m.

APPROVED BY

_____
Board Chair

_____
DATE

MARK TAPE

DRAFT

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
September 17, 2015
909 Arapahoe Ave., West Senior Center

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: http://www.bouldercolorado.gov/

PLANNING BOARD MEMBERS PRESENT:
Aaron Brockett, Chair
Bryan Bowen
John Putnam
John Gerstle
Leonard May
Liz Payton
Crystal Gray

PLANNING BOARD MEMBERS ABSENT:
None

CITY STAFF PRESENT:
Lesli Ellis, Comprehensive Planning Manager
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Assistant III
David Thompson, Transportation Engineer
Jeff Haley, Parks Planning Manager
Courtland Hyser, Senior Planner
Susan Richstone, Deputy Director of Community Planning & Sustainability
Jean Gatza, Community Sustainability Coordinator
Caitlin Zacharias, Comprehensive Planning Associate Planner
Joanna Crean, Public Works Projects Coordinator
Sam Assefa, Senior Urban Designer

PLANNING COMMISSION BOARD MEMBERS PRESENT:
Doug Young, Chair
W. C. Pat Shanks
Lieschen Gargano
Michael Baker
Leah Martinson
Natalie Feinberg Lopez
Daniel Hilton

DRAFT

COUNTY STAFF PRESENT:
Pete Fogg, Senior Planner, Boulder County
Abigail Shannon, Senior Planner, Boulder County
Steven Giang, Planner I, Boulder County

JOINT STUDY SESSION
The Joint Study Session between the Boulder Planning Board and Boulder County Planning Commission was called to order by **A. Brockett** at 5:43pm.

1. DISCUSSION

A. Topic: Boulder Valley Comprehensive Plan 2015 Update – Provide an update to the City Planning Board and the County Planning Commission on the Boulder Valley Comprehensive Plan (BVCP) foundations work, change request process schedule, Aug. 31 Community Kickoff, and areas of focus next steps. Hold discussion and receive feedback on these topics.

Introductions:
The board members and staff introduced themselves.

Staff Presentation:
L. Ellis, C. Hyser, S. Richstone and P. Fogg presented the item.

Board Questions:
Board members asked staff questions about the Boulder Valley Comprehensive Plan and process.

Discussion Summary:
Following a presentation from city staff, the city Planning Board and county Planning Commission engaged in an open discussion of the Boulder Valley Comprehensive Plan 2015 Update. For this summary, comments from that discussion are grouped according to major themes that arose:

1) Community Engagement

- All board members agreed that the 2015 BVCP is off to a great start. They were very supportive of what has been done.
- The board members encouraged more discussions with CU representatives regarding its future capacity vs. the goals of the city.
- The staff highlighted elements of their engagement strategy with the boards. Specifically, how non-English speaking citizens or people who are not digitally engaged were reached. The engagement with the Latino community has unique factors in regards to language and work schedules.
- **J. Gatza** informed the board members that staff is partnering with the Latino Task Force and to go around town to "Pop up Meetings", speaking with both English and Spanish speaking citizens. Staff is also working with "intercambio" of Boulder to have comment sheets distributed at their English classes. Continued partnership with Spanish meetings. Also working with the family resource staff, within the schools. Staff has learned a lot

DRAFT

of information at these meetings and so far the citizens have been excited. The focus of these citizens is not necessarily on active lifestyle, but on schools and safety for the family. They have concerns with affordability and that the neighborhoods stay nice. **P. Shanks** stated that when reaching out to the Latino community, topics rated high importance are an emphasis on family, access to education and higher education, jobs that pay a reasonable wage, and to feel accepted in Boulder County.

- Staff informed the board members that the Boulder Housing Partners have great engagement plans and that they are planning to work with them in the near future.
- Board members stated that the Kickoff Event on August 31, 2015 was well done. They saw many people attending that are not generally at city meetings. The boards suggested carrying through with the same ideas at future meetings. They suggested informing people at the time of the meeting as to how their input will carry through and feed into the process. In addition, where what the next steps staff will undertake and to have the people attending feel more engaged and involved.
- The boards suggested involving school-aged children. This might allow staff to reach people that are not aware or engaged. They stated that it is important when kids (elementary to high school aged students) involved, because it will encourage their parents to get involved. Staff stated that they will partner with Growing Up Boulder and see if they can push the survey.
- In regards to the Survey scheduled to be sent out, the boards asked staff if annexed parts of Boulder County will be involved. Staff informed the boards that the survey will be to all households proportionately in the Boulder Valley, including Gun Barrel. The results will be collated according to geographic areas.

2) Foundations Work (Profile, Projections, Trends, Fact Sheets, Mapping)

- The boards agreed that the document is on the right track, information dense and holds interesting content.
- **L. Payton** stated that towards the end of the document, the section regarding employment, there is a classification labeled "creative jobs". These jobs are described as involving creativity and innovation**.** **L. Payton** expressed concern labeling a programmer (for example) as a "creative job". She suggested reworking those jobs classifications, the text and labeling only, but not the information included.
- On the Trends Report regarding travel times, members asked the staff how is the travel information double checked for increased time allotments. C. Gray suggested asking the citizens within the survey, have they noticed an increase in traffic, is it the same, or less. The experience/perception does not seem to resonate with the data. Perception is different vs. data. This topic could be a good place for a public forum, rather than the survey, to get feedback. This topic is on people's minds and gives them a chance to explore that. Board members stressed that if the same measure points are being used, could it be possible traffic is more congested and we are not picking up on the new avenues people are using (i.e. bikes, walking). Staff will follow-up on additional research.
- The boards were in agreement that the Trends Report is a breakthrough and a step forward. The comments were similar regarding the Fact Sheets. The boards suggested the staff go to local neighborhoods and set up "listening sessions" at a local level. The information obtained could be beneficial. The staff stated that they anticipate adding new

DRAFT

information and future conditions. In addition, as the staff gathers information, varying policy ideas may develop and may be applied.

- In regards to the Mapping, the staff stated they may capture additional detailed mapping, however in the near term, the Mapping will be used for discussion and to capture ideas for the future.
- The boards encouraged when staff is presenting data, it would be beneficial to have it presented in per capita and totals for emissions and green house gases.

3) Focused topics for the 2015 update

- Staff asked the boars to look at Page 9 of 73 in the September 17, 2015 packet for a list of the focused topics and to use as reference. The emphasis of staff is to have the boards input on whether staff is focusing on the right area and the areas of importance.
- The boards suggested the adding of a category called "Arts and Culture". Staff stated that this is already present in the focused topics. The boards suggested that that area is a large focus of the community.
- In regards to the topic "Neighborhood & Character", the boards suggested the emphasizing of area plans and sub-area plans. Staff stated that this could be added once they received feedback from the survey. The boards stated that there is a renewed interest that it would be good to talk about and to get the item of sub-community planning on the BVCP.
- The boards discussed the topic of "Growth and Management". It was stated that there is too much focus on the reducing of "vehicular" congestion and not enough on mobility with other modes of transportation. There needs to be a balance to help enhance other methods of mobility (i.e. bike, bus, walking).
- The boards stated that the BVCP should tie into the Land Use Regulations. The Comp Plan is not a regulatory document; however some use it for guidance on decisions or implementation. Currently there is ambiguity in the plan in terms of how it connects to zoning districts and land use categories are not clear. It has been discussed that the Comp Plan should make designations clearer. The staff reiterated that the intention of the Land Use Plan was not intended to be used as a regulatory document. The plan should be used more at a guide and have flexibility but clarity too. The staff agreed that the plan could be clearer and want to work on it. The boards agreed that the BVCP could be made more transparent and easy to use.
- The board stated that the Site Review Criteria has some gaps and should not be connected to the Comp Plan. The boards suggested to staff to look for connections within the Comp Plan and Site Review Criteria and to place real policies within. The boards agreed that there are connections between the Comp Plan and Land Use Code, therefore mirroring between the two documents should exist.
- Implementation is very important. Staff reminded the boards that they can make recommendation for changes to the Land Use Plan over the coming months. Staff is not able to correct the code through the Comp Plan, but the boards or staff can identify items in the code that might need to be fixed after the Comp Plan is adjusted in the near future.
- The boards agreed that it is good to see that the Comp Plan identified city owned buildings in which energy improvements have been made. This will demonstrate to the public that the city is making progress. In addition, it demonstrates what the city wants to see happen in the future and how far we have to go.

DRAFT

4) New information in community that might affect the focus

- The boards expressed the willingness of a chance to suggest aspirations of the Comp Plan that they would like to see implemented. The boards would like the opportunity to discuss the joint aspirations between the county and the city in terms of climate change, transportation in addition to what the main and growth goals would be for the 2040 projections.
- An apparitional topic was suggested that within the large amount of city and county's open space, organic farms could be developed to feed our communities as a viable possibility. It was suggested to see more big ideas and how to implement them.
- Another aspiration topic presented by the boards was the energy code and if there should be a discussion of that topic. The county and city are moving forward separately. The county is implementing Net Zero requirements. The city of Boulder has adopted a new energy code with the 30% above standard code. Both are steps forward, however there are big differences between the two and the Comp Plan could be a place to work on that. The boards agreed that a more apparitional base discussion regarding energy usage would be beneficial. The boards stated they would like to see the Comp Plan discuss the transition from older mode of sustainable metrics towards a living within our new carbon and water budgets. If the city and county have adopted these aggressive targets for 2050, it needs to be permeating in the Comp Plan in order to know what is ahead and are we, as a city and county, on track.

ADJOURNMENT OF JOINT STUDY SESSION

The Boulder Planning Board and Boulder County Planning Commission adjourned the Joint Study Session portion by **A. Brockett** at 7: 19 p.m.

PLANNING BOARD MEETING

The Boulder Planning Board meeting portion commenced.

1. **CALL TO ORDER**

   Chair, **A. Brockett**, declared a quorum at 7:37 p.m. and the following business was conducted.

2. **APPROVAL OF MINUTES**

3. **PUBLIC PARTICIPATION**

   1. **Chuck Palmer, 2270 Bluebell, Ave.**, spoke in opposition of the rezoning of 385 South Broadway.
   2. **Beth Flemming, 2285 Bluebell Ave.,** representing the HOA Lower Bluebell Improvement Association, spoke in opposition of the rezoning of 385 South Broadway.

DRAFT

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

A. Continuation of the consideration and recommendation to City Council on the rezoning application for a 0.8 acre portion of land generally located at 385 South Broadway from the Residential - Low 1 (RL-1) to the Business - Transitional 2 (BT-2) under case no. LUR2015-00047 and consideration of a motion to approve findings recommending denial of the application.

Motion

Motion by **J. Putnam**, seconded by **C. Gray**, that the applicant failed to demonstrate that application no. LUR2015-00047 meets the requirements of the Boulder Revised Code, recommends to City Council denial of the application, and adopts the staff memorandum dated for the September 17, 2015 Planning Board meeting and its Attachment A as findings of fact and conclusions of law. Passed unanimously **7-0**.

5. **PUBLIC HEARING ITEMS**

A. Public hearing and consideration of a recommendation to Parks and Recreation Advisory Board on the Boulder Civic Area, Phase I Park Development Plan, Community and Environmental Assessment Process (CEAP).

Staff Presentation:

J. Haley, S. Assefa and **J. Crean** presented the item to the board.

Board Questions:

J. Haley, S. Assefa and **J. Crean** answered questions from the board.

Public Hearing:

1) **Chuck Palmer, 2270 Bluebell, Ave.**, spoke in regards to the proposed band shell seating and spoke in opposition to the reduction of the space in front of the band shell. **C. Palmer** is in support of the plan otherwise.

Board Comments:

- **A. Brockett** encourages the flow of water to the plans. He cautioned that it not be too anesthetic and suggested to having things get pushed by the water or incorporate water and sand. In regards to the band shell, he suggested adding more vegetation and trees in the proposed plans for shade. He stated that it may make the band shell more successful and change the shape. In addition, **A. Brockett** supports the proposed re-routed bike path. He suggested design elements that would direct people in the correct direction and not proceed straight through the park.
- **B. Bowen** suggested looking at the proposed plantings and considering the longevity of trees for the future canopy. He stated that he would like to see good climbing boulders in play areas. He stated that this element could work for adults and children together. He encouraged the reinforcement of the habitat nature of the stream. Finally, he suggested in the area of the city owned patio next to Broadway, Riverside building, to look at improvements.

DRAFT

- **J. Putnam** encouraged redevelopment of the stream to provide a sitting area or stream access point north of the creek, east of Broadway. He stated that the ramp above the diversion is a place for kids to play, and to maybe make it more thoughtful as it is an opportunity not to lose. He encouraged thinking of safety issues. **J. Putnam** suggested looking for native vegetation and making choices with fewer entrapment or hazard issues. Be thoughtful of what you use and placement of vegetation. Moving water and sand for kids would be beneficial. Overall, **J. Putnam** stated the plan looked very strong. In regards to the proposed rocks near the band shell, he suggested to have hidden electrical sockets in the hard cape, which may make it more active and encourage folks to get outside.
- **J. Gerstle** agreed with most of the previous comments. In regards to proposed vegetation, while we don't want dangerous elements, **J. Gerstle** expressed concern over losing cottonwood trees. He stated that, in regards to the existing benches in front of band shell, they are more efficient for letting more people in that small area to listen to concerts and allow folks to dance.
- **L. Payton** encouraged plans to be added which would allow having large groups gather or have outdoor grills in place. She stated this would appeal to the Latino and multicultural citizens to engage with the park. In regards to the plans for the bridge on 11th street, she noted that here has been no discussion of the bridge design. **J. Haley** informed the board that the new bridge proposed over the creek would be relocated further west than its current location and that the bridge would be widened with artistic elements. **L. Payton** suggested that the bridge should have lights installed which would pull people across at night. The goal of the bridge should be to make it a point of interest. **J. Haley** assured the board that the bridge plan is being reviewed with consultants. **L. Payton** added that she likes the idea of a lawn amphitheaters and it would encourage dancing.
- **B. Bowen** suggested the showing of movies at the band shell which would emphasize programming at the band shell.
- **L. Payton** suggested letting the public come up with the programming, rather than having it staff driven and make it free of charge. Perhaps then neighborhoods would come down to see what is happening at the band shell. She stated that the key getting families and ethnic groups to the band shell is the cost. Finally, **L. Payton** stated that she would like to see the catching fish at the creek for children facilitated in the plan. Overall, she is in support of the proposed plan.
- **L. May** reinforced the comments regarding the band shell and proposed seating. He stated that he does not believe the problem is the band shell, but that the space and activity space should be made useful for kids and adults.
- **C. Gray** stated that the previous board proposals are great ideas. She stated that any band shell changes should be intentional improvements. Finally, **C. Gray** stated that the water quality if very important in this area and encouraged staff to keep an eye on it.

Motion:
On a motion by **A. Brockett** seconded by **J. Putnam** the Planning Board approved the recommendation to the Parks and Recreation Advisory Board approval of the preferred alternative, Phase I Park Development Plan and associated CEAP documentation. Passed unanimously **7-0**.

DRAFT

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

A. S. Assefa stated that the design tour of recent downtown buildings performed yesterday, September 16, 2015, was very successful and informative. Board stated they found it very useful.

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 8:46 p.m.

APPROVED BY

_____
Board Chair

_____
DATE

DRAFT

MEMORANDUM

TO: Planning Board
FROM: Sloane Walbert, Case Manager
DATE: September 21, 2015
SUBJECT: **Informational Item:**
TECHNICAL DOCUMENT REVIEW: Final Plat for the elimination of the lot line between Lot 6A and Lot 7A of West Rose Hill Replat A to create one lot addressed 927 7th Street. The project site is split-zoned Residential - Low 1 (RL-1) and Residential - Estate (RE). Case no. TEC2015-00028.

Attached is the disposition of staff approval (**Attachment A**) for a Technical Document Review to allow the elimination of the lot line between the property addressed as 927 7th Street (Lot 7A) and undeveloped lot to the north currently addressed 945 7th Street (Lot 6A). This replat, West Rose Hill Addition Replat A Lot Line Elimination, will dissolve and eliminate the current lot line from the City records and replace the two lots with one 15,875 square foot lot, Lot 6B, as shown in **Attachment B**. The applicant would like to remove the lot line in order to redevelop the property with a new single-family dwelling (refer to **Attachment C** for written statement).

The West Rose Hill Addition was subdivided in 1899. The city vacated dedicated alley right-of-way adjacent to the property in 1948 (Ordinance no. 1495) and vested title to abutting property owners. In 1964, the owner of the subject property acquired the easterly 30 feet of Lot 16 and easterly 30 feet and southerly 10 feet of Lot 17. The property also included Lots 6 & 7 and a portion of the vacated alley. A minor subdivision was approved in 2008 to create two lots under West Rose Hill Addition Replat A, Lot 6A at 7,040 square feet and Lot 7A at 8,835 square feet. The applicant obtained approval to demolish the existing home and accessory structure earlier this year. A building permit has not yet been submitted for the new home; however; it will be required to meet the city's compatible development standards.

The majority of the property is zoned Residential - Low 1 (RL-1). A small portion at rear of the property, to the west, is zoned Residential - Estate (RE). Both zone districts are described as *"single-family detached residential dwelling units at low to very low residential densities."* The minimum lot area in RL-1 and RE zoning is 7,000 square feet and 15,000 square feet, respectively. The proposed lot will meet the minimum requirements.

Vicinity Map

Pursuant to section 9-12-4, B.R.C. 1981, lot lines forming the boundary between two or more conforming platted lots located within the same subdivision or lot lines between lots or parcels that have merged to form one building lot may be eliminated through a replatting process. The subject approval meets all of the requirements of section 9-12-4, B.R.C. 1981 for a Lot Line Elimination.

Pursuant to subsection 9-12-4(e), B.R.C. 1981, staff is required to notify planning board of the disposition of a replat application. The subject approval is not subject to call-up or appeal.

Questions about the project or decision should be directed to Sloane Walbert at (303) 441-4231 or walberts@bouldercolorado.gov.

Attachments:
Attachment A: Staff Disposition
Attachment B: Lot Line Elimination Plat
Attachment C: Written Statement

ATTACHMENT A

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 PLANNING DEPARTMENT
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in section 9-12-3, B.R.C. 1981, as applied to the proposed development.

DECISION:	**Approved**
PROJECT NAME:	**WEST ROSE HILL REPLAT A LOT LINE ELIMINATION**
DESCRIPTION:	**LOT LINE ELIMINATION to remove lot line between the property addressed 927 7th Street (Lot 7A) and the undeveloped lot to the north currently addressed 945 7th Street (Lot 6A). Resulting lot to be 15,875 square feet.**
LOCATION:	**927 7TH ST and 945 7TH ST**
COOR:	**N01W07**
LEGAL DESCRIPTION:	**Lots 6A and 7A, West Rose Hill Addition Replat A, County of Boulder, Colorado**
APPLICANT:	**JAMES TREWITT**
OWNER:	**BOULDER 7TH LLC**
APPLICATION:	**TEC2015-00028, Lot Line Elimination**
ZONING:	**Residential - Low 1 (RL-1), Residential - Estate (RE)**
CASE MANAGER:	**Sloane Walbert**

THIS IS NOT A SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND NO VESTED PROPERTY RIGHT IS CREATED BY THIS APPROVAL.

Approved On: 9·2·15
Date

By:
David Driskell, Executive Director of Community Planning and Sustainability

CONDITIONS OF APPROVAL
None.

WEST ROSE HILL ADDITION REPLAT A LOT LINE ELIMINATION

FOR THE ELIMINATION OF LOT LINES BETWEEN LOTS 6A AND 7A, WEST ROSE HILL ADDITION REPLAT A, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

Original Parcel Description
LOTS 6A AND 7A,
WEST ROSE HILL ADDITION REPLAT A,
CITY OF BOULDER,
COUNTY OF BOULDER,
STATE OF COLORADO.

Resulting Legal Description
LOT 6B,
WEST ROSE HILL ADDITION REPLAT A LOT LINE ELIMINATION,
CITY OF BOULDER,
COUNTY OF BOULDER,
STATE OF COLORADO.

STATEMENT OF OWNERSHIP (927 AND 945 7TH STREET)
LOT 6A AND LOT 7A

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER AND PROPRIETOR OF LOTS 6A AND 7A, WEST ROSE HILL ADDITION REPLAT A, COMMONLY KNOWN AS 927 AND 945 7TH STREET.

BOULDER 7TH LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
WENDY DINKINS, SOLE MEMBER

ACKNOWLEDGMENT

STATE OF COLORADO)
) SS
COUNTY OF Boulder)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF August, 2015, BY WENDY DINKINS, AS SOLE MEMBER OF BOULDER 7TH LLC.

WITNESS MY HAND AND SEAL.

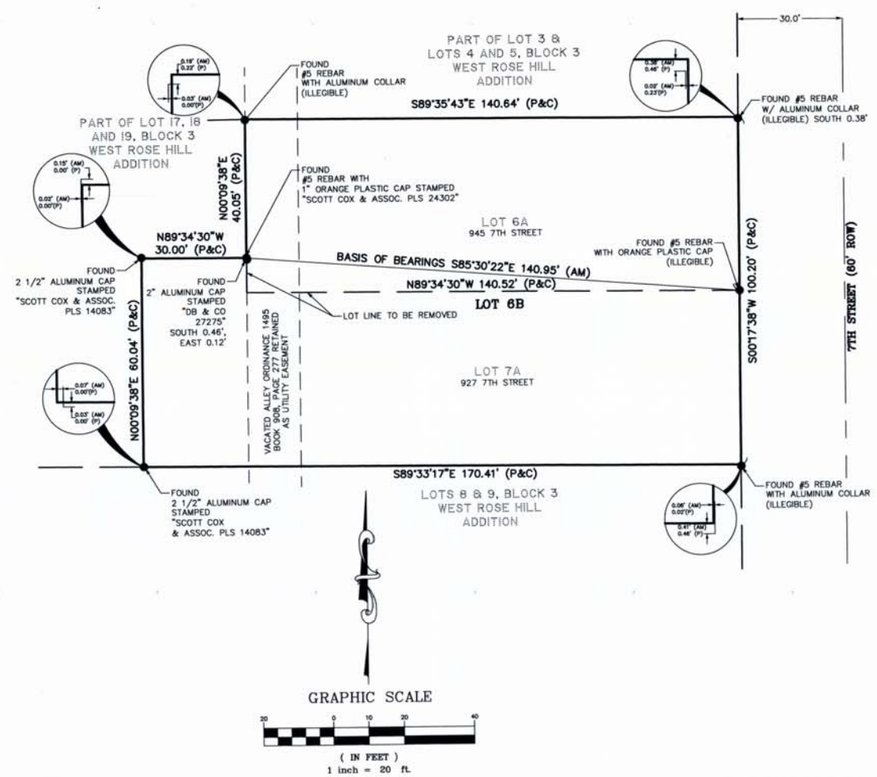
MY COMMISSION EXPIRES: June 20, 2016

[SEAL]

_____
NOTARY PUBLIC

JENNIFER L CASE
Notary Public
State of Colorado

Vicinity Map
NOT TO SCALE



Legend

- ● FOUND MONUMENT AS DESCRIBED
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED BASED ON FOUND MONUMENTS AND RECORD INFORMATION
- (P) AS PER THE RECORDED PLAT

LOT AREA CALCULATIONS

LOT 6A ORIGINAL
7,040 SQ. FT.
LOT 7A ORIGINAL
8,835 SQ. FT.
FINAL
15,875 SQ. FT.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

Notes

1) EMPIRE TITLE NORTH, LLC COMMITMENT NUMBER 00107025, DATED AUGUST 19, 2015 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

2) ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

4) BASIS OF BEARINGS: A BEARING OF S85°30'22"E ACROSS LOT 6A CALCULATED FROM RECORD INFORMATION FROM THE PLAT OF WEST ROSE HILL ADDITION REPLAT A, AS RECORDED IN BOULDER COUNTY AT REC#/2920108 DATED 4/1/2008, BETWEEN A FOUND #5 REBAR WITH 1" ORANGE PLASTIC CAP STAMPED "SCOTT COX & ASSOC. PLS24302 AT THE WESTERLY LINE OF LOT 6A AND A FOUND #5 REBAR WITH ORANGE PLASTIC CAP (STAMPING ILLEGIBLE) AT THE SOUTHEAST CORNER OF LOT 6A AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

5) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-508.

6) THE AREA OF EXISTING LOT 6A IS 7,040 SQ. FT OR 0.16 ACRES AND THE AREA OF EXISTING LOT 7A IS 8,835 SQ. FT. OR 0.13 ACRES. THE TOTAL AREA OF THE NEWLY FORMED LOT 6B IS 15,875 SQ. FT. OR 0.36 ACRES, MORE OR LESS.

7) THE PURPOSE OF THIS SURVEY IS TO ELIMINATE THE LINE BETWEEN LOTS 6A & 7A CREATING ONE LOT.

APPROVAL

_____
DIRECTOR OF PLANNING

_____
DIRECTOR OF PUBLIC WORKS AND UTILITIES

CITY MANAGER'S CERTIFICATE

IN WITNESS WHEREOF, THE SAID CITY OF BOULDER HAS CAUSED ITS SEAL TO BE HEREUNTO AFFIXED BY ITS CITY MANAGER THIS _____ DAY OF _____, 200__.

ATTEST:

_____ _____
CITY CLERK CITY MANAGER

SURVEYOR'S STATEMENT

I, JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THE SURVEY OF A LOT LINE ELIMINATION FOR LOT 6A AND LOT 7A, WEST ROSE HILL ADDITION REPLAT A WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

_____ 8/26/15
JOHN B. GUYTON DATE
COLORADO P.L.S. #16406 FLI JOB NO. 15-65,680
CHAIRMAN & CEO,
FLATIRONS, INC.

COLORADO LICENSED 16406 JOHN BRUCE GUYTON

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____O'CLOCK, ___M., THIS _____ DAY OF _____, 20___,

AND IS RECORDED AT RECEPTION #_____

FEES PAID: $_____

_____ _____
CLERK AND RECORDER DEPUTY

DATE	REVISION

LOT LINE ELIMINATION PLAT

COPYRIGHT 2015 FLATIRONS, INC.

Flatirons, Inc.
Surveying, Engineering & Geomatics
www.FlatironsInc.com
3660 DOWNING ST
DENVER, CO 80205
PH: (303) 936-6997
3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4335

JOB NUMBER: 15-65,682
DATE: 08-26-2015
DRAWN BY: B. SWIFT
CHECKED BY: JZG, SB
SHEET 1 OF 1

ATTACHMENT C

A R C H 11 Inc
Architecture
Interior Design
Planning

3100 Carbon Place
Number 100
Boulder, CO 80301

1200 Bannock Street
Denver, CO 80204

303.546.6868
arch11.com

TO: City of Boulder
RE: Technical Document Review
Lot Line Elimination
927 and 945 7th Street / Boulder, CO
Date: 05.29.15

PROJECT DESCRIPTION:

On behalf of Boulder 7th LLC, I am submitting the attached application and supporting materials for a Lot Line Elimination for the properties at 927 and 945 7th Street / Boulder, CO.

EXISTING CONDITIONS AND PROPOSED ALTERATIONS:

The properties addressed as 927 and 945 7th Street / Boulder, CO are held in common ownership by Boulder 7th LLC. We are requesting the elimination of two lines so that the properties can be combined for the purpose of redeveloping the site(s) for a single family dwelling. The two lot lines to be eliminated are common to both properties and fully described in the attached Lot Line Elimination Plat. Please also find all required documentation included the checklist which demonstrates that all criteria have been met.

Thank you for your attention and consideration.

Sincerely,

James Trewitt

Principal, Arch11, Inc

C I T Y O F B O U L D E R
AGENDA ITEM PLANNING BOARD
MEETING DATE: October 1, 2015

AGENDA TITLE:
CONCEPT PLAN REVIEW AND COMMENT: Request for citizen, staff and Planning Board comment on a proposal to redevelop the property located at 3303 Broadway with an approximately 83,000 square foot 3-story building multi-use building with below-grade parking. The building is proposed to include 94 residential units, coffee shop, community room, fitness center and office space for micro and co-working offices. Proposed residential units will consist of 55 efficiency units (less than 475 square feet), 23 one-bedroom units and 16 two-bedroom units. The applicant seeks to amend the Boulder Valley Comprehensive Plan (BVCP) land use designation and rezone the property to Residential – High 3 (RH-3).

Applicant: Margaret Freund, Fulton Hill Properties
Property Owner: Mental Health Center of Boulder County

REQUESTING DEPARTMENT:
Department of Planning, Housing and Sustainability:
David Driskell, Executive Director
Susan Richstone, Deputy Director
Charles Ferro, Development Review Manager
Sloane Walbert, Planner I

OBJECTIVE:
1. Planning Board hears applicant and staff presentations.
2. Hold Public Hearing.
3. Planning Board to ask questions of applicant, the public, and staff.
4. Planning Board discussion and comment on Concept Plan. No action is required by Planning Board.

PROPOSAL AND SITE SUMMARY:

Proposal:	CONCEPT PLAN REVIEW AND COMMENT: Request for citizen, staff and Planning Board input on a proposal to redevelop the former People's Clinic site on the northwest corner of Broadway and Hawthorn Ave. The proposal includes demolishing the existing buildings and constructing an approximately 83,000 square foot 3-story building with below-grade parking (114 parking spaces). The building is proposed to include 94 residential units, coffee shop, community room, fitness center and office space for micro and co-working offices. Proposed residential units consist of 55 efficiency units (less than 475 square feet), 23 one-bedroom units and 16 two-bedroom units.
Project Name:	Former People's Clinic Redevelopment
Location:	3303 Broadway
Size of Property:	1.3 acres (56,836 square feet)

Zoning:	Existing – Public (P)
	Proposed – Residential – High 3 (RH-3)
Comprehensive Plan:	Public (P)

I. INTRODUCTION AND BACKGROUND

PROCESS

The project is not required to complete a Concept Plan Review because the site does not meet the minimum thresholds for required Site Review in the P zone district (refer to section 9-2-14(b)(1), B.R.C. 1981). However, the applicant has requested to undergo a voluntary Concept Plan. The purpose of the Concept Plan review 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.

BACKGROUND

The subject property is located on the northwest corner of Broadway and Hawthorn Ave., just south of Iris Ave. (refer to **Figure 1** below). The project site originally contained the Broadway Baptist Church. The property was rezoned in 1977 from Low Density Residential Established (LR-E) to Public (P-E) due to the proximity to other public uses. The following year an amendment to the land use code was approved to allow private non-profit uses providing community service on the site through Special Review. In 1978, Special Review (#SR-78-3) and Planned Unit Development (PUD) (#P-78-8) were approved for the People's Clinic to occupy the existing buildings along with other nonprofit organizations. It was determined that the People's Clinic was an appropriate use for the site due to coordination with nearby County facilities and services. Subsequently, a PUD amendment was approved in 1988 for the addition of a parking lot on the north side of the former People's Clinic building. This approval modified required setbacks from Broadway (26 feet where 35.5 feet was required) and Hawthorn (0 feet where 15 feet was required). There were also approvals (UR-94-28 and SI-94-32) for an addition to the south building on the site.

Figure 1: Birds-Eye View of Existing Context

As shown in **Figure 2** below, the site is designated as Public under the Boulder Valley Comprehensive Plan (BVCP), which encompasses a wide range of public and private nonprofit uses that provide a community service. The BVCP lists possible uses in this designation as municipal and public utility services, educational facilities, including public and private schools and the university, government offices such as city and county buildings, libraries, government laboratories and nonprofit facilities like cemeteries, churches, hospitals and retirement complexes.

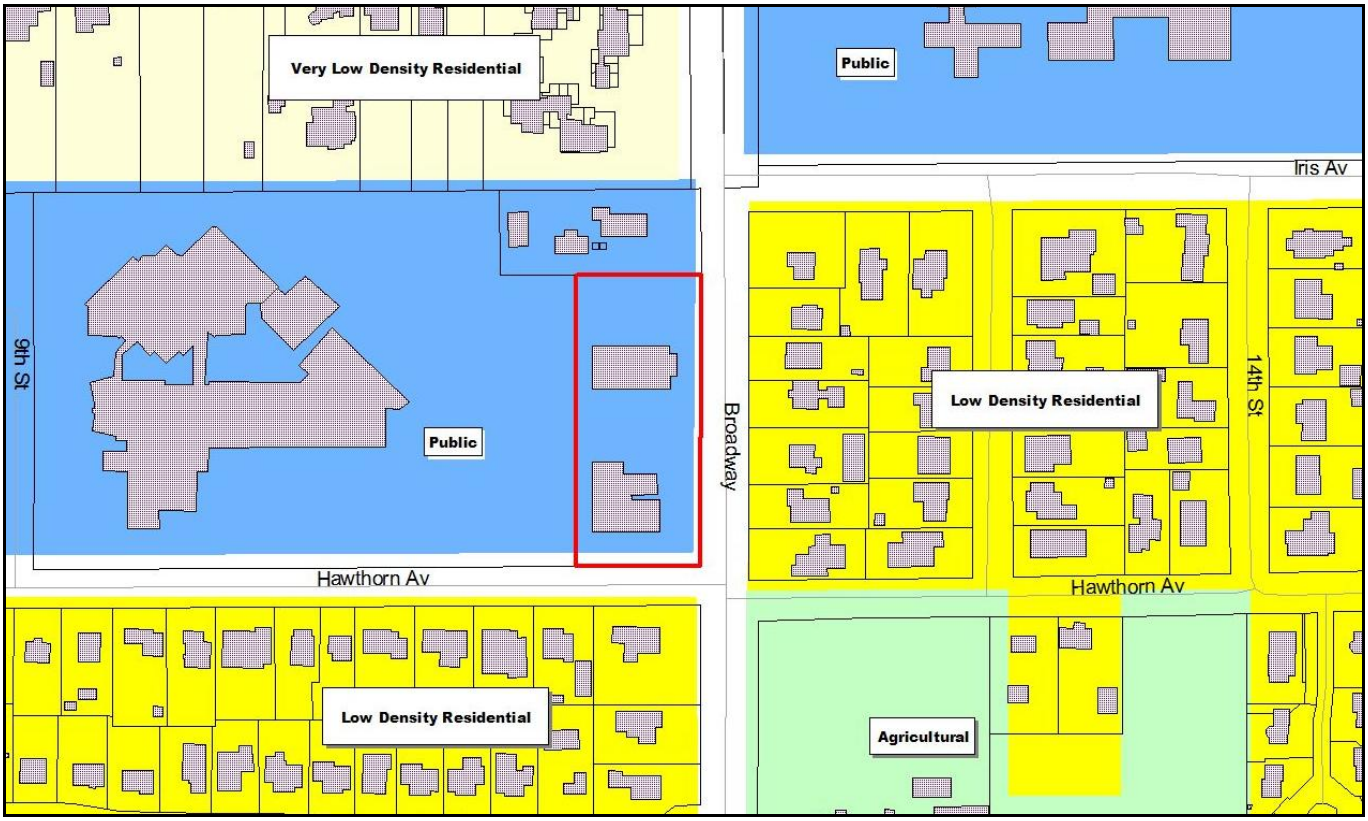


Figure 2: BVCP Land Use

As shown in **Figure 3** on the following page, the project site is currently zoned Public (P), which is defined as *"public areas in which public and semi-public facilities and uses are located, including, without limitation, governmental and educational uses"* (section 9-5 2(c)(5)(A), B.R.C. 1981). Refer to guideline 2 in Section III below for additional analysis regarding allowed uses and intensity standards in the P zone district. While there are community amenities proposed at the 3303 Broadway site, the predominant use is residential and the proposal would not be consistent with the intent of the land use designation or zoning. Therefore, the applicant is requesting a rezoning and land use designation change.

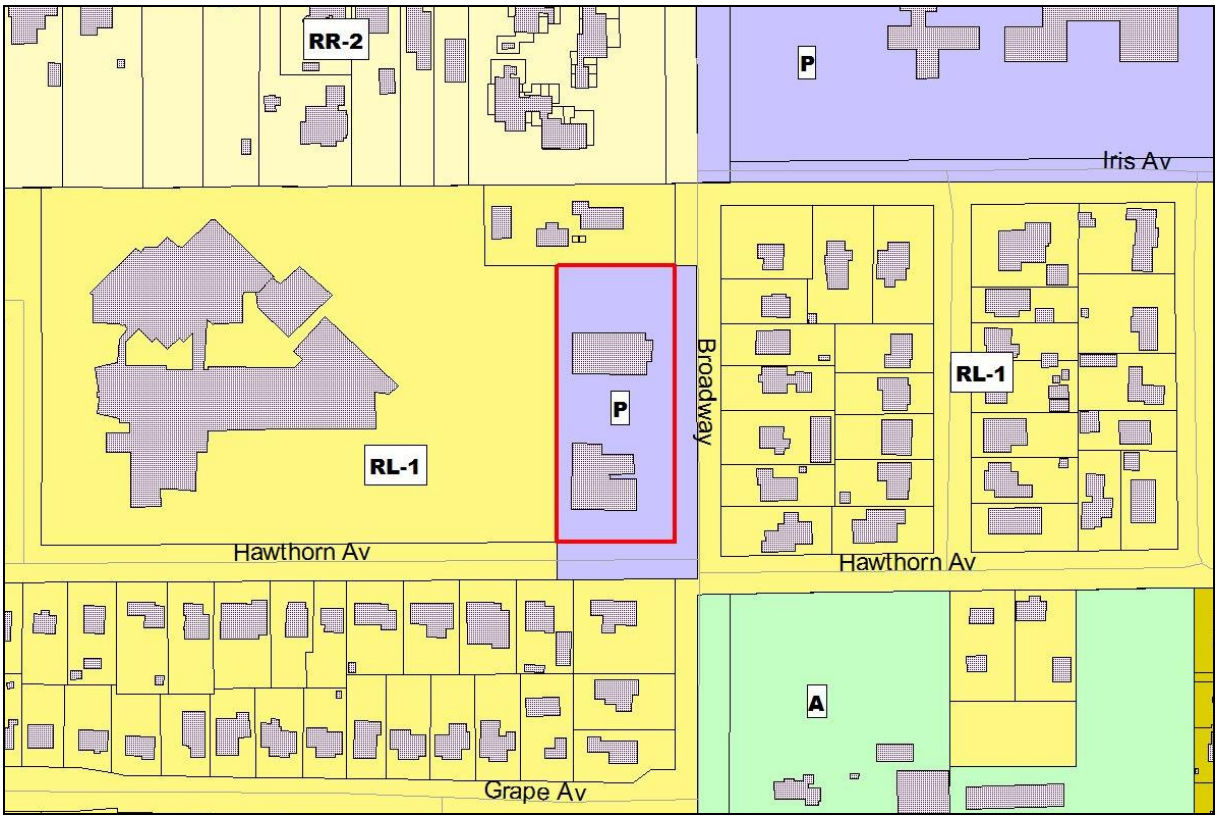


Figure 3: Zoning

II. PROJECT DESCRIPTION

The Concept Plan is proposed as a mixed-use development located in a new three-story building with sub-grade parking. A description of the specific aspects of the development is included below. See **Attachment D** for applicant's written statement and plans.

Land Uses. The mixed-use proposal includes the following uses:

- Residential: 94 attached residential units. The unit mix would be 55 efficiency living units, 23 one-bedroom units and 16 two-bedroom units. Per the land use code, an efficiency living unit is a dwelling unit that contains a bathroom and kitchen and does not exceed a maximum floor area of four hundred seventy-five square feet (section 9-16-1, B.R.C. 1981).
- Restaurant: 1,200 square foot coffee shop or juice bar.
- Athletic Facilities and Personal Service Uses: 6,250 square foot wellness and functional fitness center. The wellness uses would be considered personal service uses rather than office uses as long as they were for the convenience of the neighborhood.
- Office: 5,650 square feet micro and co-working offices.
- Community room: 1,700 square foot community room as an accessory use for use by the development and surrounding neighborhood.

Refer to guideline 2 in Section III below for additional analysis regarding the applicable review processes for each proposed use.

Site Plan. The development includes an "s" shaped building on the site, which creates two large courtyard spaces (refer to **Figure 4**). A public courtyard is located on the southeast corner of the site, at the corner of Broadway and Hawthorne Ave., with a ramp down to the street. The proposed coffee shop/juice bar and wellness/fitness center frame the courtyard, which contains the primary entrance to the residential use (refer to **Figure 5**). The second courtyard is partially contained by the building on the west façade and takes advantage of the views of the foothills. A small green space is proposed on the north end of the site. Reduced setbacks are proposed along the street frontages to enhance the interaction with the street. Micro offices or co-working space is located at street level on the Broadway street frontage, with direct entrances to the street (**Figure 5**). The community room would open directly to Hawthorn Ave. with a small plaza and planters adjacent to the sidewalk.

Figure 4: Site Plan

Open Space Areas. As described above, proposed open space for the development consists of two larger courtyard spaces and a small green space. The courtyard at the intersection of Broadway and Hawthorne Ave. is located above the street with ramping for accessible access and easy bicycle access.

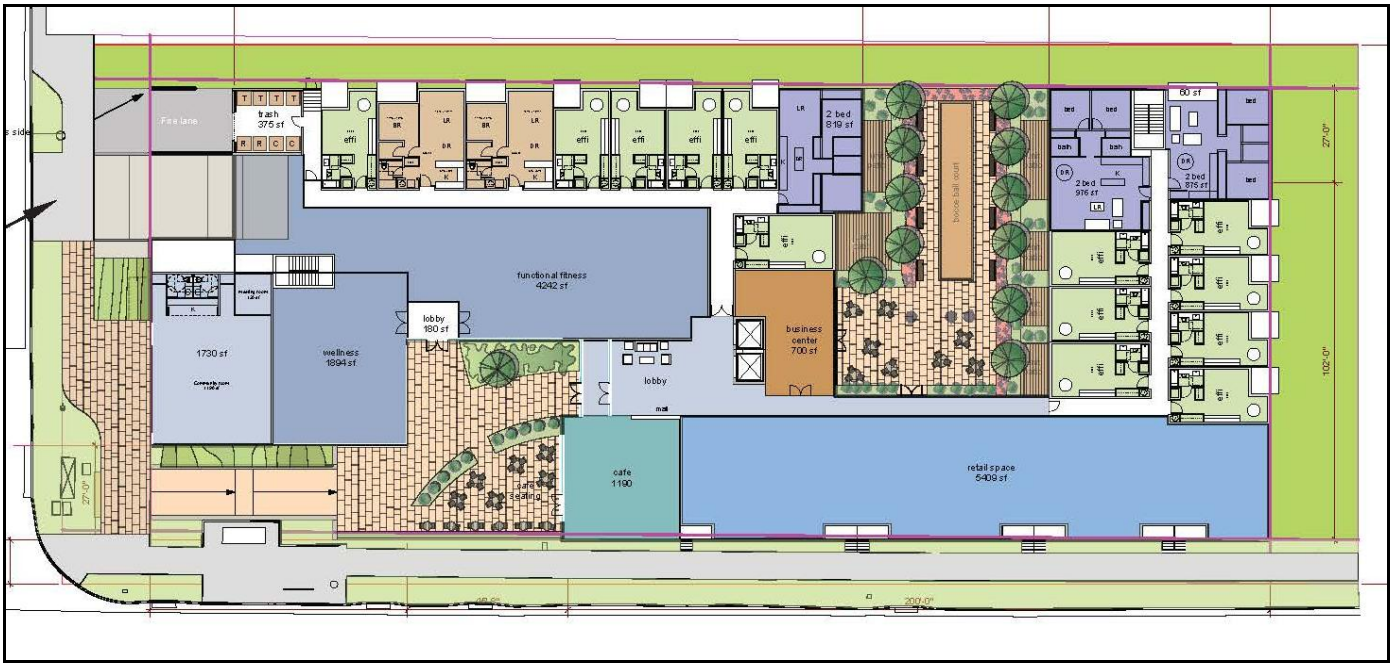


Figure 5: Site Plan with Proposed Uses

Architecture and Building Design. The building design includes three stories of structure, sitting atop a sub-grade parking structure. The third story will be setback on the Broadway and Hawthorne elevations. The applicant states that the building will be less than the allowable 35 feet. In terms of materials, stone and stucco are primary materials with stained wood accents. Trellis and awning elements are used to shade portions of outdoor roof terraces and indicate entry points. The Broadway façade will contain storefront windows that allow pedestrians to look into the building. Deep recessed entries provide access to the offices spaces along Broadway. The intended character of the buildings is also illustrated in the conceptual building elevations shown in **Figures 6 and 7.**

Figure 6: Architectural Character

Figure 7: Broadway Elevation

Access and Parking. The proposal includes 114 on-site spaces located in the sub-grade parking garage. Staff's preliminary estimate for the required parking for the project based on P zoning is 151 on-site parking spaces, which includes 102 spaces for the residential use and 49 spaces for the commercial and community uses. Hence, the proposal would require a 25 percent parking reduction at the Site Review stage. The sub-grade parking garage is accessed via a ramp located on Hawthorn Ave.

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

<u>Guidelines for Review and Comment</u>: 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 property is located on Broadway, on the northeastern edge of the established Newlands residential neighborhood. The Newlands neighborhood and the West Hawthorn neighborhood, located directly to the east across Broadway, are zoned Residential - Low 1 (RL-1) and primarily consist of single-family dwellings (refer to **Figures 8 and 9** below). The Juniper/Kalmia neighborhood, located to the northwest, is zoned Residential – Rural 2 (RR-2) and consists of larger lot suburban-style residential development. The property is adjacent to Foothill Elementary School, which serves the surrounding neighborhood. Agricultural uses are located directly across Broadway to the southeast at Long's Gardens. Boulder County facilities, which includes offices for Housing and Human Services and Public Health, and Mental Health Partners facilities are located to the northeast, across Iris Ave..

Figure 8: Residential Development to the South

Figure 9: West Hawthorn Neighborhood

Redevelopment of the site would include the demolition of two existing structures, which were built in the 1950's (refer to **Figure 10**). The majority of the site is paved and contains limited mature landscaping and trees. The site has views of the foothills to the west (see **Figure 11** on the following page). The property is less than a quarter mile from North Boulder Recreation Center and Frederick Law Olmsted, Jr. Park. In addition, North Boulder Park is approximately a half mile from to the south and Maxwell Lake Park is located approximately a half mile to the north. City of Boulder Open Space is located approximately ¾ mile to the west and can be accessed from Goat Trail, which connects to the popular Sanitas Valley Trail.

Figure 10: Existing Conditions

Figure 11: Views of Foothills

The rectangular shaped property is essentially flat with a gentle two percent slope from the northwest corner to the southwest corner. Twomile Canyon Creek is located to the north and the property is currently impacted by the FEMA 100 year floodplain (refer to **Figure 12** below). On July 28, 2015 City Council approved revised floodplain mapping for Twomile Canyon Creek, which removed the property from the 100-year floodplain (refer to **Figure 13** below). However, the revised mapping has not been formally approved by FEMA. The city will continue to regulate the 100-year floodplain designation on the property until FEMA approves the revised mapping.

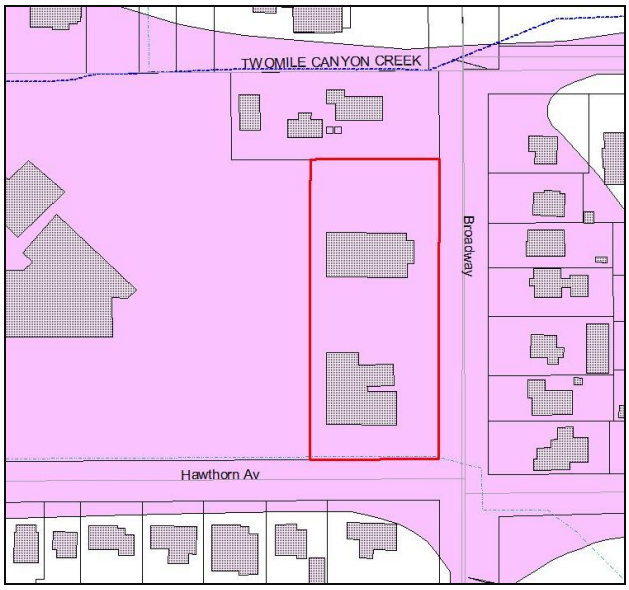


Figure 12: Existing 100-Year Floodplain

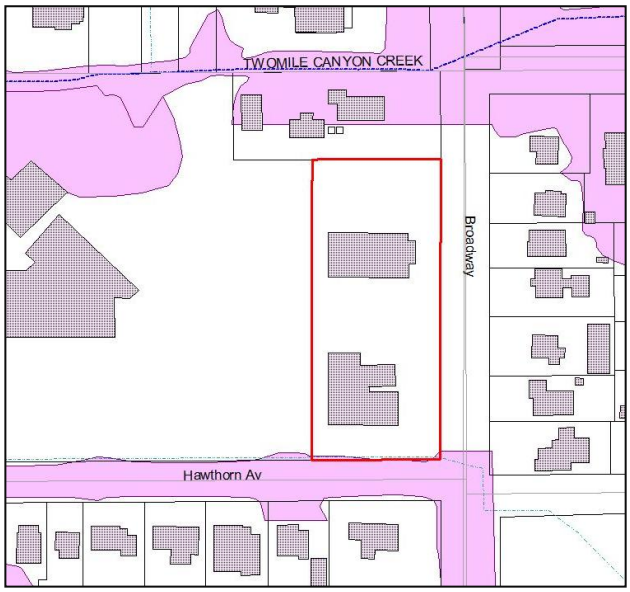


Figure 13: Proposed 100-Year Floodplain

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;

Since the proposed redevelopment would not meet the intent of the land use designation or zoning, the project would require a rezoning and land use designation change. Depending on the resulting zoning designation, the development of the property may also require Site Review based on the thresholds in section 9-2-14(b)(1) of the land use code. However, based on staff's analysis of possible zoning it appears the site would meet the minimum thresholds for voluntary Site Review.

Review Processes:

- Change to Land Use Map – A change to the land use map in the comprehensive plan is required. The requested change to the land use designation is subject to city approval with county referral per section II of the BVCP. The change must be found to be consistent with the policies and overall intent of the comprehensive plan (Section II.a.1 of the BVCP). Based on preliminary analysis, the proposed high-density residential designation is inconsistent with the policies and overall intent of the comprehensive plan and, while a more comprehensive analysis would be required, staff considers the proposed high density residential designation to be inconsistent with the existing context and desired future land use in the area, and that a medium density or mixed use zoning designation may be more appropriate. This issue is discussed further under Key Issue #1 in Section IV below.

- Rezoning – A proposed rezoning must meet the criteria in section 9-2-18(e), B.R.C. 1981. Per these criteria, the city council may only grant a rezoning application if the rezoning is consistent with the policies and goals of the BVCP. Staff finds that the applicant's current proposal for Residential - High 3 (RH-3) zoning is inconsistent with the intent of the RH-3 zone district and the criteria for requested changes to the land use map. In particular, the proposed high-density residential designation is inconsistent with the policies and overall intent of the comprehensive plan. The RH-3 zone district is described as "*high density residential areas in the process of changing to high density residential uses and limited pedestrian-oriented neighborhood-serving retail uses in close proximity to either a primary destination or a transit center and where complementary uses may be allowed"* (section 9-5-2(c), B.R.C. 1981). The subject property is not located in an area in the process of changing to high-density residential uses and is not in close proximity to primary destination or transit center. The highest density residential areas are generally located in direct proximity to the University of Colorado or in areas planned for high density or transit oriented redevelopment. As indicated above, a more comprehensive analysis of the area is required; however, staff finds that a medium density or mixed use zoning designation may be more appropriate and will be dependent on the land use designation determined to be most appropriate.

- Site Review – The proposed project will be evaluated through the Site Review process for conformance with the following:
  - The land use designation in the BVCP;
  - All relevant policies of the BVCP;
  - The Site Review criteria of the Land Use Code;
  - Zoning regulations;
  - The criteria of Section 9-9-11 of the land use code for usable open space. Open space areas must be accessible from public areas and open to use by the public; and
  - The City of Boulder Design and Construction Standards (DCS).

- Use Review – Residential uses are permitted in the P zone district with use review approval, including a public hearing before Planning Board (section 9-6, "Use Standards," B.R.C. 1981). The proposed coffee shop, wellness and functional fitness, and office spaces are prohibited in the P zone district. However, if the property were rezoned to a high-density residential district, most office uses would require approval of a Use Review application. A comparison of the proposed uses to various applicable zoning districts is found in **Table 1** on the following page.

TABLE 1

Proposed Use	Attached dwellings	Efficiency living units if ≥20% of total units	Restaurants over 1,000 sf	Personal Service Uses (acupuncture, massage, etc.)**	Offices, professional, technical, other	Community room (accessory use)***	Indoor recreational or athletic facilities
P	Use Review	Use Review	Prohibited	Prohibited	Prohibited	Allowed	Prohibited
RM-2	Allowed	Prohibited	Prohibited	Use Review	Use Review	Allowed	Prohibited
RMX-1	Allowed	Prohibited	Prohibited	Use Review	Use Review	Allowed	Prohibited
RH-2	Allowed	Use Review	Use Review	Use Review	Use Review	Allowed	Use Review
RM-1	Allowed	Prohibited	Prohibited	Use Review	Use Review	Allowed	Prohibited
RH-3	Allowed	Allowed	Prohibited*	Allowed	If Mixed Use	Allowed	Use Review
MU-1	Allowed	Allowed	Allowed	Allowed	If Mixed Use	Allowed	Use Review

* A restaurant use no larger than 1,000 square feet would be allowed.

** As described in the concept plan review application, it appears that the wellness uses would be considered personal service uses since they are primarily health treatments or therapy generally not performed by a medical doctor or physician such as physical therapy, massage, acupuncture, homeotherapy, etc. for the convenience of the neighborhood. However, if the uses were pulling customers from a larger regional area these use would be evaluated as office uses since the impacts would be different.

** * As described, the community room would be considered an accessory use. If, however, the space were ever converted to be rented for events, etc. it would no longer be an accessory use and would be required to comply with the zoning. Depending on the operating characteristics, the use would likely be considered an indoor amusement establishment, which is prohibited in all of the zone districts listed.

BVCP Policies:

Approval of several of the above applications requires consistency with the comprehensive plan. A preliminary analysis with BVCP policies is provided under "Key Issues."

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

Rezoning and Land Use Designation Change: Since the proposed redevelopment would not meet the intent of the land use designation or zoning, the project would require a rezoning and land use designation change. A change to the land use designation must meet the criteria for requested changes to the land use map, found in Section II.a.1 of the BVCP. In particular, the proposed designation must be consistent with the policies and overall intent of the BVCP. In addition, a rezoning would have to be considered consistent with BVCP policies and must meet one of the criteria in section 9-2-18(e) of the land use code. Refer to Key Issue #2 below for criteria used when considering a land use designation change.

Site Review: If the property was rezoned the applicant could submit a Site Review application. The proposed project will be subject to all applicable criteria in section 9-2-14(h) of the land use code. The only identified modification to the development standards at this time is for a reduction to the required off-street parking (section 9-9-6, B.R.C. 1981). Modifications to allow greater density or prohibited uses cannot be granted through the Site Review process.

Special consideration will be given to the provision of open space. Specifically, that open space *"provides for a balance of private and shared areas for the residential uses and common open space that is available for use by both the residential and nonresidential uses that will meet the needs of the anticipated residents, occupants, tenants and visitors of the property"* (criterion (h)(2)(B)(i)). The applicant has not demonstrated that the provision of open space, particularly green space, will be sufficient to serve the residential use. Staff also has concerns about how private open spaces will be buffered from the active, shared spaces proposed in the western courtyard. It appears that a portion of the residential units will also include porches or decks. Additional consideration will be given to the design of the public courtyard and how it will interact with the public sidewalks.

Consideration will be given to the design of the building to ensure that the *"building height, mass, scale, orientation, architecture and configuration are compatible with the existing character of the area or the character established by adopted design guidelines or plans for the area"* (criterion (h)(2)(F)(I)).

At the time of Site Review, the following items will be required:

a. Transportation Demand Management (TDM) Plan, which outlines strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternate modes of travel.
b. Traffic Impact Study is required since the project's trip generation is shown to exceed the threshold of 20 vehicles during the peak hour.
c. Water system distribution analysis in order to assess the impacts and service demands of the proposed development.
d. Collection system analysis to determine any system impacts based on the proposed demands of the development.
e. A Preliminary Storm Water Report and Plan to address storm water runoff and water quality treatment issues.
f. Landscape plan that is consistent with, and exceeds, city code requirements.
g. A detailed tree inventory including the species, size and condition of all existing trees on the site. The proposed site plan acknowledges the existing mature trees on the site, but does not appear to include them as elements worthy of preservation. Special attention should be given to incorporating any healthy mature tree into the overall layout and circulation plan.

All public infrastructure, improvements and landscaping built in the city's public rights-of-way and public easements must meet the City of Boulder Design and Construction Standards (DCS).

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;

Technical Documents. Following Site Review, technical documents must be submitted. Final architecture, landscaping, drainage, lighting etc. will be evaluated. Engineering staff has indicated that groundwater may be an issue and that if it is encountered at this site, an underdrain/dewatering system may be required to reduce groundwater infiltration.

Demolition Review. The existing structures currently on-site are 50 years or older. The demolition of these structures is required to be reviewed through the Historic Preservation program and/or the Landmarks Board.

Floodplain Development Permit. A floodplain development permit is required for all development within the 100-year floodplain. The permit must contain certified drawings demonstrating that the mixed-use structure will be floodproofed or the lowest floor elevated, including the basement. All residential units within the structure must be elevated to or above the flood protection elevation (two feet above the 100-year flood). In addition, the proposed buildings must have structural components capable of resisting projected hydrostatic and hydrodynamic loads and the effects of buoyancy, and be constructed with materials resistant to flood damage. The electrical, heating, ventilation, plumbing and air conditioning system must designed and located (by elevating or floodproofing) so as to prevent water from entering or accumulating within the components during conditions of flooding.

Building Permit. Once all the site conditions were found to be compliant with all applicable codes, a building permit for the new structure could be reviewed.

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 property is located at the intersection of Broadway, which is classified as a principal arterial street, and Hawthorn Ave., classified as a collector roadway. Broadway is considered a high frequency transit corridor. A recently upgraded transit stop adjacent to the site is served by several RTD transit routes, including the 208, Skip and Y. The site is in the vicinity of two multi-use paths, the Iris and Broadway paths to the north. However, the primary bike routes to Downtown and commercial areas to the east are on designated bike routes or on-street bike lanes. There is an existing Boulder B-cycle station on the County property to the northeast. The applicant has indicated their intentions to provide eco-passes for residents and encourage bike facilities to lower vehicular dependence.

The site is currently accessed from both Broadway and Hawthorn Ave. As part of redevelopment, the concept plan proposes to remove the existing right-in/right-out access from Broadway and providing a single curb cut off Hawthorn Ave. to serve the site. In support of the proposed commercial/retail use along Broadway the development would be required to provide an 8-foot wide landscape strip along with a 12-foot wide detached sidewalk along Broadway, connecting through the existing transit stop. In addition, the development should also provide an 8-foot wide detached sidewalk along Hawthorn Ave. due to the presence of Foothill Elementary School to the west. However, large transformers are currently located on Hawthorn Ave., which may affect the design of this connection (**Figure 14**). If the transformers cannot be relocated the sidewalk may have remain attached in portions or jog onto the site to avoid the transformers.

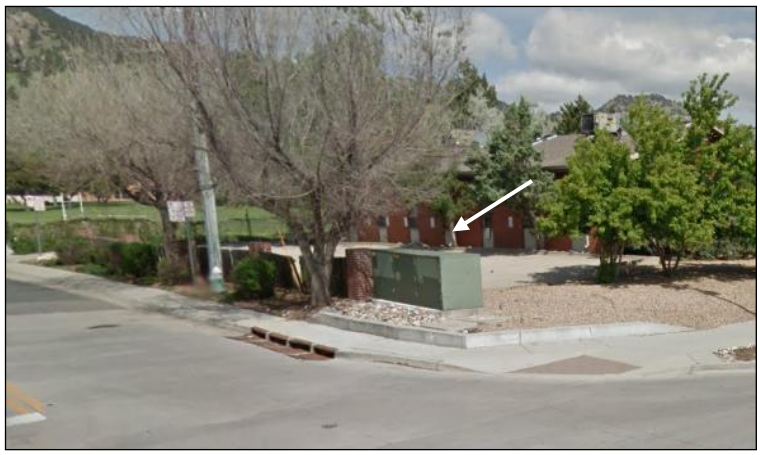


Figure 14: Existing Transformers on Hawthorn Ave.

The trip generation report submitted by the applicant estimates that 17 vehicles would enter and about 33 vehicles would exit the site during the morning peak-hour and 41 vehicles would enter and about 29 vehicles would exit the site during the afternoon peak-hour (refer to **Attachment D**). The site is located on a busy intersection that does not have a traffic light. Due to the adjacent elementary school, traffic and congestion are major issues on Hawthorn Ave. and spilling onto Broadway. Parents utilize the “hug-n-go” lane on Hawthorne Ave. for dropping off and picking up students. Very limited on-street parking is available in the vicinity of the site. These issue has been articulated by both the neighborhood and the Boulder Valley School District (BVSD) (refer to **Attachment C** for public comment and **Attachment B** for BVSD comment). The morning peak-hour identified in the tip generation report (defined as 6:30 a.m. to 8:30 a.m.) overlaps with the school's 8:15 a.m. start time. The Applicant will be required to submit a Traffic Impact Study and Parking Study/Transportation Demand Management (TDM) Plan at the Site Review stage to address these concerns.

Possible insufficient parking on the site would impact the surrounding neighborhood. That said, staff could support a parking reduction if the request is supported by a robust Parking Study/TDM Plan. Staff has recommended that the Applicant pursue providing (1) eco-passes to residents and employees, (2) shared parking between the different land uses, (3) unbundling the parking, (4) providing B-cycle membership to both residents and tenants and (5) providing car share membership to employees and residents with a designated parking space(s) for car share vehicle(s). Staff would

not support any modifications to the on street parking on Hawthorn Ave. that would impact the existing “hug-n-go” area. It is anticipated that residents of the development would take advantage of the transit lines and bike corridors, rather than complete reliance on the automobile.

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 site are limited since the site has been cleared of any significant environmental features, graded over and developed. The site has minimal vegetation but does contain a few mature trees. A tree inventory will be required at the time of Site Review to determine whether any of the existing trees should be preserved. Note that a row of mature trees currently screens the property from the school but these trees are located on the adjacent property. The property has views of the foothills to the west. To the extent possible, viewshed corridors should be preserved through careful site design and building orientation. Among the Site Review criteria regarding views is that the orientation of buildings minimizes blocking of views from adjacent properties. More information on proposed building height and any potential viewshed impacts will be required at Site Review.

As stated above, the property is currently located in the 100-year floodplain for Twomile Canyon Creek. **Figure 15** below show the approximate 2013 flood extent on the property, based on data developed using field surveys by City of Boulder staff and consultants, satellite imagery and public input. The construction of the building may increase run-off onto neighboring properties. Therefore, detailed plans will be required at the Site Review stage to verify compliance with Best Management Practices and reliance that the project will be designed to properly channel water run-off.

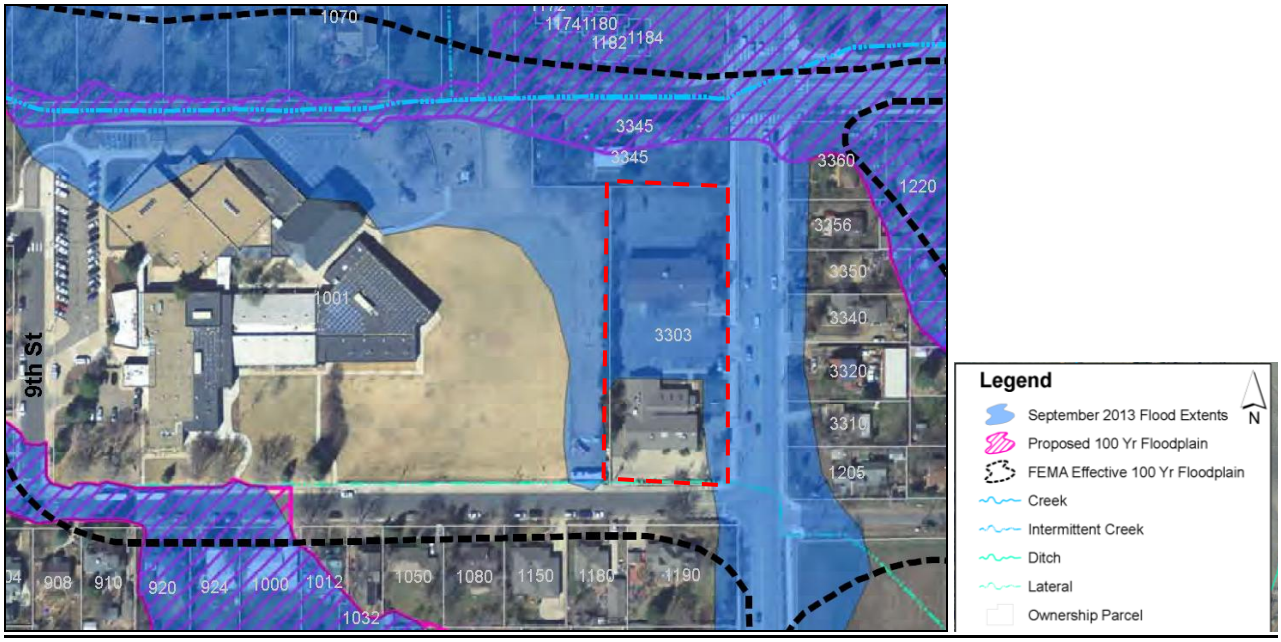


Figure 15: Estimated 2013 Flood Extent

7) **Appropriate ranges of land uses;**

Residential: Based on preliminary analysis, the provision of housing on the site appears to be an appropriate use. However, the proposed number of units does not appear to be consistent with the established zoning in the area and

does not appear to be appropriate to what is intended for the site based on existing zoning and the BVCP policies for the property.

Commercial: Preliminarily, it is unclear whether the development needs or could support the amount of commercial space proposed. The developer has stated that the proposed coffee shop, wellness and functional fitness center and office space is intended residents of the site and the surrounding neighborhood. However, emails in support of the wellness/fitness center have been sent from residents of the greater metro area, which may indicate that the facility would be pulling customers from a larger regional area. Considering the surrounding context, it may be necessary to limit the use of the commercial space to service the new development, rather than the greater area. Refer to guideline 2 above for additional analysis on the proposed uses.

8) The appropriateness of or necessity for housing.

The subject property is adjacent to existing residential neighborhoods to the north, south, east and west. The proposed project is well located for access to public transit, public facilities and the North Boulder Recreation Center. Provision of housing on the site would be consistent with BVCP policies that indicate a job-to-housing imbalance, where there are not enough housing units to support employees within the city.

However, note that the city's Housing Boulder initiative (currently underway) identifies a number of City Council-supported themes and goals that are inconsistent with the current proposal's housing types. For example, City Council adopted the following goals for this project:

- Maintain the Middle – *"Provide a greater variety of housing choices for middle-income families and Boulder's workforce."* The current proposal for efficiency and one-bedroom units is not consistent with the preferred housing choices for these groups, as outlined in several analyses on the project website.

- Diverse Housing Choices – *"facilitate a richer diversity of housing choices and affordability in new development and redevelopment."*

IV. KEY ISSUES ANALYSIS

Key Issue #1: Is the proposed concept plan compatible with the goals, objectives and recommendations of the Boulder Valley Comprehensive Plan (BVCP)?

Staff finds that the current proposal for Residential - High 3 (RH-3) zoning is inconsistent with the intent of the RH-3 zone district and the criteria for requested changes to the land use map, found in Section II.a.1 of the BVCP. The proposed high-density residential designation is also inconsistent with the policies and overall intent of the comprehensive plan. The RH-3 zone district is described as *"high density residential areas in the process of changing to high density residential uses and limited pedestrian-oriented neighborhood-serving retail uses in close proximity to either a primary destination or a transit center and where complementary uses may be allowed"* (section 9-5-2(c), B.R.C. 1981). The subject property is not located in an area in the process of changing to high-density residential uses and is not in close proximity to primary destination or transit center (as distinguished from a transit corridor or transit stop). The highest density residential areas are generally located in close proximity to the University of Colorado, downtown, or in areas planned for high density or transit oriented redevelopment. At this time, there are only two areas of the city that have RH-3 zoning. Along East Arapahoe Ave. near the intersection with 33rd Street, where the Peloton apartments are located, and along the 28th Street frontage road between Aurora Ave. and Colorado Ave..

In general, context sensitive medium density multi-family residential or mixed-use redevelopment of the site could potentially be supportable. However, as proposed, staff finds that the proposed development is not compatible with the surrounding area and would need to be significantly reduced in intensity to be consistent with the policies in the Boulder Valley Comprehensive Plan (BVCP). An overarching policy of the comprehensive plan is to encourage compact, mixed use, context sensitive infill development where appropriate. The table below provides a more detailed summary of related BVCP policies. **Attachment A** also provides profiles of three recently approved projects in similar contexts along Broadway for comparison.

It is important to acknowledge the impacts of some of the uses allowed by right in the Public zoning district in the context of BVCP policies that address sensitive infill development. In particular, uses like schools (e.g., elementary, high school, university), hospitals, and greenhouse/nurseries represent the potential for incompatible uses and design given the surrounding predominately low density residential character. With this, staff would support a context sensitive medium density product (as described throughout this staff report) as more closely aligned with some BVCP policies than several by right uses in the Public zoning district.

The current proposal would be consistent with the following BVCP policies:

BVCP Policy	Excerpt from BVCP	How the Proposal is Consistent with BVCP Policies
1.19 Jobs: Housing Balance 2.21 Commitment to a Walkable and Accessible City 2.22 Improve Mobility Grid	• 1.19 *"…encouraging new housing and mixed use neighborhoods in areas close to where people work, encouraging transit-oriented development in appropriate locations…"* • 2.21 *"…promote the development of a walkable and accessible city by designing neighborhoods and business areas to provide easy and safe access by foot to places such as neighborhood centers, community facilities, transit stops or centers."* • 2.22 *"…coordinating and integrating land use and transportation planning…"*	The subject property is on a high frequency transit corridor. New housing and nonresidential space would have excellent access to the city's mobility network.
Sustainable Urban Form: 2.03 Compact Development Pattern	• *"A compact development pattern; daily needs within easy access from home, work or school without driving a car."* • 2.03 *"The city prefers redevelopment and infill."*	A high density infill residential project along a high frequency transit corridor is consistent with these BVCP policies
8.09 Accessibility to Schools	8.03 *"…The city will also encourage…safe routes to school…"*	The subject property is adjacent to Foothills Elementary and accessible for any children and families living in the development without driving a car. <u>However, efficiency units and one-bedroom units will likely have few families with children.</u>

The current proposal would be inconsistent with the following BVCP policies.

BVCP Policy	Excerpt	How the Proposal is Inconsistent with BVCP Policies
2.10 Preservation and Support for Residential Neighborhoods 2.30 Sensitive Infill and Redevelopment	2.10 *"The city will work with neighborhoods to protect and enhance neighborhood character and livability."*	The current proposal appears out of character with the surrounding neighborhood. As noted throughout this staff report, the area is predominately low density residential. **Attachment A** highlights recently approved projects in similar contexts on the Broadway corridor that are more consistent with a medium density residential product.
2.16 Mixed Use and Higher Density Development 7.13 Integration of Permanently Affordable Housing	2.16 *"The city will encourage well-designed mixed use and higher density development that incorporates a substantial amount of affordable housing in appropriate locations, including in some commercial centers and industrial areas and in proximity to multimodal corridors and transit centers."*	The current proposal anticipates meeting Inclusionary Housing with an offsite permanently affordable housing development; it does not include any on-site integrated permanently affordable housing.
7.06 Mixture of Housing Types 7.09 Housing for a Full Range of Households	7.09 *"…encourage the private sector to provide and maintain a mixture of housing types with varied prices, sizes and densities."*	The current proposal includes primarily efficiency units, with a small number of one- and two-bedroom units, which does not provide a mixture of housing types or a range of housing to accommodate different types of households.

A comprehensive analysis of compatibility could only be officially determined once more information that is detailed is submitted at the Site Review stage.

Key Issue #2: Would the project be compatible with the character of the surrounding area?

As stated above, several BVCP policies were created to protect residential neighborhoods from overly intense or incompatible development, which could destabilize the established neighborhood character. Additionally, the Site Review criteria state that *"the building height, mass, scale, orientation, architecture and configuration are compatible with the existing character of the area"* and that *"the height of buildings is in general proportion to the height of existing buildings and the proposed or projected heights of approved buildings"* (section 9-2-14(h)(2)(F)(i) and (ii), B.R.C. 1981). Staff is concerned that the mass and scale of the building may be excessive given the character of the surrounding area, which includes primarily one and two story single-family homes, with the exception of the elementary school, recreation center and county facilities. A larger multi-family development is located at 3120 Broadway, adjacent to the Rec Center (**Figure 16**). However, the context of this site is distinctly different. The 3120 Broadway building is part of a three acre PUD that includes a mix of smaller scaled, two and three story multi-family residential buildings and single-family homes. All units within the subject PUD are permanently affordable. Refer to **Figures 17 and 18** below, which depict a rough massing of the proposed building compared to those of the surrounding buildings. The proposed plan includes a scale more evident of development projects closer to downtown.

Figure 16: 3120 Broadway

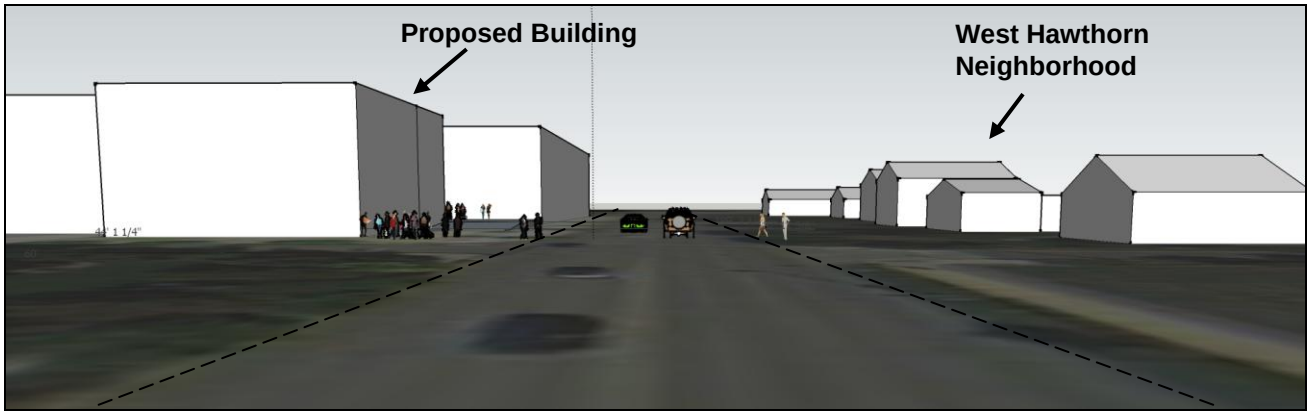


Figure 17: Rough Massing Model, View North on Broadway

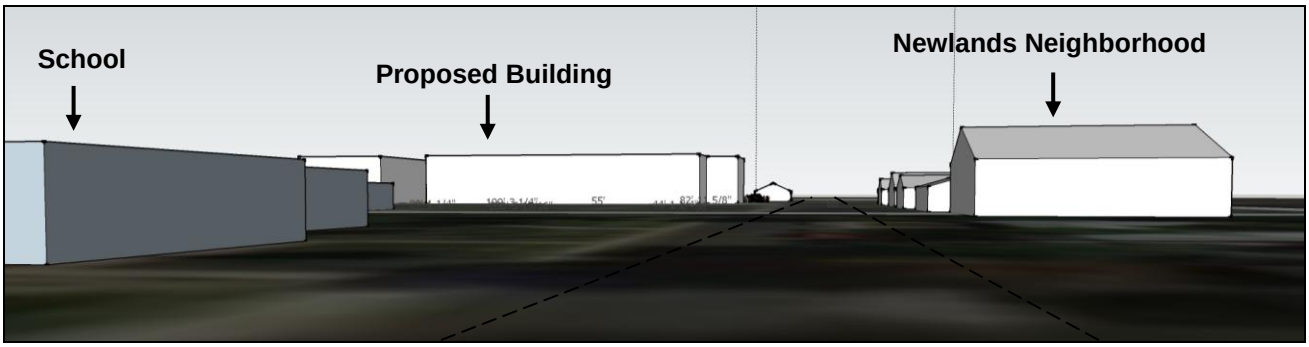


Figure 18: Rough Massing Model, View East on Hawthorn Ave. towards Broadway

Staff believes that a mix of uses could be appropriate in this location, but not at the intensity proposed. To better blend the proposed building to the context of those smaller scaled buildings around it, breaking up the mass of the proposed facades and integrating green space may create a more harmonious effect. Modifying the design may decrease impacts on neighbors and enhance the open space usage on the property. These suggestions are also offered in response to

neighbors' comments in the immediate neighborhood, who are concerned about the scale of buildings not being appropriate to the area (refer to **Attachment C**). This proposal, although in line with several community policies, will impact the character of the existing development around it. Therefore, it is important that comments from the neighboring residents be taken into account, while also ensuring that the community's overall objectives (i.e., concentration of development along Broadway, provision of housing) are not compromised. Considering the surrounding context, it may be beneficial for the applicant to submit a detailed massing model at time of Site Review to ascertain compatibility.

Staff finds that the proposal represents a significant change in character and an appropriate future land use designation and zoning will need to be analyzed based on:

- Desired future of community;
- Character and mix of uses in light of surrounding context;
- Comprehensive plan policies;
- Other considerations.

V. PUBLIC COMMENT AND PROCESS

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. The applicant has also engaged neighbors in several informal neighborhood meetings.

Neighborhood Comments

Staff has received several public comments regarding the project, which are found in **Attachment C.** At the time of preparation of the memorandum, staff has received 74 emails and written statements regarding the proposed redevelopment. In addition, staff has been copied on 66 emails sent directly to City Council in support of the project. These comments are attached to this document.

Key themes of neighborhood comments include:

In Opposition:

- Density – Proposal includes too many units and square footage and is too intense to be compatible with the surrounding neighborhood.
- Traffic – Traffic and congestion is a major issue during drop-off and pick-up times for the school, with traffic backing up on Broadway and Hawthorn Ave. People use neighborhood streets as an alternate route, which has negative effects on the surrounding neighborhood. Adding an access point on Hawthorn Ave. would exacerbate these issues.
- Access – Intersections of Broadway with Iris Ave. and Hawthorn Ave. are congested and can be dangerous. The left hand turn from Hawthorn Ave. to Broadway is difficult. The development would exacerbate these issues.
- Flood – Twomile Canyon Creek has overflowed at the Iris overpass in the past with water flowing down Broadway. Parking should not be provided below grade.
- Parking – Sufficient parking is not being provided by the development, particularly the residential portion.
- Safety – Increased traffic and congestion is not safe for children walking to school.
- Compatibility – Building is not compatible with the character of the surrounding neighborhood or the general area. There is a lack of community integration because the neighborhood is low density and family-oriented. Building is much too large to be compatible with surrounding uses.
- Light and noise pollution.

- Amenities like a coffee shop and gym are already provided in the area and are not a community benefit.

In Support:

- Provision of housing. Project provides small residential units, which offers housing options and helps keep the city an affordable place to live. Neighborhood needs more housing options to be inclusive, especially for younger people.
- Provision of coffee shop, gym and community room would be a neighborhood asset.
- The proposal is a transit oriented, mixed-use development with access to alternative modes of transportation, which contributes to the city's sustainability goals.
- If a neighborhood parking permit program is implemented then the development would not affect the neighborhood.
- Proposal is preferred when compared to a large medical use, which would be allowed under the current zoning. Residential building would have less traffic/congestion than other uses allowed in P zoning.

VI. PLANNING BOARD ACTION

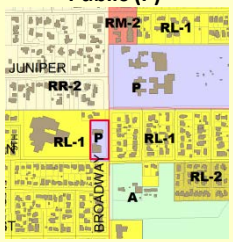
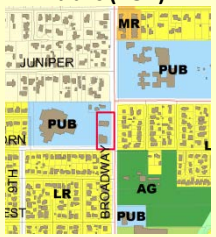
No action is required on behalf of the Planning Board. Public comment, staff, and Planning Board comments will be documented for the applicant's use. Concept Plan Review and comment is intended to give the applicant feedback on the proposed development plan and provide the applicant direction on submittal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

Approved By:

David Driskell, Executive Director
Department of Community Planning and Sustainability

Attachments

Attachment A: Profile of Comparable Approvals
Attachment B: BVSD Review Comments
Attachment C: Public Comment Received
Attachment D: Applicant's Submittal Materials
Attachment E: Initial Staff Review Comments

RECENTLY APPROVED DEVELOPMENT ON THE BROADWAY CORRIDOR (Created 9/8/15)						
	Address of Select Recently Approved Broadway Development	**Project Description/ Unit Types**	**Existing Zoning**	**Future Land Use**	**Const. Date**	**Density/FAR Estimate**
	1. 2824 Broadway B Street Brownstones 	7 townhome units	**Residential High 2 (RH-2)** 	**High Density Residential (HR)** 	2007	**Site Size:** 31,526 sq ft/0.7 acres **Building Size:** 15,506 sq ft **Density**: 9.7 du/acre **FAR**: 0.5
	2. 3120 Broadway (Boulder Housing Partners, Broadway West) 	26 multifamily units *(1, 2, and 3 bedroom units, 36 total bedrooms, average of 1.4 bedrooms/unit)*	**Residential High 2 (RH-2)** 	**High Density Residential (HR)** 	2008	**Site Size**: 30,359 sq ft/0.7 acres **Building Size**: 43,674 **Density**: 37 du/acre **FAR**: 1.4
	3. 3951-3975 Broadway (Spring Leaf) 	6 townhome units *(One 4 bedroom, Five 3 bedroom)*	**Residential Low 2 (RL-2)** 	**Low Density Residential (LR)** 	2011	**Site Size**: 13,178 sq ft/.3 acres (7 lots that encompass townhome portion of development) **Building Size**: 18,034 (total of all 6 townhome units) **Density**: 20 du/acre **FAR**: 1.4
	3303 Broadway Proposal 	94 total housing units *(55 efficiency units, 23 one-bedroom, 16 two-bedroom) Approx. 13,000 sf of nonresidential space*	**Public (P)** 	**Public (PUB)** 	N/A	**Site Size**: 56,838 sq ft/1.3 acres **Building Size**: 119,964 sq ft (approx) **Density**: 72 du/acre **FAR**: 2.1

Sources/Notes: Boulder County Assessors Data, City of Boulder permit records. Density and Floor Area Ratio (FAR) calculations are based off of estimates from existing building and lot conditions and may be different from density and FAR calculations in the original project approvals. Floor area calculations may include parking garages and garden level areas. This does not represent an exhaustive list and analysis of comparable projects. Staff selected these three comparable projects for illustrative purposes because 1) they are recently approved (< 10 years), and 2) they are in similar low to medium density residential contexts along Broadway (as opposed to higher density projects along Broadway closer to downtown and the higher density area along Broadway north of Violet Ave).

Boulder Valley School District

6500 East Arapahoe, PO Box 9011
Boulder, CO 80301

Planning Office
720-561-5794
Fax: 720-561-5118
www.bvsd.org

July 21, 2015

City of Boulder
Planning and Development Services
Attn: Sloane Walbert
P.O. Box 791
Boulder, CO 80306

RE: Former People's Clinic Redevelopment LUR2015-00058

Dear Sloane:

Thank you for submitting the Former People's Clinic Redevelopment referral application for review by the Boulder Valley School District (BVSD). This response covers only the Broadway property and not the receiving site for affordable housing off Jay Rd, which will presumably have a separate application process with the City. BVSD reviews development application in terms capacity impacts on neighborhood schools and impacts on school land or facilities. This new development application proposes to add 94 apartment or condominium units with an expected maximum student impact of 13 additional students in the Foothill Elementary, Casey Middle and Boulder High school feeder system. The current school capacity status and status including this project's impacts are as follows:

	Current Capacity Status (Oct. '14)				Project Impact		
School	Student Population*	Program Capacity '14	School Enrollment	Perc. Capacity	Student Impact	New Enrollment	New % Capacity
Elementary	648	648	545	84.1%	7	552	85.2%
Middle	630	743	607	81.7%	3	610	82.1%
High School	2154	1984	1978	99.7%	3	1981	99.8%
Total	3432		3130		13		

*represents the number of BVSD students for the given grade level living within the attendance area.

BVSD can serve this development at all grade levels with existing capacity. Although Boulder High School may be approaching its program capacity, the school has a sizeable open enrollment population that can be managed to accommodate additional neighborhood students.

Although this development will not have significant enrollment impacts on BVSD schools, the site is adjacent to Foothill Elementary with potential site impacts on that facility. Development next to District property raises concerns that will need to be addressed including traffic, drainage, and construction activity. At present, traffic congestion along Hawthorne around the school's 8:15 bell time is particularly acute, and will overlap somewhat with the 50 peak hour (defined as 6:30 a.m. to 8:30 a.m.) trips expected for this development. Although significantly less than the number of trips some by-right uses could generate, the District feels further mitigation is needed given the project's current proposed single access location off Hawthorne near the school's "Hug-n-go." For this reason, the District would like to coordinate directly with City Transportation staff and the applicant to properly explore possible access scenarios to the site.

Construction and drainage impacts can be reviewed as this project matures through the design process. The District's objectives for these would be to limit construction disruption during the school year and assure that drainage is adequately routed away from school property.

If you have any other questions, concerns, or further clarifications, feel free to contact me at 303-245-5794 or via e-mail at glen.segrue@bvsd.org.

Sincerely,

Glen Segrue, A.I.C.P.
Senior Planner

From: Sandy Starkweather
To: Walbert, Sloane
Subject: 3303 Broadway Proposal
Date: Friday, July 17, 2015 2:28:02 PM

Dear City,

I'm writing to express my opposition to this proposed zoning change for the former People's Clinic. While I am supportive of increased density in Boulder, this particular stretch of road from Iris to Hawthorne on Broadway is already struggling with traffic volume. The additional traffic attached to the proposed development would make this a traffic nightmare. School traffic in mornings and afternoons already back up the lights and limit turning options. Busses get stalled and have to wait through several lights. How will it be impacted by 100+ drivers per day trying to take a left hand turn across Broadway into a driveway without a light?

Further, underground parking at a location that experienced extreme flooding just two years ago seems like a poor idea. I have photos of the cars in the underground condo parking at the development just south of this area. Aside from the property damage, I can't image all the toxic fluids that went into the watershed.

This location would be ideal for a commuter-friendly (bike and bus) office building or similar multi-use retail building or much lower density condos. But 94 units plus cars is the wrong fit for this spot.

I cannot image that such a zoning request would be honored under any circumstances, but at a minimum I would be outraged if a traffic study was not conducted prior to a decision.

Yours,
Sandy Starkweather
owner, 1184 Juniper Ave.
303-402-9408

From: Sara Mayer
To: Walbert, Sloane
Subject: 3303 Broadway proposal
Date: Friday, July 17, 2015 1:36:11 PM

Dear People,

My husband and I have lived at 918 Juniper Ave. for 46 years and recently received the notice of proposed re-zoing for 3303 Broadway. We have seen a lot of changes in the nearly half-century we have lived here. Change is inevitable, but some changes don't make any sense at all.

This proposal for 83,000 square feet of high density residential units....94 units, to be exact...plus underground parking for 114 vehicles is, frankly, insane! Following are some of the questions that immediately come to mind:

* How will 114, or even 50, cars exit that place in the morning? Hawthorn is already a huge problem as school starts with cars backed up onto Broadway for the "hug and go" lane at Foothill School. Left turns from Hawthorn onto Broadway are difficult in the middle of the day and impossible during rush hours. So, if the cars exit onto Hawthorn, they will have to go right which will dump them onto 9th which is supposed to remain a relatively quiet BIKE ROUTE street. Going north from a Hawthorne exit will be virtually impossible.
And the same is even more true for exiting on Broadway. How on earth will 114 or 50 or 25 cars exit on Broadway during rush hours or any other time of day for that matter? And turning left to go north will be impossible. So, they turn right, and then how are they going to get turned around to go north? No left turns allowed into Hawthorne, so they go down to Elder and go all the way to 19th???

*The density is totally out of character with anything remotely close by. If that property is to be residential, it should be only a small step up in density from the townhomes and apartments on the corners of Broadway and Juniper. What Ms. Freund and Fulton Hill Properties are proposing is a GIGANTIC leap up in density.

*The proposal does not include what the rents or prices would be for the units. The proposed units seem incredibly small. So, who is going to live there? I am NOT opposed to affordable or even low income housing for that sight if the density is reasonable. In fact, I would support it.

*Where were Ms. Freund and Fulton Hill Properties in September, 2013? How could anyone responsibly put underground parking on the south, LOWER side of 2 Mile Creek?? Maybe they should talk to the folks who lost their cars at Frasier Meadows during the flood.

I am not a NIMBY! I supported the People's Clinic when they wanted to locate at that sight. I would support low income housing with appropriate density and flood and traffic mitigation. I supported the transitional apartments next to the Homeless Shelter when those neighbors were up in arms. I would support most public projects that I can imagine for the 3303 Broadway sight...a pre-school, city or county offices, a non-profit agency.

I am generally in support of increasing the density in Boulder, but projects like this will inflame the debate and only increase people's fears about what the city powers-

that-be have in mind. I hope it is firmly rejected as soon as possible.

Thank you for your consideration.

Sara Mayer
918 Juniper Ave.
303 442-5311

From: Madeleine Holt
To: Walbert, Sloane
Subject: 3303 Broadway Development
Date: Sunday, July 19, 2015 9:14:47 PM

Dear Ms Walbert,

Please accept my expression of opposition to the proposed development and re-zoning of 3303 Broadway. I live in the neighbourhood and have two small children who I was planning on sending to Foothills Elementary in a few years. If the proposal in its current state goes ahead I will certainly have to reconsider this decision.

Firstly, despite claims by the developer to the contrary the development is not in keeping with the neighbourhood, nor is it in keeping with other higher density housing on Broadway as evidenced by the need for extreme re-zoning. Efficiency units which make up the majority of housing in the development are not family oriented, and are certainly not appropriate to be located adjacent to an elementary school. Especially as rental units!

Second, claims that the development will add value to the area by way of a coffee shop, fitness facility and community room are ridiculous. There are coffee shops with plentiful parking in walking distance both directions (north and south) on Broadway, there are multiple fitness facilities in the area including the North Boulder Rec Center which also has rooms for community use.

Third, traffic is already a nightmare twice a day during school hours and parking at these times is already dangerous and probably something that should be addressed by the city. There is a backlog of 'Hug and Go' cars, and parent parking causing problems on both Broadway/Hawthorne and 9th/Hawthorne, adding residential parking to this area in its current state would be in the least irresponsible.

I hope you take my opposition to the plan in its current state into consideration. I am not against development of this site to higher density housing assuming it is indeed family oriented and in keeping with the neighborhood.

Please keep me updated with any new information of this development proposal.
Thanks,
Madeleine Holt.

--
Madeleine

From: Grossman, Nick on behalf of City of Boulder Planning
To: Spence, Cindy
Cc: Walbert, Sloane; Voss, Deanna
Subject: 3303 Broadway Development
Date: Tuesday, July 21, 2015 7:55:29 AM

Cindy -
Will you please share this with the Planning Board? Thank you.

From: Madeleine Holt [mailto:madeleineholt@gmail.com]
Sent: Monday, July 20, 2015 8:31 PM
To: City of Boulder Planning
Subject: 3303 Broadway Development

Dear Planning Board,

Please accept my expression of opposition to the proposed development and re-zoning of 3303 Broadway. I live in the neighbourhood and have two small children who I was planning on sending to Foothills Elementary in a few years. If the proposal in its current state goes ahead I will certainly have to reconsider this decision.

Firstly, despite claims by the developer to the contrary the development is not in keeping with the neighbourhood, nor is it in keeping with other higher density housing on Broadway as evidenced by the need for extreme re-zoning. Efficiency units which make up the majority of housing in the development are not family oriented, and are certainly not appropriate to be located adjacent to an elementary school. Especially as rental units!

Second, claims that the development will add value to the area by way of a coffee shop, fitness facility and community room are ridiculous. There are coffee shops with plentiful parking in walking distance both directions (north and south) on Broadway, there are multiple fitness facilities in the area including the North Boulder Rec Center which also has rooms for community use.

Third, traffic is already a nightmare twice a day during school hours and parking at these times is already dangerous and probably something that should be addressed by the city. There is a backlog of 'Hug and Go' cars, and parent parking causing problems on both Broadway/Hawthorne and 9th/Hawthorne, adding residential parking to this area in its current state would be in the least irresponsible.

I hope you take my opposition to the plan in its current state into consideration. I am not against development of this site to higher density housing assuming it is indeed family oriented and in keeping with the neighborhood.

Thanks,

Madeleine

--
Madeleine

From: KP Afflerbaugh
To: Walbert, Sloane
Subject: 3303 Broadway Redevelopment
Date: Friday, July 24, 2015 3:50:33 PM

Sloane,

I just wanted to comment on this redevelopment. I have a number of concerns:

1. The overall size and number of units seems incongruent with the surrounding neighborhood. Adding almost 100 units in a 83,000 sq foot building is a huge development that impacts both the neighborhood and the school. This becomes the focal point of the entire neighborhood.
2. Parking...yes there will be parking underground. Seems like there might be floodplain issues with this location. But parking on this section of Hawthorn is already tight due to the school. Adding more parking needs...which undoubtedly there will be will impact the neighborhood negatively.
3. The school. Already, there are significant issues with the entry and exit on hawthorn during the school day. Adding a huge development like this will have alot of impact. Already, cars back up onto Broadway during the mornings. And now you are going to add 100+ people heading to work at the exact same location and time??

Thank you,

Kevin Afflerbaugh
1012 Hawthorn Ave

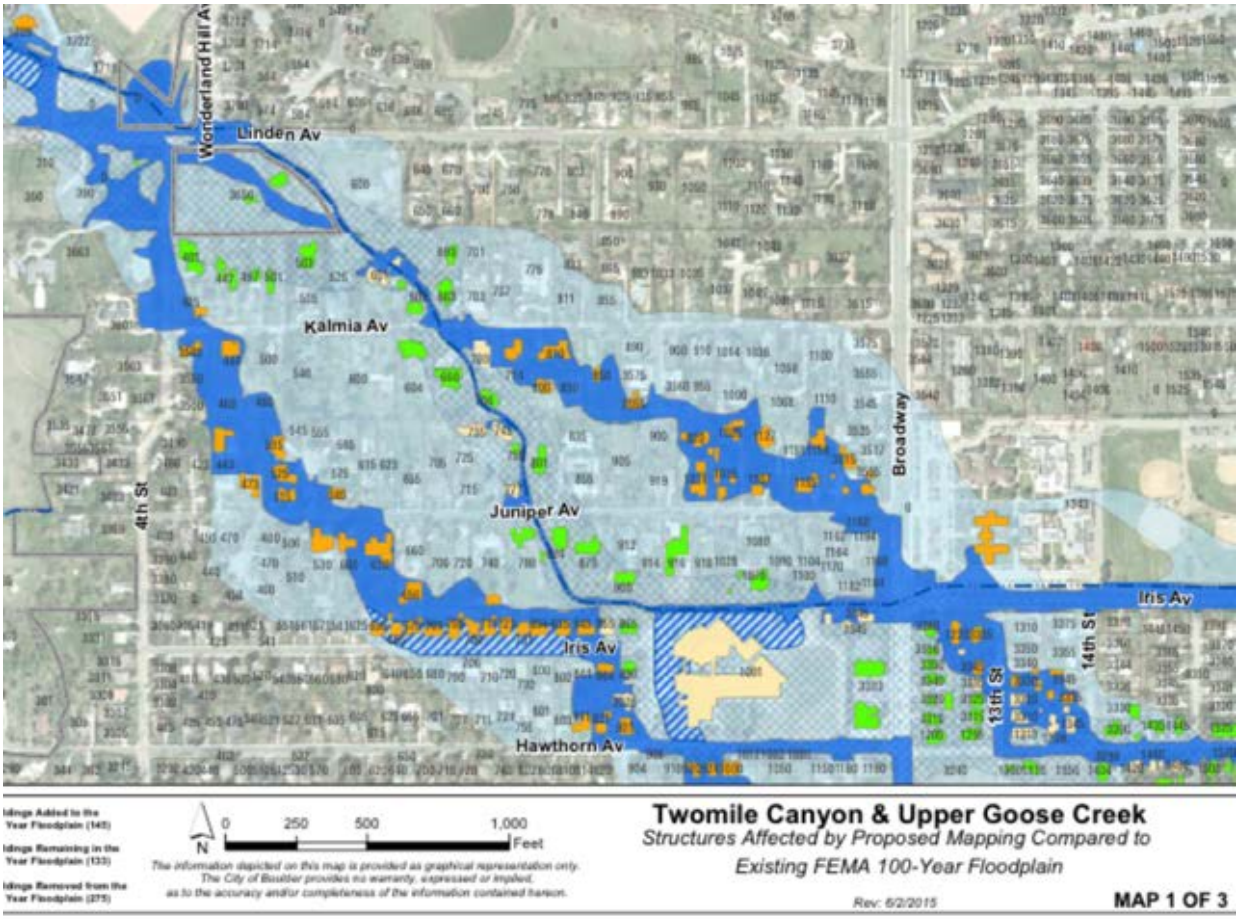
From:	Chris Rudkin
To:	Walbert, Sloane
Subject:	3303 Broadway
Date:	Friday, July 24, 2015 10:47:11 PM
Attachments:	image.png image.png

> Dear Sloane,
>
> We live on Grape Avenue, one block away from the People's Clinic site. The proposed high density building is completely out of place in this neighborhood, and would have many negative impacts to the current residents in surrounding neighborhoods, the existing services and infrastructure supporting those neighborhoods, and the potential future inhabitants of the building themselves.

> Impacts to local residents would include the noise and traffic congestion inevitable during construction of such a large structure, but more importantly would put 100- 300 new people into an area which is not designed to handle what would be in essence a new subdivision squeezed into a tiny lot. The vehicle traffic alone from this proposed high density project would seriously impact already problematic north-south Broadway traffic and the Iris-Broadway intersection, to say nothing of the school traffic on Hawthorne and Grape, which is bumper-to-bumper during weekday drop-off and pick-up times.
>
> Inevitably, the local neighborhoods would be on the receiving end of overflow parking. The proposed 114 parking spaces will not be sufficient for all of the residents, which will require more daily traffic through the nearby neighborhoods to locate parking spots, and foot traffic back and forth through the neighborhoods, greater potential for vehicle-caused accidents, etc. These neighborhoods are not designed for high density populations and could not easily absorb this new influx of vehicles. The schoolchildren walking home every day along Hawthorn and down 9th and on into the surrounding streets would inevitably face a significant increase in traffic danger.
>
> There is no comparable residential density anywhere in Newlands, or in the entire North Boulder area. The only recent major land-use change in the vicinity is the Washington School project, which contains a third of the proposed number of residences on twice the footprint. Washington has been successful so far because it is NOT a high-density project. To match this level there should be no more than 12-15 residences on the 3303 site.
>
> However, the 3303 site is not currently zoned for residential of any type. It is in an extremely poor location for shoehorning in new residences, situated immediately adjacent to a school, a busy intersection and a regularly flooding creek. The proposed new flood maps being considered by the city show an inexplicable gap in the 100-year floodway for Broadway between Hawthorne and Iris (see attached map), but we know that this is incorrect. Twice in the past 35 years we have seen Broadway flowing like a river due to creek overflow at the Iris underpass, with water flowing down Broadway from Iris, as well as through Hawthorne and Grape and points south. The 3303 property is directly adjacent to a creek which will flood, and from our experience it will be more a 35-year flood than a 100-year flood. To put underground parking, congestion in already flood-prone neighborhoods and hundreds of new residents into this area is just not a good (or safe) idea.
>
> An additional factor that needs to be considered in the existence of urban wildlife in the neighborhoods. North Boulder has a significant bear presence throughout the west-of-Broadway zone - as seen by the City's new requirements for bear proof trash and recycling. A major new development in the area will increase the availability of food waste and the potential for bear-human interactions. In addition, many of the streets leading east to Broadway are used by deer who migrate between the city and the Foothills. This is a long term situation which we have observed for years, and one that residents in the neighborhoods have adapted to in various ways, to protect both their property and the animals themselves. A sudden increase in human population in this area will inevitably create increased hazards for both people and animals (not only deer, but also the mountain lions which hunt them).
>
> It is unfortunate that this process has begun during the middle of summer, when many residents of the affected area as well as the school population may not be available or aware of what is being proposed. The only notice we have received is the two-page mailing, which gives few specifics on the proposed developer or their experience in Colorado, what the current status of the property ownership is or how seriously City planners or other planning officials are considering this proposal. We have recently read of a high density

development which has been approved in Longmont despite the objection of neighbors, so we can't immediately assume that City planners would see this proposal in the same light that we do, as the wrong idea in the wrong place at the wrong time.
>
> Communities are planned and constructed with specific balances between the population, services and infrastructure, and often work well when the design criteria are met. North Newlands and its adjacent cross-Broadway neighborhoods do function well, despite the challenges of traffic, floods and wildlife. The sudden creation of a high-density development within this area will upset the balances that are currently working, and decrease the quality of life for the current residents. The new residents will suffer from being shoehorned into a property which cannot really accommodate them. Out-of-neighborhood drivers and bikers using Broadway and Iris will suffer increased traffic congestion, which in turn will impact the existing and proposed new population.
>
> We would like to see this site retain its current "public" designation. The People's Clinic was a valuable community asset for the many years it was at this location, and we believe that other uses consistent with the existing community should be explored before any consideration of changing the land use designation, let alone one as radical and potentially negative to all concerned as the proposed Concept Plan as presented.

> Sincerely,
>
> Christopher Rudkin
> Karen S. Rudkin
> 1165 Grape Ave



> Proposed flood map suggesting that 100-year floodwaters will avoid Broadway between Iris and Hawthorne

>
> Photo looking north from Hawthorne and Broadway in 2013, showing that this segment of Broadway does flood when the creek above it floods, which has happened twice in the past 35 years

From: Elizabeth Downey
To: Walbert, Sloane
Subject: 3303 Broadway
Date: Saturday, July 11, 2015 9:34:03 PM

Dear Ms. Walbert,

I just received your notice about the former People's Clinic redevelopment. We live across the street on Hawthorn from 3303 Broadway. I am concerned about how this plan would affect our street.

Is there a place we can find out more information? Some of my questions are:

1. Did the application provide research on the project's potential impact on property values, traffic, and the elementary school?
2. Would a light need to be put in on Hawthorn and Broadway to compensate for traffic?
3. Is it going to be aimed at attracting students?
4. Would some of it be part of the affordable housing program?
5. How long would it take to build according to the plans?
6. Is the plan really just for one large building? What would the style be like?
7. Where do the plans place the entrances/exits?
8. Are there other bids for other potential uses of the space?

I definitely think we need something to breathe new life into that space, but at least from the info I have now, I don't think this is the solution. Here are my main concerns:

1. Very large amount units for individuals rather than families reducing the settled, quiet, and community feel of the neigborhood. 55 efficiency units sounds like the developers would be expecting a lot of turnover—> students. I think that would take away from the settled and quiet neighborhood feel of this street. I personally would prefer something that would attract more families and create a space for people to gather. I know so many young families that want to have an affordable place to live in North Boulder. The 16 two bedroom units sound good for families, but they are such a small percentage of the whopping 94 units! Having less but larger units would coincide better with the current feel of the neighborhood and the current zoning.

2. Potential drop in property value. Though I haven't done the research, my concern is that such a stark change to high density zoning at 3303 would reduce the property values of single family homes on the street.

3. Potential increased traffic. Pick up and drop off times for foothills elementary already creates a lot of traffic. I am concerned that the increased traffic from this building would create even bigger issues at these times of day especially.

Despite the negatives, I do like the fact that the plans include a coffee shop, offices, and co-working spaces (BTW what's a micro office?).

Is this sufficient for submitting an initial comment by the July 24th deadline or do I need to send you something more formal?

Best,
Liz Silberstein
303.895.6643

From: NJHaney@aol.com
To: Walbert, Sloane
Subject: 3303 Broadway
Date: Tuesday, July 14, 2015 11:05:35 AM

I have no problem with the redevelopment of the People's Clinic site except for the number of residential units. I live west of Brdwy on Juniper. Turning onto Brdwy and getting to the left hand turn lane is extremely difficult at certain times. Turning right onto Brdwy from Iris is also a problem at certain times.
How will the plans for the Iris change be affected by such a major change at 3303? I absolutely believe that this request and the Iris change should be considered together.
What about the people who work at the city bldgs on the NE corner? Many many times I have been on Iris approaching Brdwy when people are attempting to turn onto Iris, going east, from the parking lot. This could all be a disaster waiting to happen.

Nancy Haney

From: Peter Mayer
To: Walbert, Sloane
Subject: 3303 Broadway
Date: Thursday, July 16, 2015 3:30:59 PM

To Whom it May Concern:

The proposed re-zoning of 3303 Broadway from P to RH-3 and construction of an 83,000 SF building is inappropriate and should be rejected.

My name is Peter Mayer and I live at 1339 Hawthorn Ave. I am very familiar with the 3303 Broadway site. I grew up 1 block away from property in question on Juniper Ave. and I attended Foothill Elementary as did my two sons. I volunteered at the People's Clinic in 1983 and I attended the Boulder City Council meeting in the 1970s in which permission was (grudgingly) granted for the former church building to become the People's Clinic. I currently live 1.5 blocks away from 3303 Broadway.

Here is why the proposed behemoth development is inappropriate:

1) This property is zoned for public use. It is located next to a public school and just blocks from county social service buildings and the North Boulder Rec Center. It would be most appropriate for this property to continue to put to public use.

2) Any change in zoning must take into consideration the neighbors - Foothill School and the single-family detached residences in the immediate vicinity. The proposed behemoth development is completely out of scale and character for this neighborhood and would have many negative impacts, perhaps most notably on busy school day mornings when traffic at the corner of Broadway and Hawthorn peaks.

3) This property is located in a high flood risk area from 2 Mile Creek. Underground parking seems unsafe and improbable for this site. In 2013 an underground parking structure at this site would have been inundated.

4) Commercial development at this location? The Shell station at Broadway and Elder is perhaps the only store front commercial property along Broadway between Ideal Market and Lucky's. This is a VERY GOOD arrangement that keeps traffic flowing and makes this part of town pleasant. The proposed commercial components of this proposal are inappropriate for this site and location.

5) High density residential development is not appropriate for this site which borders an elementary school and has detached single family residential houses directly north, across the street and to the south. Some amount of residential housing could be appropriate for this site, but not what has been proposed.

I strikes me that this proposal is a "straw man" to see what the City and neighbors are willing to tolerate. Assuming that's true, here the key points I believe should be communicated to Margaret Freund and Fulton Hill Properties:

- I am not opposed to redevelopment and potential rezoning of this site, but the current proposal is way too big.
- Forget about RH-3. Such a drastic a zoning change is almost certain to stir up

a local shit storm ala Baseline Zero. RL-2 zoning might be appropriate for that site, but any change from the current public designation needs to be well though out and justified.

- Please present a concept plan that more fully considers the current Public zoning and the neighboring RL-1 and RL-2 zoning. Something along the lines of the residential development at Broadway and Juniper might be appropriate.

Thank you for giving me the opportunity to comment on the Former People's Clinic Redevelopment plan.

Best regards,

Peter Mayer
1339 Hawthorn Ave.
Boulder, CO

--
Peter Mayer, P.E.
Principal
Water Demand Management
720-318-4232 (office/mobile)

From:	Rachael Murray
To:	Walbert, Sloane
Subject:	Adding 94 units adjacent to Foothill Elementary
Date:	Monday, July 20, 2015 11:55:52 AM

I like the plan. As a firm believer in urban density and public transportation, I am a strong supporter of urban housing and mixed use development. And that this building is located on Iris and Broadway—convenient to buses, cycling, and walking—is an added bonus. Urban density increases quality of life and reduces pollution, while also preserving valuable park space and natural habitat. Fight the sprawl!

Thank you,

Rachael Murray / Sounds True Creative
Senior Designer / Art Director for Sales and Marketing
303-665-3151 x147 / rachaelm@soundstrue.com

From: caroline-inca@comcast.net
To: Walbert, Sloane
Subject: Comments on 3303 Broadway Concept Plan Review
Date: Monday, July 13, 2015 10:34:35 PM

Hello Sloane,
I received a letter from the City regarding the former People's Clinic Redevelopment. I have a few questions / comments regarding the plan.

1. Height - going to 3 stories from the current 2. How much higher will the top of the structure be from the top of the current building? Sometimes there are different floor heights, type of roofline, and rooftop mechanical units that can make a 3 story building seem more like a 4 or more. Already going to 3 stories is quite a change and seems to be out of character with the surrounding houses. My first strong preference would be to limit to only 2 stories or for the design to keep the overall height from being any more than 6-8 ft more than the existing height.

2. Design - how large a structure and how will it be situated? East-west as current? Or a much larger rectangle? Again, I would hope it would blend into the neighborhood and not create a large edifice on Broadway. East - west seems preferable to me although perhaps not to the neighbors to the north and south. Is it going to be more like Hawthorne Hallow (is that the name at Folsom and Iris?) which might blend in fairly well or like the affordable housing just south of the rec center that is right against the street and not very elegant?

3. Density - to me, that seems like a high density of units. In general, I think it is a fairly good location - on a bus line, mainly rentals across the street. But 94 seems like a lot and feels like it is a major change for the neighborhood.

4. Residents. I'm sure you are well aware of the proximity to the elementary school and the number of children who walk that direction to school.

5. Noise. I also wonder how much noise will be generated that, at a 3 story height, will travel over the surrounding neighborhood? Will the units have balconies? Or simply windows? I currently hear the traffic on Broadway and music from the houses directly across from these units. Having 94 units has a greater chance of people making noise.

6. Target tennants - is this geared at affordable housing? 94 affordable housing units may make a significant change in the neighborhood. If the project is smaller, and a mix of affordable and middle level, the change can be more easily absorbed.

7. Sewer system - the sewer system backed up into my basement during the flood. I gather that means the system in this area is old and has cracks. Will it be upgraded prior to putting such a large building into the system? I certainly hope that is a requirement prior to building.

8. Affect on houses on east side of Broadway. To what extent will this project lower

the value of those homes even more? Currently, it seems as if most of them are rentals. They have a lot of Broadway noise. If this project appears as a big eyesore, blocking their views and removing any privacy, they will continue to decline in value and appearance. I'm on the other side of them - will I also lose a sense of privacy from a group of 15 apartments now looking down into my yard?

I must say that with the pending change in designation of my house in the flood plain, the change to "right size" Iris, the faulty sewer system, now this large residential building, and discussions from the county commissioners about changes to the county buildings on the north side of Iris, there have been a lot of reductions in the enjoyment of my home. And, to top it off, my property taxes have increased 30% or so. I want to be a good citizen and understand that changes will happen. I want to support higher density housing as the way to increase affordability for the middle class. I'd just like a few of the changes in my neighborhood to be for the good.

Without seeing any plans, I'm just guessing at all the ways this might look. It could be well done in a way that supports and blends into the neighborhood or it could be a giant eyesore that towers over the neighborhood and starts to change the block to the east and other areas around. I hope you can shape this project to be less intrusive and that enhances the residential community surrounding the building.

Thank you for considering these comments.

Caroline Himes
3355 13th St.
303-440-9489

From: AMY
To: Walbert, Sloane
Subject: Concept Plan Review for 3303 Broadway
Date: Sunday, July 12, 2015 12:35:19 PM

Dear Sloane Walbert,

I recently received a letter about the City of Boulder Planning and Development Service Center's review of the proposed development at 3303 Broadway. I have lived on Hawthorn Avenue across from Foothill Elementary since 1993, and I have experienced first hand the parking and traffic challenges as well as flooding issues on the block of Hawthorn Avenue between Broadway and 9th Street.

Street parking on Hawthorn has always been challenging during the school year. When the People's Clinic was open, these parking challenges often extended year round--even though the People's Clinic occupied a much smaller footprint than the proposed new development with surface parking available around both of the existing buildings. During school drop off and pick up times, Hawthorn Avenue is filled with cars including a moving line of cars along the north side of Hawthorn often extending around the block onto Broadway.

In addition, during the school year the north side of Hawthorn Avenue has a bumper to bumper line of cars that often extends out onto Broadway with parents who are dropping off or picking up children at the start and end of the school day. The south side of Hawthorn is also filled with parents who park to walk their children across the street for school, and during the school day the south side of Hawthorn is filled with resident parking as well as parking for the faculty at Foothill Elementary. With a proposal for 94 residential units and only 114 off street parking spaces, I am concerned that this extensive new development has great potential to make an already difficult neighborhood parking and traffic situation even worse.

Flooding is also a serious concern. During the flooding in 2013, Hawthorn Avenue experience significant water flow down the street and the People's Clinic site experienced significant flooding. It would have been much worse if the site had below grade parking. We observed flood water that came both from the irrigation ditch to the north of this site as well as significant run off down Hawthorn Avenue over the course of several days. In addition, in my 20+ years living on this street, we routinely see heavy water flow after a rainstorm running down the north side of Hawthorn Avenue. If the proposed entrance to the below grade parking was on Hawthorn, this entrance could subject the parking area to potential flooding several times a year.

I know that green space is important to the city of Boulder, and it is unclear to me from the project description how green space will be incorporated into the proposed design.

I hope that the city of Boulder will consider these concerns as the plans for this extensive development are considered.

Amy Webb
1032 Hawthorn Avenue

From: Judy Nogg
To: Walbert, Sloane
Subject: Formerly Known as People"s Clinic
Date: Wednesday, July 22, 2015 5:24:01 PM

Hi,

This is in regards to the proposal to build 94 units plus amenities on Broadway at the site formerly known as People's Clinic.

I have some concerns that I respectfully bring to your attention.

I now live at 1182 Juniper Avenue, just a block away from the proposed development. I first rented at 1194 Juniper twenty years ago and bought my current home sixteen years ago, so I have been in the neighborhood for some time.

Recently, I took a walk all along Broadway from Alpine to Juniper. I noticed that there were a couple of developments with fairly high density near to the stores on Broadway (at Alpine and Balsam). There were some apartments/townhouses/condos/whatever as far north as the Rec Center.

However, there are no apartments (it seems to me) from the Rec Center until our condos at Juniper Townhomes on Broadway and Juniper.

I invite you to take a walk (or drive) to our Juniper Townhomes on the southwest corner of Broadway and Iris. We have twelve condos, They are set in such a spacious manner that they are a real asset to the neighborhood.

There is just one home on Broadway that separates us from the proposed site.

It is pretty clear that we have at least twice as much land as the proposed site, yet we have only twelve units. Your proposal suggests 14 times more density than our condos.

It seems very much out-of-character for the neighborhood to have 94 units in half the land that offers twelve condos.

My issues are:

1. Density - way too much building for such a small piece of land
2. Traffic problems. Isn't Boulder the place that tries so hard to decrease traffic?
3. Flood issues - with underground parking so near to a flood zone
4. A fitness center so close to the North Boulder Rec Center doesn't seem like good planning to me.
5. Space - the size of this piece of land is nowhere near large enough to accommodate 94 units without becoming an eyesore to a lovely neighborhood.

I am very much in favor of low cost housing and/or increasing rental options in Boulder. I don't know if this development is planned as low cost or as rentals because it wasn't in the information that was provided.

However, 94 units with additional amenities (like a coffee shop) are way out of scale for the size of this piece of land.

Please consider a new plan for 10-16 low cost housing or reasonable rental units.

Please don't approve anything close to this overly large size of a project for this small space.

Thank you so much.

Sincerely,

Judy Nogg
1182 Juniper

From: plandevelop
To: Walbert, Sloane
Subject: FW: Development at 3303 Broadway
Date: Monday, July 27, 2015 11:24:29 AM

Hi Sloane,

FYI

Project Specialists
Planning & Development Services
City of Boulder
www.plandevelop.net
303-441-1880

From: john.gerber@comcast.net [mailto:john.gerber@comcast.net]
Sent: Saturday, July 25, 2015 12:05 PM
To: plandevelop
Subject: Development at 3303 Broadway

It seems nearly impossible to build 94 residential units, a coffee shop, gym etc.at 3303 Broadway, unless the city is already planning to resize and reconfigure the intersections of Broadway with Iris and Hawthorn. The North Broadway project has resulted in more and higher speed traffic on Broadway so that residents of the Newlands neighborhood can't get out of their neighborhood on the west side of Broadway. People still exit from the downtown area on 9th street to Hawthorn and the can't get out on Broadway. Parking has become a problem here as people park to take the bus. Foothills elementary school causes significant congestion in this area with parents picking up kids are lined up daily around the corner from Hawthorn on to Broadway stopping Broadway traffic. The intersection of Broadway and Iris is a school crossing and is already a dangerous intersection. Even just the coffee shop would cause added hazards and congestion. Something needs to be done here and it would be a great opportunity to work with the neighborhood and do it right. Don't let the developer come in with an unreasonably high request then reduce it a little and claim to compromise. The developer also needs to pay for all the resizing and reconfiguring of the Hawthorn and Iris intersections with Broadway.

Thank You for your time
John Gerber
475 Hawthorn Ave

Sent from Surface

From: plandevelop
To: Walbert, Sloane
Subject: FW: Proposal to build 94 apartments adjacent to Foothills Elementary
Date: Monday, July 27, 2015 10:30:00 AM

Hey Walbert,

I think this one's for you ☺

Judah-

From: Jill Alyse Davis [mailto:jillalyse@gmail.com]
Sent: Saturday, July 25, 2015 8:44 AM
To: plandevelop
Subject: Proposal to build 94 apartments adjacent to Foothills Elementary

Hi Walbert,

My name is Jill Davis. I'm a mom to two children who will attend Foothills Elementary. I also have a masters in public policy from Columbia University with an emphasis on urban planning. I am very much against the proposal to rezone the parcel as high density residential. The specific plan of small apartments with parking and a community center is ill conceived. The increased traffic, lack of community integration, decline in safety for our children, the constraint on the elementary school, all will negatively impact the quality of life of Boulder residents . You know it, I know it and everyone in Boulder who is following this issue knows it.

Here is what I propose.

I would like to help you craft an RFP process and a conduct a study to determine the optimal use for the site. I will l also assist you to garner community input. I have managed similar projects (albeit at a grander scale) for KPMG in the US and Australia. I will offer my services as a consultant to the City of Boulder for free. Twenty hours a week until May of 2016.

Please let me know when you would like to meet to discuss. My contact details are below.

Warmly,

Jill

--
Jill Alyse Davis
715 Juniper Ave
Boulder, CO 80304

m 415 287 0671

From:	Adam Fennel
To:	Walbert, Sloane
Subject:	Fwd: 3303 Broadway - Reaction from a Neighbor
Date:	Saturday, July 18, 2015 8:56:37 PM
Attachments:	3303 Broadway Letter Adam Fennel.docx

Please find the language below:

I am unequivocally opposed to the proposed "special ordinance," the rezoning, and plan for high-density housing as part of the dual-development of 3303 Broadway and 2801 Jay Road. My opposition is restricted to the 3303 Broadway component of the proposal and is founded on three primary factors, a number of additional issues that I will summarize below, and my distrust of the developer in reaction to several elements of the proposal.

Of the three primary factors, the first and most significant reason for my opposition is that the development plans are completely not in keeping with our neighborhood. I live 2 blocks away from the proposed development and moved into the neighborhood specifically because of its "family" feel. Each (or nearly enough) of the houses have yards, space, trees, and – critically – several bedrooms and are suitable for families; there is an obvious and palpable family feel about the neighborhood. The overwhelming number of studio type units relative to 1- and 2-bedroom units, the fact that these will be mostly rental units and the sheer scale of the development are each significant reasons why I cannot support the proposed rezoning and am completely opposed to the proposed special-ordinance.

The second issue is that of the increased traffic the development would create on a corner / street that, during the school-year, is completely unnavigable 2 times a day. The incremental traffic and consumption of sidewalk space that is currently utilized by parents dropping children off at Foothills Elementary would inevitably back-up onto Broadway making for an extremely dangerous intersection that would have a negative impact on the neighborhood. We already have a hard time leaving or returning home during peak school traffic periods and this development would extend the duration and severity of those issues.

The third issue, related – but incremental to – my second concern above is that parking is already an issue in the neighborhood – particularly during school pick-up and drop off times. School-related parking already blocks crosswalks and makes intersections dangerous due to parked cars blocking sightlines around 9th Street, Hawthorne Avenue, and Grape Avenue. The incremental demand for parking from this development will invariably make this issue worse and would likely extend the issue throughout the day and night. The underground parking proposed would surely not meet the demand of the proposed residential portion of the development and the incremental demand from the proposed retail units would add to the problems. I appreciate the inclusion in the proposal for underground parking but it is insufficient to assuage my concerns regarding parking for times of peak-demand, overnight, and in general.

Additional concerns I have, though less serious individually, as a whole are significant. These concerns include:

- the impact on the school and school children of a large population of individuals who do not have roots in the community living on its perimeter (I have 2 young children who will be attending Foothills in the next 2 years);

- the potential for the underground parking to be a destination for transients and crime;

- the excess light and noise from such a large and dense development;

- the attraction for loitering – particularly caused by the retail component;

- the fact that the plan for these units is apparently "rental" ("Small units keep rents accessible");

- the precedent that this approval would provide other developers; and

- the supposed neighborhood benefits (community room, fitness center) are provided within walking

distance at the North Boulder Rec Center.

In addition to my substantive concerns above, I believe the proposal makes numerous statements that are misleading at best and patently false at worst which impacts my faith and trust in the developer. For example, on page 3 after the recognition of the impact of traffic, the proposal states: “Due to the adjacency of the school, traffic must be considered, and a mixture of uses with primarily multi-family residential will dramatically reduce the potential traffic count.” Several points make this misleading, the first of which is that the proposal is not “primarily” multi-family residential; only 17% (16 of the 94) of the residential units will be 2-bedroom units – hardly “family residential.” The second point is that the assertion is that these units will mitigate traffic concern projects, without citation or supporting data; a 720 trip per day traffic impact at “only” 130 more than the current use represents a 22% increase over prior use. The “key components” of the Concept Plan Review bulleted on page 7 state, without supporting evidence, that the infill development supports and enhances existing the neighborhood – which is patently does not and the pretense that it does is offensive. The proposal calls for the creation of a Residential High-3 zone in the middle of a Residential Low-1 area (proposal page 23) while repeating the unsubstantiated position that proposal is in keeping with and “enhances” the neighborhood. I understand that this document is an attempt at persuasion and, accordingly, contains some slanted language but asserting that this development enhances the neighborhood is ridiculous.

While I am staunchly opposed to the special ordinance, I am not opposed to an alternate multi-family residential development on the site but will work hard to ensure that the development is multi-bedroom units that are intended to be owner-occupied.

---------- Forwarded message ----------
From: **Adam Fennel** <adamfennel@gmail.com>
Date: Sat, Jul 18, 2015 at 8:54 PM
Subject: 3303 Broadway - Reaction from a Neighbor
To: Walberts@bouldercolorado.gov

Dear Ms. Walbert:

Please find attached a letter outlining the reasons for my opposition to the proposal for a special ordinance for a new development at 3303 Broadway. I am concerned with the proposal and would like to be kept abreast of any updates regarding the development.

Please excuse its length, this is the first time I've ever written regarding my input into a city planning / zoning application.

Cheers,
Adam

P.S., I am posting the language of the letter below in case there is an issue with the attachment

From: Christine Priegel
To: Walbert, Sloane
Subject: Input on Hawthorn Development - Newlands
Date: Friday, July 24, 2015 2:12:14 PM

I am a resident of Newlands, and am opposed to a development that includes so many residences/cars. Our neighborhood has been impacted by Foothills expansion, which leads to hundreds of people driving into Hawthorn 2x a day. We are also about to be impacted by a lane reduction on Iris for a bike lane. It's already very difficult to exit Hawthorn, Forest, Evergreen at any time of day due to congestion - both on these side streets and on Broadway. Adding more people trying to do the same is untenable.

--
Christine Priegel
3130 9th St

From: David Schneider
To: Walbert, Sloane
Subject: Iris&B development
Date: Wednesday, July 22, 2015 1:30:54 PM

I would like to voice my opinion on the proposed Iris&B development. Please do not allow this project to proceed. It will detract from the character of the neighborhood and with it's placement, cause major parking issues. The only parking available will be on-site or on Hawthorne Ave. Every home will have multiple cars and any visitors will need to further fill the adjoining street parking. The proximity to Foothills Elementary with its pick up and drop off lanes will further reduce parking availability. There are already street parking issues in Newlands. We do not need to exacerbate the problem. Lastly, with the proposed 35' height, it will cut off views and truthfully, be an eyesore. For these reasons, please do not allow this project to proceed.

Best Regards

David Schneider
Newlands resident.

From:	Judy Oxley
To:	Walbert, Sloane
Subject:	LUR2015-00058 Fwd: RE: building proposal 3303 Broadway-comments before 7/24 considered
Date:	Thursday, July 23, 2015 8:22:13 PM

To the Planning Board,

I am forwarding the following email in case it was not received
and due 7/24, as part of Newland's Neighborhood's concerns for the proposed property
at 3303 Broadway.

Thank you,

Judy Oxey
802 Iris Ave.
Boulder, CO 80304

----- Forwarded Message -----
From: charles peter rogers <charlespeterrogers@hotmail.com>
To: Judy Oxley <judyoxley@comcast.net>
Sent: Fri, 24 Jul 2015 00:33:52 -0000 (UTC)
Subject: RE: building proposal 3303 Broadway-comments before 7/24 considered
This building is way too large for this neighborhood and for the space.
having that many people coming and going on that footprint is not at all in keeping with the plan and would be totally uncomfortable to live with.
the school is very busy and traffic backs up daily throughout the day turning off of hawthorne already.
the corner off of iris is one of the busiest in the city and very hard to deal with.
between traffic coming off of iris and south from broadwaythereis already a constant flow of traffic.
there are repeated accidents at broadway and iris and in front of the peoples clinic.
there is no way the planning board should change the zoning it is a terrible idea.
charles peter rogers
po box 3
boulder , co 80304

From: judyoxley@comcast.net
To: ;
Subject: building proposal 3303 Broadway-comments before 7/24 considered
Date: Tue, 14 Jul 2015 21:58:15 -0600

from July 13 newlandsgreenlands.com

Comments due
7/24/15 on concept plan review for former PEOPLE'S CLINIC (3303 Broadway)

From: Rich Schmelzer
To: Walbert, Sloane
Subject: LUR2015-00058
Date: Sunday, July 12, 2015 5:13:31 PM

Hello, I was curious what the impact to traffic will have on this development and the surrounding neighborhoods.

Iris and Broadway is already one of the busiest intersections in Boulder. Anyone renting or buying within this development won't be able to turn west from Broadway when traveling on South to North during peak hours and will have to use 4th street (9th doesn't go all the way through) to Juniper Ave to avoid a potential grid lock when turning west. Does the city have a plan for this? How do tenants access the property? From Broadway only? From Hawthorne? Both? 94 residential units with a fitness center and coffee shop could add hundreds of folks to that area and they will not use Broadway, they will speed through the neighborhoods to get their. Can we suggest making Juniper 1 way going west only to deter traffic? Can we see some sort of plan?

Respectfully,

Rich Schmelzer
Sent from my iPhone

From: Will Toor
To: Walbert, Sloane
Subject: LUR2015-00058
Date: Wednesday, July 15, 2015 4:34:02 PM

Hi, Sloane. I am a neighbor living in the Newlands neighborhood a few blocks south of the People's Clinic, and until very recently a longtime Foothill Elementary parent. I am writing in general support of the concept review for redevelopment of the site.

I believe that this is a great site for small unit multifamily housing. As a neighborhood, we are losing options for younger people to live in our neighborhood as the price of housing escalates. The small units proposed for this site will be a good addition to the neighborhood. The addition of a coffee-shop and some co-working spaces seem like useful amenities. I am a bit skeptical of the idea of no onsite permanently affordable units, but if the tradeoff is a substantially larger number (50% rather than 20%) then I think the tradeoff is worth it.

My biggest concern is with the excessive amount of parking proposed. Given the location - on a Skip route, on a bike path, with schools, shopping, and recreation within easy walking distance, this would be a great location for very car-light housing. Instead of assuming that every unity will bring a car, it would be great to see a smaller amount of parking, combined with complete unbundling of the parking, so that the site would select for residents who don't own cars. This would both contribute to broader citywide goals and would decrease the transportation impact on the immediate neighborhood. I would also support coupling this with provision of space on-site for several carshare spaces, and would encourage that electric vehicle parking be provided, to further incentivize lower emissions from those who do choose to bring a vehicle.

I would also suggest that the provision of the ecopass be structured beyond a 3 year period. This should really be a permanent feature, or until a community wide pass is implemented.

-Will Toor
3032 10th Street
Boulder, CO 80304

From: Sean McIllwain
To: Walbert, Sloane
Subject: LUR2015-00058
Date: Wednesday, July 15, 2015 4:11:31 PM

Dear Sloane,

After reviewing the online documents associated with the 3303 Broadway Concept Plan, I wanted to voice my disapproval of this project due to the requested re-zoning. The current zoning is in line with the character of the surrounding neighborhoods. I understand that the desired density/re-zoning may be needed for the project to be profitable; however, the current plan fails in community benefit.

Thank you,

Sean McIllwain
3030 Washington Street
Sent from my iPad mini

From:	ron rovtar
To:	Walbert, Sloane
Subject:	LUR2015-00058
Date:	Thursday, July 16, 2015 4:06:52 PM
Attachments:	ATT00001.jpe

Hi Sloane:

I just left an VM at the phone number with this review case. I have to admit I am quite confused about this case.

It appears certain that it really is two projects in very different areas of North Boulder, One between Broadway and and Foothill Elementary, the other at Jay Rd and 28th.

I am curious about why these might have been submitted under the same case number.

I also wonder why the Jay Rd. Project does not appear on the city's internet planning map and why it is not even mentioned as part of the summary of the Broadway project.

Can you tell me exactly when this was filed with planning? The only dates I've found on the documents I've looked at was on the traffic studies. These were dated in mid-June.

Will any of the units at 3303 Broadway be built under Boulder's Permanently Affordable Housing Program? How many of the units at 2801 Jay be affordable units? Will any of the townhouses qualify as permanently affordable?

Will either of these properties be designated for 55 and older residents?

Kind regards,
Ron Rovtar
Front Range Real Estate, Ltd

Ron Rovtar

Website
Cherry Creek Properties
303.981.1617
ron@rovtar.com

From: Denise Canfield
To: Walbert, Sloane
Subject: LUR2015-00058
Date: Thursday, July 16, 2015 6:51:11 PM

Dear Sir,

I'm opposed to high density housing combined with retail on this site. The plan does not allow for sufficient parking for the units and shops. The Broadway and Hawthorn intersection is very congested during school drop off times. These units will further congest the area and pose a safety concern for the local students.

I would like to see the land developed to mesh with the surroundings which are primarily single detached homes and a school.

Our neighborhood has coffee shops and retail to the North and South. When I imagine the future development of Broadway, I envision picturesque homes and multifamily units on a tree lined street. The existing local shopping centers, Lucky's and Ideal are well spaced. Inserting additional retail will play havoc with the traffic and cheapen the area.

Please contact me if you have any questions on my comments.

Sincerely,
Denise Canfield
3356 Broadway

Denise

From: Judy Oxley
To: Walbert, Sloane
Subject: LUR2015-00058
Date: Thursday, July 23, 2015 1:55:28 PM
Attachments: FEMA flood plane map.zip

Good Afternoon,

I am a Newlands neighbor resident living west of the school
and I would like to respond to the invitation regarding this site's concept plans for
by July 24.

First question – without having reviewed plans for water saturation in the parking garage
when it floods – and, I'm using the December 2012 FEMA map provided by the city's site, attached,
it has me initiallywondering why an underground parking garage is proposed
in a direct path in a flood zone?

Can you tell me the plan for what they're planning for water drainage?
~~~
~~~

From: Jonathan Vaught
To: Walbert, Sloane
Date: Wednesday, July 22, 2015 4:04:01 PM

Hi Sloane,

I have called and left you a couple of voicemails over the last 3 days regarding a notice I received about plans to develop the old People's Clinic site. The notice said to contact you directly.

I have several questions about the process and what the city envisions. I am very concerned about the traffic congestion on this block as it is already challenging to pull in/out of my driveway at certain times. Does the city have any plans for how to deal with this issue? Are there any plans to put in another stoplight or another lane?

I would appreciate a call back if possible as I'm very curious about the plans and have some concerns that I would like to discuss. My number is 303-709-7947.

Best regards,

Jon

From: Michael Greene
To: Walbert, Sloane
Subject: Opposition to: Addiung 94 Units adjacent to Foothills Elementary School
Date: Friday, July 24, 2015 6:44:14 AM

I am writing in opposition to adding 94 efficiency units next to foothills elementary schools

the key issues that I see are as follows:

1- grossly chaining the characteristics of the neighborhood.

this is a residential neighborhood with single family homes and this will add significant density, noise and other issues associated with the density with no community benefit

2- favors single occupants rather than families

This is right next to an elementary school. The ideal housing development there should favor young families that connote afford a single family home - so that they can benefit from being next to a school, and the community will also benefit from this

3- no community benefit

it has a coffee shop - there are several both north and south
a gym - north boulder rec center is right there and great
and it actually decreases community benefit

4 - traffic and parking

5 - safety and character of foothills elementary

we are adding 94 unknown adults at least - maybe more and we have no idea the impact on the flavor of the school - kids come first

this type of project is EXACTLY why I am in supper tot the neighbor hoods right to vote

From: Kurt Nordback
To: Walbert, Sloane
Subject: People"s Clinic development
Date: Friday, July 24, 2015 11:51:41 AM

I'd like to express my general support for the proposed redevelopment of the former People's Clinic site. Newlands has a shortage of small, market-rate residential units, so these would be a welcome addition. This particular location is also a retail desert, so any sort of retail is welcome as well. I'd prefer to see more retail as part of the project, in fact. Overall, I find this proposal to be significantly better for the neighborhood than a large medical use that would (as I understand) be allowed by right.

I also understand that some sort of NPP program would be put in place on Hawthorn. Given that, I'd like the city to require that the parking in the project be unbundled and priced at market rates. This would help to disincentivize car ownership, and hence driving, among residents, and thereby hopefully reduce the traffic impacts.

Last, I would suggest that the design should feature a prominent street wall along Broadway. Traffic speeds along Broadway, particularly southbound, are very high here when the light at Iris is green. A prominent building face gives drivers a feeling of greater enclosure, which results in slightly slower speeds. So this is (somewhat counterintuitively) a traffic safety measure.

Thank you.

-- Kurt Nordback

From:	Laurel Lindberg
To:	Walbert, Sloane
Subject:	People"s Clinic property
Date:	Tuesday, July 14, 2015 2:28:55 PM

I just received notice about this development and think it is a lot to compress into the property there. It is already difficult to get out of the neighbor now and more cars are not needed. In regards to that, I believe 114 parking spaces is just not enough. I have friends who live in the Holiday area and the parking is bad there because not enough on site parking is available. Just because there is a one bedroom apartment does not mean there will be just one car belonging to the people who live there. The street is already congested with cars from the school and more on street parking will just not be safe and a definite nuisance to the neighbor,

thanks for listening to my thoughts,

laurel lindberg
720 Iris Ave

From: Kay Bingham
To: Walbert, Sloane
Subject: People"s Clinic Redevelopment Proposal
Date: Monday, July 27, 2015 5:01:17 PM

To: City of Boulder, Planning Dept.
Attn: Shane Walbert

I am writing concerning the proposed development of the old People;s Clinic Property at Hawthorn and Broadway. I have lived in the neighborhood since 1978 and use Hawthorn daily.

During the school year, the **traffic** backs up on Broadway as parents are dropping off their Foothill students at 8:00-8:30 AM and again at 2:45-3:15 PM. I am concerned that 114 more parking spaces feeding off of Hawthorn will bring further congestion.

Another problem is turning left onto Broadway from Hawthorn. At any time of day, that left turn onto Broadway is difficult due to heavy Broadway traffic.

I would hope that any new residential development in this area would offer **affordable, transit oriented development.** .

I attended a community discussion for the Boulder Community Hospital redevelopment and thought that the presentation by the **Urban Land Conservancy** of Denver, which acquires and preserves real estate to provide community benefits in urban neighborhoods, offers a great approach to redevelopment.

Keep us informed!

Kay Bingham
3235 6th..

From: Kathleen Scrimgeour
To: Walbert, Sloane
Subject: Project for Planned Parenthood building on Broadway
Date: Friday, July 24, 2015 11:52:38 AM

Hello. I've lived in my home, raising my kids who walked to school, for 40 years. During that time, I've seen my neighborhood expand, growing with mc mansions, mostly! On days when school is in at Foothills and/or rush hour in the morning and afternoons, I remember to find an alternate route as traffic is NUTS on Juniper, Broadway, Hawthorn, 9th. It's a zoo! Foothill school is considered one of the "best" schools in the valley, I guess. as folks have open=enrolled and there are cars everywhere! One of the lanes on Broadway turns into one lane when school is out, due to the cars in line waiting to pick up kids. I cannot fathom the project that has been proposed! apartments, studio, one bed and two bedrooms? a workout and coffee shop?? and parking for 194?? What about guests? I know Boulder benefits, tax wise, etc. But stop! Neighborhoods are being ruined. I believe, since Boulder Community Hospital has moved out of the area, that we could use a medical clinic of some sort down there. Please don't allow more buildings/people/traffic. I am a senior citizen on a fixed income and have watched the greedy folks building, building, building. I can't believe the number of homes, costs, etc. of the development on the lower 4th street (Jr. Academy site). I remember at one point that there was talk of senior housing for that development and it disappeared. I worry about the white, rich, lifestyle that Boulder has turned into. Traffic has compounded on my once quiet street. I sound like an old lady. I'm not! I'm a liberal, progressive person, but the building, building phenomena needs to be looked at. Seriously. It shouldn't all be about money. I believe the developer is not from Colorado?? Thanks for listening
Kathleen Scrimgeour
knscrimgeour@comcast.net

From: Adam Stenftenagel - Sustainably Built
To: Walbert, Sloane
Subject: Proposed People"s Clinic Redevelopment
Date: Monday, July 20, 2015 3:28:54 PM

I am also writing in regards to the proposed redevelopment of the People's Clinic site. I would like to echo the comments provided by Zane Selvans (he copied me on his letter). I live in a 430 sqft condo near 22nd and Walnut. I ride my bike and walk pretty much everywhere and have very little need for a vehicle. If there were a car share option that was very close to my place (within one block), I would not need a car at all. I think the size of units, location, and concept are excellent.

At the same time, its crucial that we start seriously considering the energy efficiency of our buildings. With the price of solar as low as it is, there really is no reason not to build zero-energy homes and commercial buildings. This can be done today, and cost-effectively. By taking advantage of a 30 or even 15 year mortgage and financing the minimal extra improvements over existing building code, it's really easy to make a building zero energy and often times cash flow positive in the very first year: The annual savings on energy is more than the additional annual payments on the mortgage. We need to start considering this on all future projects, especially ones that are targeted as being affordable in any sense of the term.

All of these things together will make this project a truly sustainable development that's perfect for this location.

Thanks!
Adam Stenftenagel

Begin forwarded message:

From: Zane Selvans <zane.selvans@gmail.com>
Subject: Proposed People's Clinic Redevelopment
Date: July 20, 2015 at 3:10:06 PM MDT
To: WalbertS@bouldercolorado.gov

Hi there,

I'd like to offer my support, with a few caveats, for the proposed redevelopment of the People's Clinic site adjacent to the Foothills Elementary school along Broadway near Iris.

I think this is an ideal place for some very transit and bike-accessible infill. The proposed development could act as a buffer protecting the nearby neighborhood to the west with some protection from the road noise of Broadway. Access to the new protected bike lanes on Iris (going in in a month) as well as both the 9th St. and 13th St. north-south corridors would be great, as would access to the Skip.

Most of the neighborhood concerns center on parking and congestion, and these can be very effectively addressed, given the location, and the

type of tenant the development might be expected to attract. Requiring the development to provide ecopasses to all residents (at least, until we get a community wide pass program), reducing the parking that is provided on site substantially (perhaps 0.5 spots per dwelling unit?) completely unbundling the cost of those parking spaces from the cost of rent (which would mean charging the real production cost of the parking to the tenants -- something likely between $100 and $200/month), and implementing a neighborhood parking permit district in the vicinity of the development (perhaps asking the developer to cover the cost of administering that program -- which would be much cheaper than building parking spaces....) would all go a long way toward addressing the traffic/parking concerns of the neighbors. Providing really high quality, ground-floor accessible, indoor, secure bike parking facilities would also help select for folks that don't want to or need to drive on a regular basis. Providing on-site access to a shared vehicle (perhaps in partnership with local non-profit eGo Carshare) would let people have easy access to a vehicle for errands around town when they need it.

Bundling all these transportation amenities together, and making the real costs of driving transparent to tenants, in this particular location, especially with the modest unit sizes that you're proposing, would strongly select for folks that don't want or need to drive on a daily basis -- of which there are thousands in Boulder already, but for whom there are really very few tailor made housing options.

There are also a growing number of young families that are open to living in a more urban context, *if* it is built with them in mind. Ensuring that there is some protected (non-vehicle accessible) outdoor common space that's easily visible from the adjacent households, and directly accessible from the 2BR units would go a long way toward making it more family friendly, and might create some additional diversity in the tenants, and help Boulder retain a demographic that we often seem to be a bit short of.

Sincerely,
Zane Selvans
(speaking on my own behalf)

--
Zane A. Selvans
Amateur Earthling, PhD
+1.303.815.6866 (mobile)
@ZaneSelvans (twitter)
PGP: 55E0815F

[Flat Iron Bike **|** Amateur Earthling **|** Clean Energy Action **|** Transportation Advisory Board **|** Better Boulder **|** Community Cycles Advocacy Committee **|** Boulder Housing Coalition **|** Make Boulder Home **]**

Adam Stenftenagel
LEED® Accredited Professional
Principal
Sustainably Built, LLC
Green Building Consultants
1720 15th St.
Boulder, CO 80302
720-363-1192
720-222-8604 fax
www.SustainablyBuilt.com

From: Zane Selvans
To: Walbert, Sloane
Subject: Proposed People"s Clinic Redevelopment
Date: Monday, July 20, 2015 3:10:28 PM

Hi there,

I'd like to offer my support, with a few caveats, for the proposed redevelopment of the People's Clinic site adjacent to the Foothills Elementary school along Broadway near Iris.

I think this is an ideal place for some very transit and bike-accessible infill. The proposed development could act as a buffer protecting the nearby neighborhood to the west with some protection from the road noise of Broadway. Access to the new protected bike lanes on Iris (going in in a month) as well as both the 9th St. and 13th St. north-south corridors would be great, as would access to the Skip.

Most of the neighborhood concerns center on parking and congestion, and these can be very effectively addressed, given the location, and the type of tenant the development might be expected to attract. Requiring the development to provide ecopasses to all residents (at least, until we get a community wide pass program), reducing the parking that is provided on site substantially (perhaps 0.5 spots per dwelling unit?) completely unbundling the cost of those parking spaces from the cost of rent (which would mean charging the real production cost of the parking to the tenants -- something likely between $100 and $200/month), and implementing a neighborhood parking permit district in the vicinity of the development (perhaps asking the developer to cover the cost of administering that program -- which would be much cheaper than building parking spaces....) would all go a long way toward addressing the traffic/parking concerns of the neighbors. Providing really high quality, ground-floor accessible, indoor, secure bike parking facilities would also help select for folks that don't want to or need to drive on a regular basis. Providing on-site access to a shared vehicle (perhaps in partnership with local non-profit eGo Carshare) would let people have easy access to a vehicle for errands around town when they need it.

Bundling all these transportation amenities together, and making the real costs of driving transparent to tenants, in this particular location, especially with the modest unit sizes that you're proposing, would strongly select for folks that don't want or need to drive on a daily basis -- of which there are thousands in Boulder already, but for whom there are really very few tailor made housing options.

There are also a growing number of young families that are open to living in a more urban context, *if* it is built with them in mind. Ensuring that there is some protected (non-vehicle accessible) outdoor common space that's easily visible from the adjacent households, and directly accessible from the 2BR units would go a long way toward making it more family friendly, and might create some additional diversity in the tenants, and help Boulder retain a demographic that we often seem to be a bit short of.

Sincerely,
Zane Selvans
(speaking on my own behalf)

--
Zane A. Selvans
Amateur Earthling, PhD
+1.303.815.6866 (mobile)
@ZaneSelvans (twitter)
PGP: 55E0815F

[Flat Iron Bike **|** Amateur Earthling **|** Clean Energy Action **|** Transportation Advisory Board **|** Better Boulder **|** Community Cycles Advocacy Committee **|** Boulder Housing Coalition **|** Make Boulder Home **]**

From: jo.baumgartner@comcast.net
To: Walbert, Sloane
Subject: Proposed redevelopment 3303 Broadway Boulder LUR 2015-00058
Date: Friday, July 24, 2015 3:01:52 PM

July 24, 2015
RE: Proposed redevelopment of 3303 Broadway Boulder CO (People's Clinic Site)
As a 30 year resident of Hawthorn Avenue (803 Hawthorn Ave) following are my thoughts regarding the proposed development at 3303 Broadway.

1. 1. It is important to respect the "personality" of Newlands by offering housing options that are truly appropriate for a mix of ages and incomes- important to the fabric of our neighborhood. If that could be addressed in this neighborhood, (not combining it with the development at Jay and 28th) I would support rezoning for residential use.
2. 2. My second major concern is the only vehicle access point being on Hawthorn Ave

- The hazards associated with traffic turning onto Hawthorn so close to Broadway should be closely examined. Already backups exist at the stop sign due to cars waiting to turn left, future traffic patterns may also be impacted by the changes on Iris Ave.
- Due to the street patterns, (not a grid, alternatives take you several blocks out of way to 4th street) the impact of only having access from Hawthorn Ave will be significant on Hawthorn Avenue and 9th street. I feel many cars will turn west on Hawthorn and then south on 9th , rather than navigate Hawthorn to Broadway(headed north or south)- thus the neighborhood absorbing significantly more traffic.

Virtually no one will be using Juniper to access this site. It is too out of the way.

- Seems that an "alley" or access road could be incorporated into the design ? on north side of property so cars don't directly enter/exit a parking garage from Broadway
- Could also maintain the no left turn onto Broadway that currently exists from the Peoples clinic Broadway entrance for safety exiting onto Broadway
- With the people's clinic having access on both Broadway and Hawthorn the flow was fine . Although I believe the proposed population will use cars more than the previous use.
- Currently traffic on Hawthorn is near impossible at am and pm school drop off and pick up times. Entering or exiting the development during these windows would be extremely difficult. This is also a safety issue for emergency vehicles

1. 3. Parking -the neighborhood currently wrestles with the school and parking challenges , if a permit parking zone is enacted on part of Hawthorn, it will push more parking deeper into the neighborhood. Since Broadway serves as an effective barrier to convenient parking, the impact won't be dispersed evenly.
2. 4. I do not support a height variance. The reasons for height restrictions are

valid and granting a variance would negatively affect the neighborhood residents.

Thank you for your time. Please contact me if you have questions.
Sincerely,
Jo Anne Baumgartner
jo.baumgartner@comcast.net
303-442-1230

From: caroline-inca@comcast.net
To: Walbert, Sloane
Subject: Re: Comments on 3303 Broadway Concept Plan Review
Date: Sunday, July 19, 2015 8:36:52 PM

Hi Sloane,
I hope you had a nice weekend.

I looked at the plans, as you suggested. I didn't see a document describing the target customers or type of community they are trying to establish. Since there is no outside play area, I assume it is not for families.

I have a few more questions, seeing these other documents:
1- will the underground parking have enough parking for guests of the units plus the fitness center? It seems as if they expect a lot of traffic for the fitness center.
2- I'll admit that I have never seen that type of transportation study before. Not knowing all the details, it appears to me as if they put a lot less impact on Hawthorne and then 9th, Juniper, and Kalmia than I would expect. It is hard to turn left from Hawthorne onto Broadway during rush hour (morning or night). I know many people who go to 4th and then to either Kalmia or Juniper. Also, not knowing the target renters, it is hard to know if the transportation numbers are appropriate - they look low to me, especially occupants during rush hour. Am I being skeptical to point out that the numbers seem to match very closely the prior numbers? Was that the goal? I assume your office has some way to validate those assumptions?
3- there was mention of existing bike paths on Broadway. Really? Only if they ride on the sidewalks and those are narrow in many places (not suited for bikes and pedestrians). Most people either use 9th or the route from 15th to 13th.

Walking around the area over the weekend, I remain of the opinion that it is quite a change and that going to 3 floors and 90+ units is just too much in many ways - height, traffic, density, etc. Limiting to 2 floors and only 30- 60 or so units would still be a significant impact but might be absorbed with time.

Thank you so much for considering my comments.

Caroline

From: "Sloane Walbert" <WalbertS@bouldercolorado.gov>
To: "caroline-inca@comcast.net" <caroline-inca@comcast.net>
Sent: Friday, July 17, 2015 4:41:15 PM
Subject: RE: Comments on 3303 Broadway Concept Plan Review

Dear Caroline,

Thank you for your email. Unfortunately, I did not have time this week to respond to your questions. But I wanted to let you know that I received your email. I will respond to your questions early next week. In the meantime, you can access the submittal documents at

From: Toby Murdock
To: Walbert, Sloane
Subject: Re: Comments on concept plan review for former PEOPLE'S CLINIC (3303 Broadway)
Date: Friday, July 17, 2015 4:08:16 PM

Cool. My comments below. Thanks!

I am a home owner only a few blocks from the project. All three of my kids have attended Foothill Elementary (and my third is still there). And I write you in support of the Iris & B proposed project.

I love Boulder and we are blessed to live here. I love the green belt but I recognize the pressure that it puts on our housing supply. The only path to take then, of course, is greater density, or our city will stagnate and grow entirely unaffordable.

There are NIMBYs all around who oppose any change. But we all have to do our part, including welcoming change in our neighborhoods. The city must continue to evolve and become more dense. And it seems that Iris & B is well planned to do just that in the most responsible way.

Furthermore I am looking forward to the walking-distance coffee shop it proposes!

Please let me know if you'd like to discuss any further. I'm in total support of the project.

On Fri, Jul 17, 2015 at 4:01 PM, Walbert, Sloane <WalbertS@bouldercolorado.gov> wrote:

> Dear Toby,
>
> An email is the best way to provide feedback. Feel free to email the comments directly to myself. We can also talk, if you prefer. You can access the submittal documents at http://gisweb.bouldercolorado.gov/agswebsites/pds/development-review/. Enter the address or case number in the upper right hand side of the page and the plans will be listed on the left hand side. Please ignore any references to 2801 Jay Road.
>
> I look forward to your feedback. Thanks,
>
> **Sloane Walbert**
>
> Planner I, Department of Community Planning and Sustainability
>
> City of Boulder
>
> 1739 Broadway, 3rd Floor
>
> P.O. Box 791
>
> Boulder, CO 80306-0791

From:	Tommy Stover
To:	Walbert, Sloane
Cc:	City of Boulder Planning
Subject:	Re: Former People"s Clinic Redevelopment - 3303 Broadway - LUR2015-00058
Date:	Wednesday, July 22, 2015 8:29:46 PM

Hello Sloane,
My name is Tommy Stover and I live with wife and daughter directly across from the former People's Clinic at 3303 Broadway. Our address is 3310 Broadway. We are firmly against the development of a large residential complex at this property. The neighborhood needs something other than a high-density residential development. The area does not well support it for these reasons:

1. Current traffic congestion and safety issues. When school is in session 9 months of the year, there is very heavy traffic at drop off, and at pickup from 2:45-3:15pm. This leads to frequent overflow, stopped traffic spilling onto Broadway southbound. Almost daily we hear screeching tires from frustrated drivers cutting it close to an accident, and have witnessed at least 4 pedestrian and bicycle incidents at the corner of Hawthorn and Broadway in the past 2 years.

2. Parking - Where will the tall cars with a roof box park, or the people that drive larger vehicles who never park in confined, underground parking? They will park in the neighborhood, where there currently is very little parking infrastructure.

3. Construction of such a large complex, with underground parking means the construction process is going to incredibly invasive to my family, living directly across Broadway. We would be forced to tolerate many, many months of noise, dust, cranes, traffic, workers, etc as the complex is being built.

4. We do not want, or need a coffee shop, gym, or conference space in the neighborhood. We have all of these resources very close by already. These businesses draw will draw in more visits, parking, and traffic to the already crowded location, especially when school is in session.

5. There is no bicycle lane here on Broadway, yet lots of bicycle traffic on the sidewalks and in the street that would be greatly increased by this development.

6. There would likely need to be another pedestrian crossing at Hawthorn and Broadway to accommodate for the increased people crossing on a daily basis.

7. The bus stop on southbound Broadway in front of the Peoples Clinic would need to be moved, as it already impedes the view of people turning left from Hawthorne onto northbound Broadway.

8. We are raising our daughter here, and honestly just don't want 120+ people living 150 feet away, looking onto our property and living space from above and across the street.

9. An ideal tenant/occupant would be a pre-school. day care, or less dense family living units.

Thank you for taking the time to listen to our opinions.

The Stover Family,
Tommy, Janelle, and Adeline Stover

From: Sean McIllwain
To: Walbert, Sloane
Subject: Re: LUR2015-00058
Date: Thursday, July 23, 2015 10:04:44 AM

Thanks Sloane.

I just wanted to point out one more reason as to why the re-zoning is not beneficial to the community and it actually comes directly from the Concept Plan:

> Along much of the North Broadway Corridor from Balsam to Iris land alongside Broadway is zoned RH-2. The 3303 Broadway concept will not work within this zone designation and thus proposes a zone designation of RH-3.
>
> RH-2 limits the intensity of development through maximum dwelling units per acre and minimum open space requirements. This designation is most appropriate for standard sized and larger residential units. 3303 Broadway intends to deliver more housing in less space through a large number of efficiency units.

In the statements above, the developer honestly admits that their plan will not work within the current zoning (RH-2) that reaches from Iris to Balsam. It is clear that more units are needed, not for any community benefit but rather as a way to make the project profitable.

From my perspective, the current zoning, parking requirements, etc. are appropriate and this project is too dense for the surrounding neighborhood.

Thanks again,

Sean McIllwain
3030 Washington Street

> On Jul 17, 2015, at 3:50 PM, Walbert, Sloane <WalbertS@bouldercolorado.gov> wrote:
>
> Dear Sean,
>
> Thank you for the feedback. Please let me know if you would like additional information or clarification. Your feedback will be taken into consideration during staff's review and will be forwarded to Planning Board prior to the hearing. I will also keep you updated on the project's process and the hearing date.
>
> **Sloane Walbert**
> Planner I, Department of Community Planning and Sustainability
> City of Boulder
> 1739 Broadway, 3rd Floor
> P.O. Box 791

From: Rich Schmelzer
To: Walbert, Sloane
Subject: Re: LUR2015-00058
Date: Thursday, July 16, 2015 1:45:44 PM

Thanks for the info.

I think the core problem is that at 5p traffic backs up all the way to Pearl Street from people trying to turn left onto Hawthrone and street south of that. As a result the go to 4th and speed through the neighborhoods and jump back out by driving down juniper. If juniper was one way going west there wouldn't be an issue.

Also, why don't they just put up 10-20 high end condos? 100 residential units seems like way to much.

Respectfully,

Rich Schmelzer
Sent from my iPhone

On Jul 16, 2015, at 11:45 AM, Walbert, Sloane <WalbertS@bouldercolorado.gov> wrote:

> Dear Rich,
>
> Thank you for the email. The applicant provided a trip generation study for the project, which is a general estimate of the amount of traffic created by the proposal. A city staff transportation engineer will provide feedback on possible traffic/transportation impacts during the concept plan review. A more detailed traffic study, which examines current traffic volume and patterns, and a transportation demand management (TDM plan) will be submitted during the second round of review (site review). The concept plan review is intended to identify high level issues and I expect traffic, access and parking will likely be identified as some of these issues.
>
> The applicant has proposed to close the existing access on Broadway in order to meet city requirements for one access point or curb cut per property. All vehicular access to the site will be from Hawthorn Ave. The expectation is that most people will use Broadway and Hawthorn to access the site. However, this would be examined further in a traffic study.
>
> You can access the submittal documents at http://gisweb.bouldercolorado.gov/agswebsites/pds/development-review/. Enter the address or case number in the upper right hand side of the page and the plans will be listed on the left hand side. Please ignore any references to 2801 Jay Road.
>
> Your feedback will be taken into consideration during staff's review and will be forwarded to Planning Board prior to the hearing. I will also keep you updated on the

From: Tina Marquis
To: Walbert, Sloane
Subject: Re: People"s Clinic redevelopment
Date: Friday, July 17, 2015 4:22:11 PM

Hi Sloane,

Thanks for getting back to me. My major concern is that Foothill has had issues with traffic since the school expanded in 2009. Over the last 6 years, the clinic was closed, so we have yet to have had a time with two traffic generating buildings in that block. I realize that the site will be developed, and it's important to MHP to recoup their money on the site. I do ask that you ask for input from the school district (the superintendent) so that changes can be made that consider student safety. The school has done a terrific job promoting walking, biking and bussing to school. However, the school has a large population from North Boulder, and those students will always need to be picked up for activities from time to time, as well as students in the beighborhood. In addition, sadly, our divorced parents cannot always afford to move back into the Foothill boundaries so need to drive kids to and from school. This also probably generates some traffic which will be difficult to reduce.

On a lesser note, I do wish the project included some affordable housing. Given the site's proximity to a grocery store, medical offices, etc., I could imagine some senior housing there. However, from my conversation with the developer, this seems extremely difficult to do.

I appreciate your consideration of my comments.

Best,

Tina

On Fri, Jul 17, 2015 at 4:05 PM, Walbert, Sloane <WalbertS@bouldercolorado.gov> wrote:

> Dear Tina,
>
> I am the case manager on this case. Please let me know if you have any feedback or if you have any questions. Thank you,
>
> **Sloane Walbert**
>
> Planner I, Department of Community Planning and Sustainability
>
> City of Boulder
>
> 1739 Broadway, 3rd Floor

From: foothillpto.president@gmail.com
To: Walbert, Sloane
Subject: Re: Redevelopment Proposal 3303 Broadway
Date: Monday, July 20, 2015 8:41:03 PM

Dear Sloan,

Thank you for reaching out to us on the topic of traffic flow near/around Foothill Elementary. Margaret and her group also solicited feedback from the Foothill Elementary PTO regarding the proposed development at 3303 Broadway. It is difficult for our board to speak for the school as a whole, so we are putting together a parent group and hope to host a town-hall style meeting to hear more from our community. Until then, I am happy to address the topic of traffic.

Traffic on Hawthorne is a concern. The length of road between the from school entrance and Broadway is our bus and hug-and-go lane. During the morning hours traffic heading east on Hawthorn moves reasonably well; the afternoon east bound traffic can back-up onto Broadway around school dismissal/pick-up time at 2:55pm. It is nearly impossible to make a left hand turn from Hawthorne onto Broadway during peak traffic times as well. When someone attempts a left-hand turn, traffic backs up, leaving little space for 2-lanes of traffic plus on-street parking. The aforementioned traffic problems existed with a vacant building and prior to the right-sizing of Iris. I can only anticipate the problem getting worse. Has the city considered any changes (one-ways, lights, right-turn only, etc) to improve the flow of traffic around Foothill Elementary and surrounding neighborhood?

Based on traffic studies we have seen (and had verified by someone not associated with Margarets group) a residential building will have a smaller impact on traffic than a health/medical building of the same size would. Obviously, this is appealing to the school. Having the entrance to the development on Hawthorn and eliminating any Broadway entrance/exits presents the concern of children on the sidewalk. Our request was to have a gated entrance to the lower garage with mirrors providing extra visibility, so cars cannot quickly exit/enter onto Hawthorn. The more we can do to minimize risks to our students, the better.

The idea of developing the former People's Clinic site is going to elicit strong, and likely negative, feedback regardless of what type of development secures the site. Living on Juniper Avenue, and having kids that will be attending Foothill through any construction project over the next 7 years, means this project will have a direct impact on my family. Having seen the plans, and after thorough consideration of alternatives, I am now personally in support of the project. The design of the building, and its mixed-use components, has the neighborhoods best interest in mind. Rather than maximizing units, they elected to add spaces that could be utilized be the community. The building as planned is aesthetically pleasing, which lends me to feel the landscaping placed between (it and Foothill) will be as well.

Will the city be hosting a public meeting for the site review application? If so, please send us the date/time so we can plan to attend.

Regards,
Nicole Rajpal

Sent from Nicole's iPhone

From: Steve Hoerter
To: Walbert, Sloane
Subject: Redevelopment proposal -- former People"s Clinic
Date: Tuesday, July 14, 2015 7:31:52 AM

Hi Sloane,

I heard from a neighborhood email distribution list about the proposal to redevelop the corner of Hawthorne and Broadway to high-density residential. Can you please add me to the list of folks who would like to receive updates about the proposal?

Based on what I have read about the proposal, I am concerned that such a high density project a) does not fit with the character of the neighborhood and would be in stark contrast to the neighboring single-family homes, and b) would significantly add to traffic near a public school, raising safety concerns for children walking and biking to school. For these reasons I am strongly opposed to the redevelopment proposal.

Best regards,
Steve

From: Robert
To: Walbert, Sloane
Subject: Review Number LUR2015-00058
Date: Sunday, July 12, 2015 12:04:18 PM

Dear Sloane Walbert,

I am very interested in the proposed Former People's Clinic Redevelopment concept plan. My primary concern is that the plan will provide sufficient parking onsite to accommodate the needs of the inhabitants of the 94 units, their guests, the commercial occupants and their customers. Foothill Elementary already provides parking pressure on the neighborhood. Without self contained parking for the proposed project, it will exacerbate an already challenging parking situation.

Furthermore, the idea of providing below grade parking strikes me as design flaw that will be prone to flooding. While the September 2013 flood inundated the property, the property is in the Two-Mile Creek 100-year flood plain [https://www-static.bouldercolorado.gov/docs/map_boulder_floodplains-1-201304171217.pdf], and at least a few times a year when we get heavy rainfall, there is significant flow of water along the north side of Hawthorn Avenue between 9th street and Broadway resulting in shallow flooding that often extends on to and over the side walk.

Given the proximity of the Foothill Elementary, it is unclear what the true added value to the neighborhood of a community room is when the neighborhood can arrange access to school facilities.

Without access to the concept plan, it is hard to provide specific comments but I do hope project preserve the neighborhood sight lines and the proposed 3-story building does not exceed the 35 foot building height zoning cap moratorium approved by the Boulder City Council last April.

Thank you for contacting me and I look forward to learning more about the project as it becomes better defined.

Robert S. Webb
Boulder, Colorado

From:	Judy Oxley
To:	Walbert, Sloane
Subject:	LUR2015-00058 Fwd: RE: building proposal 3303 Broadway-comments before 7/24 considered
Date:	Thursday, July 23, 2015 8:22:13 PM

To the Planning Board,

I am forwarding the following email in case it was not received
and due 7/24, as part of Newland's Neighborhood's concerns for the proposed property
at 3303 Broadway.

Thank you,

Judy Oxey
802 Iris Ave.
Boulder, CO 80304

----- Forwarded Message -----
From: charles peter rogers <charlespeterrogers@hotmail.com>
To: Judy Oxley <judyoxley@comcast.net>
Sent: Fri, 24 Jul 2015 00:33:52 -0000 (UTC)
Subject: RE: building proposal 3303 Broadway-comments before 7/24 considered
This building is way too large for this neighborhood and for the space.
having that many people coming and going on that footprint is not at all in keeping with the plan and would be totally uncomfortable to live with.
the school is very busy and traffic backs up daily throughout the day turning off of hawthorne already.
the corner off of iris is one of the busiest in the city and very hard to deal with.
between traffic coming off of iris and south from broadwaythereis already a constant flow of traffic.
there are repeated accidents at broadway and iris and in front of the peoples clinic.
there is no way the planning board should change the zoning it is a terrible idea.
charles peter rogers
po box 3
boulder , co 80304

From: judyoxley@comcast.net
To: ;
Subject: building proposal 3303 Broadway-comments before 7/24 considered
Date: Tue, 14 Jul 2015 21:58:15 -0600

from July 13 newlandsgreenlands.com

Comments due
7/24/15 on concept plan review for former PEOPLE'S CLINIC (3303 Broadway)

Construction and drainage impacts can be reviewed as this project matures through the design process. The District's objectives for these would be to limit construction disruption during the school year and assure that drainage is adequately routed away from school property.

If you have any other questions, concerns, or further clarifications, feel free to contact me at 303-245-5794 or via e-mail at glen.segrue@bvsd.org.

Sincerely,

Glen Segrue, A.I.C.P.
Senior Planner

From: jo.baumgartner@comcast.net
To: Walbert, Sloane
Subject: Proposed redevelopment 3303 Broadway Boulder LUR 2015-00058
Date: Friday, July 24, 2015 3:01:52 PM

July 24, 2015
RE: Proposed redevelopment of 3303 Broadway Boulder CO (People's Clinic Site)
As a 30 year resident of Hawthorn Avenue (803 Hawthorn Ave) following are my thoughts regarding the proposed development at 3303 Broadway.

1. 1. It is important to respect the "personality" of Newlands by offering housing options that are truly appropriate for a mix of ages and incomes- important to the fabric of our neighborhood. If that could be addressed in this neighborhood, (not combining it with the development at Jay and 28th) I would support rezoning for residential use.
2. 2. My second major concern is the only vehicle access point being on Hawthorn Ave

- The hazards associated with traffic turning onto Hawthorn so close to Broadway should be closely examined. Already backups exist at the stop sign due to cars waiting to turn left, future traffic patterns may also be impacted by the changes on Iris Ave.
- Due to the street patterns, (not a grid, alternatives take you several blocks out of way to 4th street) the impact of only having access from Hawthorn Ave will be significant on Hawthorn Avenue and 9th street. I feel many cars will turn west on Hawthorn and then south on 9th , rather than navigate Hawthorn to Broadway(headed north or south)- thus the neighborhood absorbing significantly more traffic.

Virtually no one will be using Juniper to access this site. It is too out of the way.

- Seems that an "alley" or access road could be incorporated into the design ? on north side of property so cars don't directly enter/exit a parking garage from Broadway
- Could also maintain the no left turn onto Broadway that currently exists from the Peoples clinic Broadway entrance for safety exiting onto Broadway
- With the people's clinic having access on both Broadway and Hawthorn the flow was fine . Although I believe the proposed population will use cars more than the previous use.
- Currently traffic on Hawthorn is near impossible at am and pm school drop off and pick up times. Entering or exiting the development during these windows would be extremely difficult. This is also a safety issue for emergency vehicles

1. 3. Parking -the neighborhood currently wrestles with the school and parking challenges , if a permit parking zone is enacted on part of Hawthorn, it will push more parking deeper into the neighborhood. Since Broadway serves as an effective barrier to convenient parking, the impact won't be dispersed evenly.
2. 4. I do not support a height variance. The reasons for height restrictions are

valid and granting a variance would negatively affect the neighborhood residents.

Thank you for your time. Please contact me if you have questions.
Sincerely,
Jo Anne Baumgartner
jo.baumgartner@comcast.net
303-442-1230

From: Jonathan Vaught
To: Walbert, Sloane
Date: Tuesday, July 28, 2015 4:08:00 PM

Hi Sloane,

I would like to voice my concerns for the proposed commercial development project at the old People's Clinic Site.

I live directly across the street from the sight and have lived there for over 9 years. Pulling in/out of my driveway is already a challenge given the significant traffic on Broadway, especially at the intersection of Iris. The proposed density of 94 units seems like significantly more density then that area can handle. If it already takes several minutes for just me to pull in or out of my driveway most of the time, I can't imagine how long it will take if another 94 cars and their owners live on the same block, it will be a disaster and could drastically reduce the value of my home.

In addition, the proposed building would completely block our view of the mountains and would also reduce the value of my property.

I would be ok with a lower density residential development but this seems outrageously high for the area proposed and seems driven by the developer's financial gain at the cost of our neighborhood's livability. I strongly urge the city to reject the proposed plan.

Sincerely,

Jon Vaught

From: R Crifasi
To: Walbert, Sloane
Subject: Case Number: LUR2015-00058
Date: Wednesday, August 12, 2015 4:28:27 PM

Dear Mr. Walbert:

I am writing to express my vigorous concern about the proposed property redevelopment at 3303 Broadway. Adding 93 units to this area would be excessive by any measure of density. There is no way that that the over congested Hawthorn-Broadway-Iris intersection area could accommodate the additional traffic that this proposal would entail.

This will also compound peak hour traffic when the nearby school is in session and children are being dropped off.

In addition if this is built and if Iris is "right-sized" the peak hour traffic will become even more egregious.

Furthermore, I am particularly concerned what this development will mean for people east of Hawthorn and Broadway to exit onto both Broadway and Iris (especially for people going south on Broadway and West on Iris) for area residents.

I would like to be kept informed about the Development Review Process for this property, including all opportunities for written and verbal comment, and notification of any meetings pertaining to this review.

With Best Regards

Bob Crifasi
3257 Hawthorn Hollow
Boulder CO 80304

720-290-0147

PS - Please confirm receipt of this e-mail, for if I do not hear back I will forward this message on to both the Director of Planning and the City Council comment page. Thanks!

From: Michael Greene
To: Walbert, Sloane
Subject: Re: Opposition to: Addiung 94 Units adjacent to Foothills Elementary School
Date: Friday, July 31, 2015 3:38:49 PM

I saw the plans - and honestly - the design is so lacking in character and so out of sync with the neighborhood - I object even more because of them

On Jul 24, 2015, at 8:56 AM, Walbert, Sloane <WalbertS@bouldercolorado.gov> wrote:

Dear Michael,

Thank you for the thoughtful feedback. Please be assured that your feedback will be taken into consideration during staff's review and will be forwarded to Planning Board prior to the hearing. I will also keep you updated on the project's process and the hearing date.

If you haven't done so already, you can access the submittal documents at http://gisweb.bouldercolorado.gov/agswebsites/pds/development-review/. Enter the address or case number in the upper right hand side of the page and the plans will be listed on the left hand side. Please ignore any references to 2801 Jay Road.

Please let me know if you have any questions or have something to add before the hearing. Have a good weekend.

Sloane Walbert
Planner I, Department of Community Planning and Sustainability
City of Boulder
1739 Broadway, 3rd Floor
P.O. Box 791
Boulder, CO 80306-0791
(303) 441-4231 Direct
WalbertS@bouldercolorado.gov

-----Original Message-----
From: Michael Greene [mailto:greenemp@onebox.com]
Sent: Friday, July 24, 2015 6:44 AM
To: Walbert, Sloane
Subject: Opposition to: Addiung 94 Units adjacent to Foothills Elementary School

I am writing in opposition to adding 94 efficiency units next to foothills elementary schools

the key issues that I see are as follows:

From: Bill Williams
Subject: Former Peoples Clinic Redevelopment
Date: Friday, July 24, 2015 1:23:21 PM

Others in the Newland area have written that they would not be impacted by this redevelopment. Living directly across from the site I have to disagree. It depends on your outlook! Looking east from south of the project is very different from looking west directly at it. I do not care to exchange a view of the front range hills (mercifully nearly devoid of housing due to past City Council actions) for a view of a ~50 foot high monolith blocking the view and also blocking the sounds of children playing; replacing it with the sounds of Broadway traffic reflected off of the building face. Truly a degradation in my quality of life!

It has also been suggested that the traffic from this development would be less than that to and from a medical center. Possibly true but a center's traffic would be distributed throughout the entire day while traffic from 94 apartments would concentrate in the morning and evening rush hours; adding to the already congested traffic! And for those leaving and returning that need to turn across traffic, how will that be handled. Do you propose to add another traffic signal at Hawthorn and Broadway? This intersection has in the past had it's share of collisions from turning traffic.

Others have detailed the degradation in this neighborhood that would be brought on with this plan. Growth is inevitable but surely this is not necessary. Development can be implemented that is in better keeping with the character of the neighborhood and with the overall needs of the city of Boulder. Bill Williams

From: Jennifer Goldman
To: Walbert, Sloane
Subject: 3303 Broadway
Date: Saturday, August 15, 2015 6:42:29 AM

Sloane,

I would very much like to be included on your distribution list for this project in question and kept abreast on staff comments.

Thank you,
Jennifer Goldman
Resident of Newlands and parent of children at Foothill Elementary.

Sent from my iPhone

From: David Keyek
To: Walbert, Sloane
Subject: Re: Staff Initial Review Comments - Concept Plan Review at 3303 Broadway
Date: Thursday, August 20, 2015 10:26:50 PM

See spelling and grammar corrections. Either I've been working too much or I wasn't paying attention to auto-correct. Please replace my comments with the new version below:

Ms. Walbert,

Please add my comments to the record:

As a close neighbor to 3303 Broadway, I have significant concerns about the overall size, height, capacity and traffic impacts of the proposed project. I wholeheartedly agree with the concerns of the planning commission in that the project is too big in its square footage, too tall, too large in its residential and commercial capacity, and will adversely impact an already highly impacted neighborhood with increased auto traffic. If the project were cut in half in all regards, it might be acceptable. As it stands now, the proposed project is grossly out of line with the character of this residential neighborhood and should be flatly rejected.

Thank you for hearing my concerns.

Sincerely,

David Cavanaugh-Keyek
1005 Grape Avenue

Sent from my iPhone

On Aug 20, 2015, at 5:05 PM, "Walbert, Sloane" <WalbertS@bouldercolorado.gov> wrote:

Hello David,

Thank you for the official feedback. Let me know if you think of anything you would like to add. I will be sure to include your feedback in the memo to Planning Board.

Regards,

Sloane Walbert

From: danielle diamond
To: Walbert, Sloane
Subject: Re: Case #LUR2015-00058, 3303 Broadway Iris and B development
Date: Thursday, August 20, 2015 7:41:35 PM

Thank you for your reply
I am not very savvy with the computer and must have clicked the wrong buttons
I strongly OPPOSE the Iris and B project!
Due to it being extremely near a school
The traffic is bad there already without the construction chaos and the noise and pollution it would bring to the playground that is literally right there at the school
I'll be attending the meeting on this and voicing my concern
As an active parent at Foothill I know many of us will be there opposing this project
Thank you
Danielle Diamond

On Thursday, August 20, 2015, Walbert, Sloane <WalbertS@bouldercolorado.gov> wrote:

> Dear Danielle,
>
> Thank you for the feedback. Would you mind clarifying your comments for me? At first you say that you oppose the project but then you list positive aspects of the project (lower traffic impact, subsidized bus passes, neighborhood parking pass management, efficiency units, etc.). Then you say that the developer has engaged the community and designed the project to meet the needs of the school.
>
> Are you saying that you oppose the project overall but you appreciate these other aspects? It would be helpful for me to understand the intent of your comments.
>
> Please be assured that your feedback will be taken into consideration during staff's review and will be forwarded to Planning Board prior to the hearing. I will also keep you updated on the project's process and the hearing date.
>
> Thank you,
>
> **Sloane Walbert**
>
> Planner I, Department of Community Planning and Sustainability

City of Boulder

1739 Broadway, 3rd Floor

P.O. Box 791

Boulder, CO 80306-0791

(303) 441-4231 Direct

WalbertS@bouldercolorado.gov

From: Danielle Diamond [mailto:nonnidiamond@gmail.com]
Sent: Wednesday, August 19, 2015 5:12 PM
To: Council
Cc: Walbert, Sloane
Subject: Case #LUR2015-00058, 3303 Broadway Iris and B development

As a parent of a Foothill Elementary student I strongly oppose this project!!! The noise and construction would be terrible for the students and faculty
The traffic congestion is bad enough there already!

This proposed multi-family use will have a lower traffic impact in general, and specifically around the time when school lets out which is the highest traffic time for the school. The developer has agreed to subsidize bus passes for all residents for an extended period of time, and has volunteered to be the administrators for the neighborhood parking pass designation, allowing residents on Hawthorn Ave. to have sole overnight parking access. The micro offices encourage live-work, which will also help to reduce traffic. And the efficiency units are likely to attract tenants who would bike, walk, or take the bus to work.

I understand that the developer has engaged the school, the PTO presidents, executive committee and interim principal to discuss ways to minimize impact, such as beginning construction in the summer when school is off-peak, and providing new landscaping to make it more attractive than it is now, a nd generally building a relationship that fully considers the needs of the school. I don't know if the other projects being considered have done that.

Danielle Diamond
2740 5th St
Boulder, CO 80304
303-562-6818

From:	Michael Rutter
To:	Council
Cc:	Walbert, Sloane
Subject:	Case #LUR2015-00058, 3303 Broadway Mixed residential/commercial at 3303 Broadway
Date:	Tuesday, August 25, 2015 7:17:51 AM

This is a great opportunity to support small business owners and provide a broader array of services to the community.

Michael Rutter
732 North St
Boulder, CO 80304
3039198657

From:	Danielle Diamond
To:	Council
Cc:	Walbert, Sloane
Subject:	Case #LUR2015-00058, 3303 Broadway Iris and B development
Date:	Wednesday, August 19, 2015 5:11:48 PM

As a parent of a Foothill Elementary student I strongly oppose this project!!! The noise and construction would be terrible for the students and faculty
The traffic congestion is bad enough there already!

This proposed multi-family use will have a lower traffic impact in general, and specifically around the time when school lets out which is the highest traffic time for the school. The developer has agreed to subsidize bus passes for all residents for an extended period of time, and has volunteered to be the administrators for the neighborhood parking pass designation, allowing residents on Hawthorn Ave. to have sole overnight parking access. The micro offices encourage live-work, which will also help to reduce traffic. And the efficiency units are likely to attract tenants who would bike, walk, or take the bus to work.

I understand that the developer has engaged the school, the PTO presidents, executive committee and interim principal to discuss ways to minimize impact, such as beginning construction in the summer when school is off-peak, and providing new landscaping to make it more attractive than it is now, a nd generally building a relationship that fully considers the needs of the school. I don't know if the other projects being considered have done that.

Danielle Diamond
2740 5th St
Boulder, CO 80304
303-562-6818

From: Virginia Leffler
To: Walbert, Sloane
Subject: Apartment building on Hawthorn & Broadway
Date: Sunday, September 06, 2015 8:26:41 AM

I would like to receive any info or updates you might have on the proposed development at the corner of Broadway and Hawthorn Ave.
Thank you,
-Virginia Leffler

Sent from my iPad

From: Barbara Buchman
To: Walbert, Sloane
Subject: 3303 Broadway
Date: Thursday, September 03, 2015 5:44:09 PM

I hope the huge apartment complex does not get approval. It is totally out of character for the neighborhood. There are no other large apartment buildings nearby. The closest multi-housing is at the corner of Juniper and Broadway, an older townhouse complex that blends into the neighborhood with lots of land and attractive landscaping.

I live on Juniper and try to take the bus to my job at the library or walk or ride a bike. When I do drive, trying to get onto Broadway from Juniper is hard and at times dangerous, especially if I need to get into the left turn lane to Iris.
Now that school is in session, please have someone come to observe the traffic problems when the kids are going to school and being picked up after school. This is the very worst of the traffic problems. Sometimes people can't turn right onto Hawthorne to drop their kids off because the drop-off lanes are full so traffic is backed up on Broadway. Throw in the Skip buses, the slowing of the traffic for the flashing yellow caution lights for the school, the number of people using the crosswalk that slows the flow of traffic and you have a mess. Add the number of cars from the apartment complex and you will really have a traffic mess. And to remind you, there are no north/south streets to go to unless we go all the way to 4th and then south which puts more traffic onto an already narrow street with no sidewalks in places so pedestrians with kids and dogs are in the street. Remember the child that was killed on 4th a few years back?

That people are continually complaining about the traffic congestion on Folsom is evident from the letters to the Camera. The "right-sizing" project can be reversed but once a building permit is issued, there would be no turning back if the consequences are as severe as the neighborhood believes.

Please listen to the neighbors in the area and think very carefully before proceeding with a building project. We are opposed to this project at this location.

Barbara Buchman
914 Juniper

From:	Maryam Zirakzadeh
To:	Council
Cc:	Walbert, Sloane
Subject:	3303 Broadway
Date:	Wednesday, July 22, 2015 9:28:32 PM

I would like to express my support for this project.
A residential building serving the needs of many is a better use of this site rather than 4 to 6 luxury town homes .
Why don't we make this type of housing more common in our city.?
With respect
Maryam.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Maryam Zirakzadeh
4383 Apple Court
Boulder, CO 80301
3034781137

From:	Ron Rovtar
To:	Council
Cc:	Walbert, Sloane
Subject:	3303 Broadway
Date:	Wednesday, July 22, 2015 3:06:40 PM

The lack of affordable entry-level living accommodations in Boulder is damaging the city Please support this project, and others like it.

Ron Rovtar

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Ron Rovtar
1431 Timber Ln.
Boulder, CO 80304

From:	Greg Smith
To:	Council
Cc:	Walbert, Sloane
Subject:	3303 Broadway
Date:	Monday, July 20, 2015 2:37:50 PM

One of Boulder's main objectives is allow for housing that is easily accessible to downtown and affordable. The 3303 Broadway project addresses both of these issues.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Greg Smith
1501 Upland Ave
Boulder, Colorado 80304
3034970603

From:	Scott Ohlgren
To:	Council
Cc:	Walbert, Sloane
Subject:	Allow Iris and B
Date:	Wednesday, July 22, 2015 1:36:54 PM

I would like this area to be mixed residential/business area.

Scott Ohlgren
3776 Palisade Drive
Boulder, CO 80301

From:	Shawn
To:	Council
Cc:	Walbert, Sloane
Subject:	Case #LUR2015-00058, 3303 Broadway Boulder would benefit from a mix of uses at this site
Date:	Thursday, July 23, 2015 6:38:03 PM

As a long time resident of north Boulder, I believe that a mix of uses would provide much needed residential inventory to the neighborhood while still allowing for medical office. This strategy makes a great deal more sense than a singular use that promotes a high degree of daily vehicular traffic that is predicated by an outdated zoning ordinance.. The key to smart growth within the city of Boulder relies on infill, mixed-use projects like this.

Shawn

This proposed multi-family use will have a lower traffic impact in general, and specifically around the time when school lets out which is the highest traffic time for the school. The developer has agreed to subsidize bus passes for all residents for an extended period of time, and has volunteered to be the administrators for the neighborhood parking pass designation, allowing residents on Hawthorn Ave. to have sole overnight parking access. The micro offices encourage live-work, which will also help to reduce traffic. And the efficiency units are likely to attract tenants who would bike, walk, or take the bus to work.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Shawn
3362 Hickok place
Boulde r, Co 80301

From:	Dana Strong
To:	Council
Cc:	Walbert, Sloane
Subject:	Case #LUR2015-00058, 3303 Broadway Iris & B Propject
Date:	Saturday, July 25, 2015 9:54:33 AM

Sam Ianetta and Functional Fitness the best out there! Been working with them for 10 years
Would be excellent addition

Dana Strong
990 Stanley Ct
Erie, Colorado 80516
720-272-1551

From:	Rebecca Cueto
To:	Council
Cc:	Walbert, Sloane
Subject:	Case #LUR2015-00058, 3303 Broadway Iris & B
Date:	Friday, July 24, 2015 10:16:36 AM

To the Boulder City Council,
I just read about the proposed mixed residential/commercial development at Iris and Broadway and think it is a brilliant idea. Great location. Great community building opportunity. And, I particularly like that there will be a wellness center / functional fitness center in the same location.
Thank you for considering this project.
-Rebecca Cueto

Rebecca Cueto
982 Grant Pl
Boulder, CO 80302
720-530-8201

From: Tim Eaton
To: Council
Cc: Walbert, Sloane
Subject: Case #LUR2015-00058, 3303 Broadway Iris and B
Date: Thursday, July 23, 2015 9:32:47 PM

I support this residential project.

Tim Eaton
2727 4th St
Boulder, CO 80304
303 449-5937

From:	Fran Meneley
To:	Council
Cc:	Walbert, Sloane
Subject:	Case #LUR2015-00058, 3303 Broadway Iris and B
Date:	Saturday, July 25, 2015 10:51:07 AM

It’s a great way to enhance community building in Boulder and to support local businesses. What a wonderful use for a piece of property that is sitting empty. Multi-use, on the bus line, mixed use. It's got it all! Please vote yes! Fran

Fran Meneley
3803 26th Street
Boulder, CO 80304
303.517.0346

From:	Heber Howard
To:	Council
Cc:	Walbert, Sloane
Subject:	Case #LUR2015-00058, 3303 Broadway New Community Health Center
Date:	Friday, July 24, 2015 4:39:51 PM

It's a great way to enhance community building in Boulder and to support local businesses. I have worked with 2 of the practitioners who are both highly skilled at what they do, and would be of great benefit to the Boulder community.

Heber Howard
269 Skylark Dr.
Lafayette, Colorado 80026
8123067097

From:	Jaz Mannion
To:	Council
Cc:	Walbert, Sloane
Subject:	Case #LUR2015-00058, 3303 Broadway Support multiuse residential
Date:	Sunday, July 26, 2015 8:18:31 AM

I support the ideas if multi use on this property. As a young family having residential and amenities in my neighborhood of choice is important to me

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Jaz Mannion
855 union ave
Boulder, Colorado 80304
7202736566

From:	Lorraine Prata
To:	Council
Cc:	Walbert, Sloane
Subject:	Case #LUR2015-00058, 3303 Broadway support of an integrated health center
Date:	Thursday, July 23, 2015 7:25:13 PM

I support a community health center that has alternative practitioners offices and a fitness center. It would enhance community building and support local businesses and enhance the lifestyle and culture of North Boulder.

Lorraine Prata
4887 Valkyrie Drive
Boulder, CO 80301

From:	Sheryl Paul
To:	Council
Cc:	Walbert, Sloane
Subject:	Case #LUR2015-00058, 3303 Broadway Supporting Iris and B
Date:	Thursday, July 23, 2015 10:06:14 PM

It's a great way to support community enhancement in Boulder. We need more areas like this!

Sheryl Paul
6455 Robin Drive
Longmont, CO 80503

From:	Ali Gidfar
To:	Council
Cc:	Walbert, Sloane
Subject:	Development at 3303 Broadway (corner of Hawthorn)
Date:	Wednesday, July 22, 2015 3:14:27 PM

Dear representatives,
Change in our built environment is sometimes difficult to accept, especially for someone like myself who has been living almost continuously in Boulder since the late seventies.
However, I do recognize that change is inevitable, and even necessary to keep our beautiful city relevant, livable and accessible to a wide range of people from all walks of life..
This is one of those projects that offers a lot of benefits to a relatively large group of people. A very desirable location, on the edge of one of the City's most desirable neighborhoods, with easy public transportation connections to shopping, daily services, and downtown, as well as immediate access to open space and the north Boulder rec center. All with what appears to be an affordable mix of unit sizes.
The developer's program has other benefits as well - the possibility for smaller office spaces that can be rented by the buildings residents, as well as other Newlines residents. This will save on car trips.
The community room is also a big plus - by providing a year round meeting place, it encourages strong ties between neighbors.
Though difficult to tell what the building will look like (I hope it will have a contemporary edge), it's mass is beneficial to the school yard, school, and nearby houses, as it will help to block traffic noise.,
It would be wonderful to replace the existing run down buildings with a new one.
In looking at alternate uses for the site, it is clear that the by right medical office use would not be a good fit for this site due to the much increased number of car trips.
I support this project.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Ali Gidfar
1860 Bluebell Ave
Boulder, CO 80302
3036693370

From:	Chad
To:	Council
Cc:	Walbert, Sloane
Subject:	Functional Fitness
Date:	Wednesday, July 22, 2015 3:34:47 PM

Please support them!

Chad
753C Center Blvd.
Fairfax, CA 94930
415-726-8199

From:	Scott Shambo
To:	Council
Cc:	Walbert, Sloane
Subject:	Functional Fitness
Date:	Wednesday, July 22, 2015 3:04:11 PM

I fully support this development idea and would like to see Functional Fitness in the plans.

Scott Shambo
227 Hoover Avenue
Louisville, Colorado 80027
3033321732

From: Rich O"Neill
To: Council
Cc: Walbert, Sloane
Subject: Functional Fitness
Date: Wednesday, July 22, 2015 1:02:09 PM

I would love to see this project happen and see Sam Iannetta's Functional Fitness move into that location. As the premier fitness center in Boulder, Functional Fitness deserves the absolute best location and upgrade to a state of the art, progressive studio. I think this project would enrich Boulder even further and give the community something it has been asking for. Thank you

Rich O'Neill
9316 raintree lane
Charlotte, north Carolina 28277
303-349-6774

From:	Betty Woon
To:	Council
Cc:	Walbert, Sloane
Subject:	Functional Fitness
Date:	Wednesday, July 22, 2015 12:46:21 PM

Would be a good addition to the neighborhood.

Betty Woon
4980 Meredith Way #101
Boulder, Colorado 80303
7203209398

From: jv DeSousa
To: Council
Cc: Walbert, Sloane
Subject: Housing and density in Boulder
Date: Thursday, July 23, 2015 11:15:18 AM

I am supportive of efforts to create a more dense city that at the same time is protective of the character of existing single family neighborhoods. Thus I support additional density of development along arterial streets and commercial corridors - places that affect only the edges of existing neighborhoods while keeping the heart of those neighborhoods intact and unchanged.

Although we currently live in another part of Boulder, we lived in Newlands for about a decade and still own our house near North Boulder Park. Our plan is to move back to Newlands when our children have grown and we have retired. We think it's a great place to live because of the walkability of the neighborhood. We believe that the proposed Iris&B project will further enhance the walkability of the neighborhood, particularly for our friends who live in the northern parts of Newlands.

Most importantly to us, Iris&B, and other projects like it, will offer our kids an opportunity to live near us as we age, something we find very desirable.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

jv DeSousa
4700 Sioux Drive
Boulder, Colorado 80303

From:	Rachael Murray
To:	Council
Cc:	Walbert, Sloane
Subject:	I am pro urban density and mixed use projects
Date:	Monday, July 20, 2015 1:47:48 PM

I like the plan. As a firm believer in urban density and public transportation, I am a strong supporter of urban housing and mixed use development. And that this building is located on Iris and Broadway—convenient to buses, cycling, and walking—is an added bonus. Urban density increases quality of life and reduces pollution, while also preserving valuable park space and natural habitat. Fight the sprawl!

Thank you,

Rachael Murray / Sounds True Creative
Senior Designer / Art Director for Sales and Marketing
303-665-3151 x147 / rachaelm@soundstrue.com

Rachael Murray
1940 Grape Ave
Boulder, CO 80304
303-443-0385

From: Yekaterina Slivinskaya
To: Council
Cc: Walbert, Sloane
Subject: I support the Iris and Broadway Health Center
Date: Wednesday, July 22, 2015 7:29:29 AM

I have a really good feeling about this center, Janine Malcolm is an amazing practitioner and having her so available in a location close to the heart of Boulder like this will be priceless for the folks living here. The community room, too, will be a great service and make health services available at a more affordable rate to those who need it. This is a wonderful thing for Boulder to represent, to harbinger and to be an example of. Many blessings.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Yekaterina Slivinskaya
3045 King's Ridge Blvd.
Boulder , CO 80301
646.552.6338

From:	Bobbie Owens
To:	Council
Cc:	Walbert, Sloane
Subject:	I support this mixed use project...
Date:	Sunday, July 19, 2015 9:04:12 PM

What a great concept and design plan.
I think this space would be well received in Boulder.

Bobbie Owens
3139 7th St
Boulder, CO 80302

From: Amelia Kauffman
To: Council
Cc: Walbert, Sloane
Subject: I support this project!
Date: Tuesday, July 21, 2015 10:06:11 AM

Hello,

I hope you are well. I am a Boulder resident and I support this new project. I think it will be positive for the Boulder community and will be great for local businesses. Please feel free to contact me if you would like further support from me!

Warm Regards,
Amelia Kauffman

Amelia Kauffman
2315 Walnut Street
Boulder, CO 80302
717-925-7355

From: Lorraine Ayre
To: Council
Cc: Walbert, Sloane
Subject: I vote for Isis&B community development!
Date: Tuesday, July 21, 2015 4:30:56 PM

I lived in Boulder for 12 years, and though I now live in Denver, I still spend a lot of time in Boulder. My naturopathic physician and many friends are there, and I believe the Isis&B community will be a great asset to the city, providing both housing and services in an integrated, community-building and supporting environment. .

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Lorraine Ayre
1361 S York St
Denver, Colorado 80210
(303) 744-9948

From: Jan C Clayton
To: Council
Cc: Walbert, Sloane
Subject: In Support Of!
Date: Tuesday, July 21, 2015 12:44:13 PM

Supporting growth and wellness in Boulder and Colorado is essential. I am a native and in support of growth within the state.

Jan C Clayton
1635 julian st
denver, CO 80204
7202335285

From:	nick Dunbar
To:	Council
Cc:	Walbert, Sloane
Subject:	Integrated Clinic
Date:	Tuesday, July 21, 2015 4:46:13 PM

I am in full support of this. What a wonderful way to build community and support local business. We need more options for affordable treatment and this is a great opportunity. Cannot wait to see this come to fruition.

nick Dunbar
976 cherryvale rd Boulder Co, 80303
Boulder, CO 80303

From:	Susie Chandler
To:	Council
Cc:	Walbert, Sloane
Subject:	Iris & B at 3303 Broadway, Boulder
Date:	Wednesday, July 22, 2015 10:11:24 PM

I support this sort of development in this location. It will have a positive impact in the community.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Susie Chandler
1828 Pine Street
Boulder, CO 80302-4380

From:	Patrick Kearns
To:	Council
Cc:	Walbert, Sloane
Subject:	Iris & B Project Support
Date:	Thursday, July 23, 2015 10:11:37 AM

I support the Iris & B project. In general, I think mixed-use is a good idea for future zoning..

At the same time, the city needs to ensure that sufficient parking is made available and residents/tenants have lots of convenient options for commuting.

Patrick Kearns
6164 Habitat Drive
Boulder, CO 80301

From: Jeff Baltrush
To: Council
Cc: Walbert, Sloane
Subject: Iris & B Support
Date: Tuesday, July 21, 2015 2:56:07 PM

Dear Boulder City Council,

Boulder lacks sufficient housing units and this development, Iris & B, proposes to add housing and office space, rather than dedicated office space. This reduces traffic to the area, including a school, and also helps house additional folks inside Boulder. Please support this project going forward.

Thanks, Jeff

This proposed multi-family use will have a lower traffic impact in general, and specifically around the time when school lets out which is the highest traffic time for the school. The developer has agreed to subsidize bus passes for all residents for an extended period of time, and has volunteered to be the administrators for the neighborhood parking pass designation, allowing residents on Hawthorn Ave. to have sole overnight parking access. The micro offices encourage live-work, which will also help to reduce traffic. And the efficiency units are likely to attract tenants who would bike, walk, or take the bus to work.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Jeff Baltrush
4267 Redwood Ct
Boulder, CO 80301

From:	Irene Radke
To:	Council
Cc:	Walbert, Sloane
Subject:	Iris & B
Date:	Thursday, July 23, 2015 8:43:18 AM

I support this development.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Irene Radke
150 Hideaway Ln
Mooresville, NC 28117

From: Theresa Bullock
To: Council
Cc: Walbert, Sloane
Subject: Iris & B
Date: Wednesday, July 22, 2015 5:59:37 PM

It’s a great way to enhance community building in Boulder and to support local businesses. I think it's going to be great for the community and for jobs and living area.

Theresa Bullock
3393 Oneal Parkway apt 30
Boulder, Co 80301

From: Jan Fincher
To: Council
Cc: Walbert, Sloane
Subject: Iris & B
Date: Wednesday, July 22, 2015 5:54:55 PM

I fully support this concept for that space. I would use the fitness center. We don't need another medical building. Multi use just makes good sense.

Jan Fincher
4089 spy glass lane
Longmont, Co 80503

From:	Charley Cropley
To:	Council
Cc:	Walbert, Sloane
Subject:	Iris & B
Date:	Wednesday, July 22, 2015 4:38:52 PM

I'm a supporter of Sam Ianetta's Functional Fitness. I believe he could be a valuable addition to our area.

This proposed multi-family use will have a lower traffic impact in general, and specifically around the time when school lets out which is the highest traffic time for the school. The developer has agreed to subsidize bus passes for all residents for an extended period of time, and has volunteered to be the administrators for the neighborhood parking pass designation, allowing residents on Hawthorn Ave. to have sole overnight parking access. The micro offices encourage live-work, which will also help to reduce traffic. And the efficiency units are likely to attract tenants who would bike, walk, or take the bus to work.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when ne ighborhood gatherings cannot be held in North Boulder Park.

Charley Cropley
1109 Portland Pl
Boulder, CO - Colorado 80304
3034426161

From:	Charles Newmyer
To:	Council
Cc:	Walbert, Sloane
Subject:	Iris & B
Date:	Wednesday, July 22, 2015 2:42:47 PM

As a young professional, that has been working in Boulder for the last year since graduating from CU, housing is obviously of great importance to me. I want to be able to continue to live and work in Boulder, and a multi-family housing project like this is something that I feel like could be great for me and people like myself. I've been a big proponent of density in cities, especially when they are along major roadways, such as Broadway. I see it as cutting down on the vehicular traffic and parking, which is already becoming a problem for someone who works downtown. Also, the thought of having a neighborhood feel, with amenities within the complex, is very appealing to me. I hope to see this project go through, and to see more projects like this come up in Boulder in the future!

This proposed multi-family use will have a lower traffic impact in general, and specifically around the time when school lets out which is the highest traffic time for the school. The develo per has agreed to subsidize bus passes for all residents for an extended period of time, and has volunteered to be the administrators for the neighborhood parking pass designation, allowing residents on Hawthorn Ave. to have sole overnight parking access. The micro offices encourage live-work, which will also help to reduce traffic. And the efficiency units are likely to attract tenants who would bike, walk, or take the bus to work.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Charles Newmyer
PO Box 4800
Boulder, Colorado 80306

From: Susan Douglas
To: Council
Cc: Walbert, Sloane
Subject: Iris & B
Date: Wednesday, July 22, 2015 2:08:04 PM

I support this project

Susan Douglas
7384 Windsor Dr.
Boulder, CO 80301

From:	Tim Ryan
To:	Council
Cc:	Walbert, Sloane
Subject:	Iris and B Development
Date:	Wednesday, July 22, 2015 11:22:23 AM

Boulder needs high density housing situated near public transportation. This project fills that need. It is the best use for the site and would generate less traffic than the current allowable use.

Tim Ryan
497 Kalmia Ave
Boulder, CO 80304

From: Steve LeBlang
To: Council
Cc: Walbert, Sloane
Subject: Iris And B support
Date: Sunday, July 19, 2015 12:29:35 PM

Dear Council,

As a neighbor and also parent of a student at Foothill I was interested in hearing about the project Iris and B. Margaret actually took time to meet me on several mornings to look at the impact of traffic on the school in the mornings. The traffic never did back up to the entrance to the project. I also learned that the impact of traffic will be less than the former medical use or if another medical use was to use the property. I am a supporter of density and think this will help to make the public transportation more efficient. Residents will be able to hop on the RTD or take a bike on Broadway or Iris. There will also be a significant portion of funds that will go towards supporting affordable housing as well. The project looks attractive and is well thought out and will be a wonderful place to live and work.
Thank you for your consideration.
Steve LeBlang 303-638-8927

Steve LeBlang
443 Alpine Ave.
Boulder, CO 80304
303-638-8927

From:	Janine Malcolm
To:	Council
Cc:	Walbert, Sloane
Subject:	Iris and B
Date:	Tuesday, July 21, 2015 8:09:10 AM

This is an amazing project that would help the community on many levels. I support Iris and B 100%. Let's help make Boulder a better place to live and work.

Janine Malcolm
3346 Hickok Place
Boulder, Co 80301

From:	Lorraine Fairmont
To:	Council
Cc:	Walbert, Sloane
Subject:	iris and B
Date:	Thursday, July 23, 2015 4:36:44 AM

Yes, I support this project

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Lorraine Fairmont
2115 Poplar Ave
Boulder, CO 80304
3034449033

From:	Scott Woodard
To:	Council
Cc:	Walbert, Sloane
Subject:	Iris and Broadway multi-family development
Date:	Tuesday, July 21, 2015 2:11:00 PM

I have been talking with Margaret Freund for over a year about this project and she has been receptive to all of the Boulder quirks and desires that a project like this requires. The idea of coupling this project with the Jay and 28th St site to provide 1:1 affordable units is not only unusual, but generous and a win for the community. The way she has designed the building, in response to the neighbors input, allows it to blend with the surrounding area and fit in the Broadway streetscape.while providing much needed middle income housing. I strongly support this attractively designed and well planned project.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Scott Woodard
3080 Galena Way
Boulder, Coloara do 80305
303-444-3717

From: Todd Short
To: Council
Cc: Walbert, Sloane
Subject: Iris and Broadway
Date: Wednesday, July 22, 2015 10:26:05 AM

I support the idea of smaller housing options and this idea for the Iris and Broadway development. I think Boulder is loosing too much of it character to mega mansions while lower cost options for the average wage worker are disappearing. Attempts have been made to build housing East of Boulder, such as 30th and Pearl, however they have not integrated them with the city well, provided easy access for walking or commuting, or created a physical improvement to the beauty of the area. It appears the plan for Iris and Broadway addresses all this and will be in an area that will more effectively integrate multi model transportation objectives. I'd personally like to see more European style small housing developments such as this.

This proposed multi-family use will have a lower traffic impact in general, and specifically around the time when school lets out which is the highest traffic time for the school. The developer has agreed to subsidize bus passes for all res idents for an extended period of time, and has volunteered to be the administrators for the neighborhood parking pass designation, allowing residents on Hawthorn Ave. to have sole overnight parking access. The micro offices encourage live-work, which will also help to reduce traffic. And the efficiency units are likely to attract tenants who would bike, walk, or take the bus to work.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

I understand that the developer has engaged the school, the PTO presidents, executive committee and interim principal to discuss ways to minimize impact, such as beginning construction in the summer when school is off-peak, and providing new landscaping to make it more attractive than it is now, and generally building a relationship that fully considers the needs of the school. I don’t know if the other projects being considered have done that.

Todd Short
486 Fourmile Canyon Dr.
Boulder, CO 80302
303-918-1411

From:	Toby Murdock
To:	Council
Cc:	Walbert, Sloane
Subject:	supporting 3303 Broadway project
Date:	Thursday, July 16, 2015 12:46:42 PM

Boulder City Council--

I am a home owner only a few blocks from the project. All three of my kids have attended Foothill Elementary (and my third is still there). And I write you in support of the Iris & B proposed project.

I love Boulder and we are blessed to live here. I love the green belt but I recognize the pressure that it puts on our housing supply. The only path to take then, of course, is greater density, or our city will stagnate and grow entirely unaffordable.

There are NIMBYs all around who oppose any change. But we all have to do our part, including welcoming change in our neighborhoods. The city must continue to evolve and become more dense. And it seems that Iris & B is well planned to do just that in the most responsible way.

Furthermore I am looking forward to the walking-distance coffee shop it proposes!

Please let me know if you'd like to discuss any further. I'm in total support of the project.

Regards,

Toby Murdock

Toby Murdock
731 Iris Ave
Boulder, CO 80304

From:	Lisa Jo Landsberg
To:	Council
Cc:	Walbert, Sloane
Subject:	Iris and Broadway
Date:	Friday, July 17, 2015 12:19:14 PM

My children went to Foothill and I can't think of a better project than this to enliven the community and neighborhood. Something is going to go into that space and this project sounds well thought-out and respectful of the families in the area. I am in full support of this project and hope to see it's approval very soon.

Lisa Jo Landsberg
2320 Balsam Drive
Boulder, Colorado 80304
3034429131

From:	tom kahn
To:	Council
Cc:	Walbert, Sloane
Subject:	Iris and Broadway
Date:	Monday, July 20, 2015 2:56:25 PM

I suport a redevelopment of this important corner, with tasteful residential or mixed use

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

tom kahn
415 christmas tree drive
boulder, co 80302
303-4423180

From:	Katharine Hauge
To:	Council
Cc:	Walbert, Sloane
Subject:	Iris&B option
Date:	Wednesday, July 22, 2015 6:58:52 PM

Functional fitness would be an excellent option for this space due to relatively low traffic. Also, it is a wellness gym which fits with the community needs and desires.

Katharine Hauge
535 pleasant st
Boulder, CO 80302
3033198020

From: Lauren Tatusko
To: Council
Cc: Walbert, Sloane
Subject: Iris&B
Date: Wednesday, July 22, 2015 3:33:47 PM

To whom it may concern,

I will be graduating from the university of Colorado in the spring. I am looking to stay in Boulder as my job is in downtown. Living downtown is out of my price range. This project offers me a great opportunity to live close to work and major shopping centers without paying the downtown price. I like that this project has quick and easy access to the outdoors and many trails in Boulder. I also love the amenities offered within the community spaces on the ground level, it allows me to meet up with friends without needed to invite them to my smaller apartment. This type of housing is exactly what I will be looking for once I graduate, and I hope the city will move forward with this.
Thank you..

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Lauren Tatusko
5513 Mesa Top Ct
Boulder, Co 80301
3035061769

From:	Wendy Woods
To:	Council
Cc:	Walbert, Sloane
Subject:	my future
Date:	Wednesday, July 22, 2015 8:23:29 PM

---

i support this project

Wendy Woods
PO Box 4674
Boulder, CO 80306
7202125849

From:	Cyrus Gidfar
To:	Council
Cc:	Walbert, Sloane
Subject:	New building on th corner of Broadway and Hawthorn
Date:	Wednesday, July 22, 2015 9:07:58 PM

I would like to express my support for this proposed project.
I have just graduated from Boulder High, and am starting at CU this fall.
I particularly like the way this project is inviting in the way it has been designed., as well as the possibility for someone like myself having the opportunity to live in a location that is in a real neighborhood, with easy access to both open space as well as Pearl street via the bus or biking.
I hope you see these benefits as well.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Cyrus Gidfar
1860 Bluebell Avenue
Boulder, CO 80302
3039389923

From:	Mark Haeg
To:	Council
Cc:	Walbert, Sloane
Subject:	Please support the Iris & B project proposed by Fulton Hill
Date:	Tuesday, July 21, 2015 11:04:12 AM

Hello,

I like the idea of adding a mixed-use building on an artery with public transportation. It will create less traffic than a pure office building. I also like that they do not need the street for parking.

Creating a community by incorporating some offices and shops is by far preferable to an residential-only project.
Thanks for supporting this project.
Mark Haeg
303 443 2327

This proposed multi-family use will have a lower traffic impact in general, and specifically around the time when school lets out which is the highest traffic time for the school. The developer has agreed to subsidize bus passes for all residents for an extended period of time, and has volunteered to be the administrators for the neighborhood parking pass designation, allowing residents on Hawthorn Ave. to have sole overnight parking access. The micro offices encourage live-work, which will also help to reduce traffic. And the efficiency units are likely to attract tenants who would bike, walk, or take the bus to work.

Mark Haeg
3346 Hickok Pl
Boulder, co 80301
303 443 2327

From:	Nicholas Cofone
To:	Council
Cc:	Walbert, Sloane
Subject:	Quality Of Life In Boulder
Date:	Wednesday, July 22, 2015 6:31:33 PM

We are frequent visitors to Boulder, since we have family and many friends in Boulder, and we support this development in order to keep traffic under control in Boulder and maintain the quality of life for the residents of Boulder.

This proposed multi-family use will have a lower traffic impact in general, and specifically around the time when school lets out which is the highest traffic time for the school. The developer has agreed to subsidize bus passes for all residents for an extended period of time, and has volunteered to be the administrators for the neighborhood parking pass designation, allowing residents on Hawthorn Ave. to have sole overnight parking access. The micro offices encourage live-work, which will also help to reduce traffic. And the efficiency units are likely to attract tenants who would bike, walk, or take the bus to work.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neigh bors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Nicholas Cofone
20 Gray Street
West Caldwell, New Jersey 07006

From:	Tania Ertl
To:	Council
Cc:	Walbert, Sloane
Subject:	Regarding Muti Use proposal for Iris and Broadway
Date:	Wednesday, July 22, 2015 10:14:47 PM

This sounds like a wonderful complex. I love the idea of a health professional being located in a mixed use complex. A coffee shop is always welcome too, but something like a health professional will be a stable tenant compared to some gift shop or even restaurant. I support this project!!

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Tania Ertl
6691 Lakeview Dr
Boulder, CO 80303

From:	Kevin P Gross
To:	Council
Cc:	Walbert, Sloane
Subject:	Residential development on Broadway
Date:	Wednesday, July 22, 2015 2:59:56 PM

I support proposed residential development at Iris and Broadway. The developer has worked with neighbors to ensure the project meets their needs. I know there has been recent blowback concerning the density of new residential development. This project seems to strike a good balance and integrates well with the existing adjacent lower-density neighborhood. A commercial development of similar scale would worsen traffic and commuter issues and would not do anything to address availability of diverse housing options within the city.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

I understand that the developer has engaged the school, the PTO presidents, executive committee and interim principal to discuss ways to minim ize impact, such as beginning construction in the summer when school is off-peak, and providing new landscaping to make it more attractive than it is now, and generally building a relationship that fully considers the needs of the school. I don't know if the other projects being considered have done that.

Kevin P Gross
2320 Balsam Dr
Boulder, CO 80304
13034479131

From:	MIchelle McAlpin
To:	Council
Cc:	Walbert, Sloane
Subject:	Support for development: Iris and B
Date:	Tuesday, July 21, 2015 1:14:29 PM

I lived in Boulder (at 34th and O'Neal Parkway) until a few months ago and I think that this development is exactly the sort of mixed use plan, incorporating well respected local business people (Sam Ianetta of Functional Fitness and Dr Janine Malcolm) who serve local needs. Help them stay in Boulder where they and their clients can create better health and a better neighborhood.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

MIchelle McAlpin
34 Maney Branch Rd
Weaverville, NC 28787
303-587-6318

From:	Susan R Mackey
To:	Council
Cc:	Walbert, Sloane
Subject:	Support for Iris and B
Date:	Wednesday, July 22, 2015 9:22:53 PM

I believe that Iris & B would be THE best use of the building at 3303 Broadway. Please do what is best for the community.

Sincerely,
Susan Mackey

This proposed multi-family use will have a lower traffic impact in general, and specifically around the time when school lets out which is the highest traffic time for the school. The developer has agreed to subsidize bus passes for all residents for an extended period of time, and has volunteered to be the administrators for the neighborhood parking pass designation, allowing residents on Hawthorn Ave. to have sole overnight parking access. The micro offices encourage live-work, which will also help to reduce traffic. And the efficiency units are likely to attract tenants who would bike, walk, or take the bus to work.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Susan R Mackey
171 Salina St< br />Lafayette, CO 80026
7208846878

From:	Lara L Doyle Iannetta
To:	Council
Cc:	Walbert, Sloane
Subject:	Support for the housing development Iris and B at 3305 Broadway
Date:	Wednesday, July 22, 2015 1:17:22 PM

I support the housing development Iris and B at 3305 Broadway. My husband and I are business owners in town and would welcome the opportunity to serve the building and residents of this new development.

Lara L Doyle Iannetta
6787 Bugle Court
Boulder, Colorado 80301
3039319372

From: Lisa citarella
To: Council
Cc: Walbert, Sloane
Subject: Support iris and B
Date: Wednesday, July 22, 2015 9:48:59 PM

Iris and b sounds like a great concept

Lisa citarella
523 eaton circle
Superior, Co 80027

From:	yvonne williams
To:	Council
Cc:	Walbert, Sloane
Subject:	support this project
Date:	Monday, July 20, 2015 8:40:18 PM

A good project for Boulder.

yvonne williams
777 Panorama Ct.
boulder, co 80303
303-543-0148

From:	Meredith Potter
To:	Council
Cc:	Walbert, Sloane
Subject:	Supporting Janine Malcolm"s efforts
Date:	Thursday, July 23, 2015 12:04:38 PM

Hello,

I'd like to support Janine Malcolm in her project. I have known Janine for a year, and worked as a caregiver for her son. She is a caring and concerned citizen who will bring wonderful services to the community.

Meredith

Meredith Potter
3440 Hayden Place
Boulder, CO 80301

From:	Enrique Chavez
To:	Council
Cc:	Walbert, Sloane
Subject:	Supporting development at 3303 Broadway
Date:	Wednesday, July 22, 2015 2:50:32 PM

Hi,

I live in Arvada and work in Boulder, projects like these are needed in Boulder to create more density and community.

Thanks

Enrique

This proposed multi-family use will have a lower traffic impact in general, and specifically around the time when school lets out which is the highest traffic time for the school. The developer has agreed to subsidize bus passes for all residents for an extended period of time, and has volunteered to be the administrators for the neighborhood parking pass designation, allowing residents on Hawthorn Ave. to have sole overnight parking access. The micro offices encourage live-work, which will also help to reduce traffic. And the efficiency units are likely to attract tenants who would bike, walk, or take the bus to work.

Enrique Chavez
8485 Everett way Unit D
Arvada, CO 80005

From:	Kevin Compton
To:	Council
Cc:	Walbert, Sloane
Subject:	Supporting Iris&B
Date:	Monday, July 20, 2015 9:59:41 PM

I would support this project. I have come to know the developer and appreciate the heart she has for putting together a project that truly benefits the host community.

Kevin Compton
11166 Prairie Walk Terrace
Peyton, CO 80831
719-761-6489

From:	Sam Iannetta
To:	Council
Cc:	Walbert, Sloane
Subject:	This would be a great place to move my company and enjoy a wonderful neighborhood.
Date:	Wednesday, July 22, 2015 1:08:37 PM

We are family and locally owned and run. I would love my company to add to the charm of north Boulder

Sam

Sam Iannetta
2868 30th Street
Boulder, CO 80301
3034401440

From:	Nicole Boudreaux
To:	Council
Cc:	Walbert, Sloane
Subject:	Wellness Center
Date:	Tuesday, July 21, 2015 2:13:01 PM

I think a wellness center would be a great asset to the community. It is a great way to support local practitioners, businesses and support the health and wellness that Boulder prides itself upon. ,

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Nicole Boudreaux
2138 Willowbrook Circle
Erie, Colorado 80516
3038548179

From:	Jennifer Goldman
To:	Council
Cc:	Walbert, Sloane
Subject:	Case #LUR2015-00058, 3303 Broadway 3303 Broadway
Date:	Tuesday, July 28, 2015 12:36:34 AM

I would like City Council to know that I support the project that is being proposed here for the following reasons.

The developer has made significant efforts to speak to Foothill Elementary community members to ensure that they are comfortable with what is being proposed and is very open to hearing their thoughts and concerns and respond to them. She has engaged the PTO and plans to speak to the entire community once school is back in session.

As a neighbor and school parent, I like the idea that residents would live next to our school as opposed to a medical office, because people who live in that site will be more aware of the fact that they are next to a school than people who are coming for a doctor's appointment and may not be as aware of their surroundings. Traffic at the school is at it's height for pick-up and drop-off and not only parents should have a voice in what is ultimately there, but BVSD needs to be more involved as well with traffic flow. When the school's population was increased, not enough thought was put into what that meant traffic wise and now is an excellent opportunity to address the overflow traffic that happens daily around pick-up. Inevitably, cars back up on Broadway north of Hawthorne. This developer is interested in working with the school to help address this.

I believe in the sincerity of the developer to put a project there that is right for the neighborhood, even if it is not currently zoned for this use. I urge City Council to support Iris & B.

Thank you for your time,
Jennifer Goldman

This proposed multi-family use will have a lower traffic impact in general, and specifically around the time when school lets out which is the highest traffic time for the school. The developer has agreed to subsidize bus passes for all residents for an extended period of time, and has volunteered to be the administrators for the neighborhood parking pass designation, allowing residents on Hawthorn Ave. to have sole overnight parking access. The micro offices encourage live-work, which will also help to reduce traffic. And the efficiency units are likely to attract tenants who would bike, walk, or take the bus to work.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

I understand that the developer has engaged th e school, the PTO presidents,

executive committee and interim principal to discuss ways to minimize impact, such as beginning construction in the summer when school is off-peak, and providing new landscaping to make it more attractive than it is now, and generally building a relationship that fully considers the needs of the school. I don't know if the other projects being considered have done that.

Jennifer Goldman
2850 11th St
Boulder, CO 80304
3032479200

From:	Alex Schafer
To:	Council
Cc:	Walbert, Sloane
Subject:	Case #LUR2015-00058, 3303 Broadway Support for Iris and B
Date:	Wednesday, July 29, 2015 9:27:04 PM

I work in Boulder and support the. Iris & an project. I think a residential building with a mixed use space is a good idea.

The developer has proposed including a coffee shop, and a Community Room, which would be hugely beneficial to neighbors within walking distance. The Community Room would be especially beneficial as a meeting place in the winter, when neighborhood gatherings cannot be held in North Boulder Park.

Alex Schafer
910 Milo circle
Lafayette, CO 80026

From:	Brenda Thompson
To:	Council
Cc:	Walbert, Sloane
Subject:	Case #LUR2015-00058, 3303 Broadway new development for former People"s Clinic location at Broadway and Hawthorn
Date:	Friday, August 07, 2015 3:30:50 PM

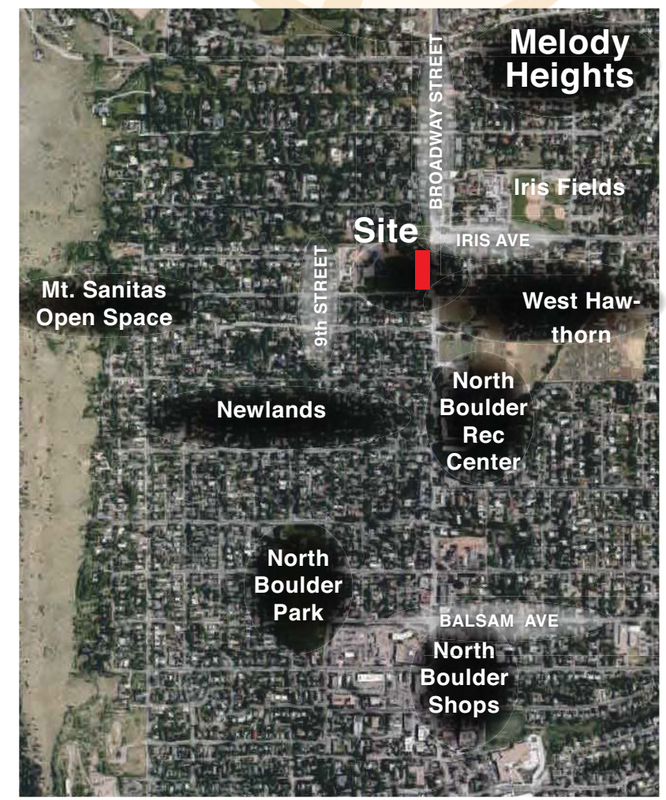
I heard about this development through my naturopath and think it sounds great! I learned more about community building as I read about it and am becoming an enthusiastic supporter of this project and perhaps others like it. Super cool to have a variety of local businesses and residences together like this.

Brenda Thompson
P. O. Box 216
Ward, CO 80481

From:	Michael Rutter
To:	Council
Cc:	Walbert, Sloane
Subject:	Case #LUR2015-00058, 3303 Broadway Mixed residential/commercial at 3303 Broadway
Date:	Tuesday, August 25, 2015 7:17:51 AM

This is a great opportunity to support small business owners and provide a broader array of services to the community.

Michael Rutter
732 North St
Boulder, CO 80304
3039198657



Fulton Hill
PROPERTIES

3303 Broadway

Context Map
Scale: 1:50'

Ramp up to East plaza

Fulton Hill
PROPERTIES

3303 Broadway

Concept Plan

Scale: 1:40'

Broadway elevation

East plaza

Community room on Hawthorn - path leads up to entry plaza

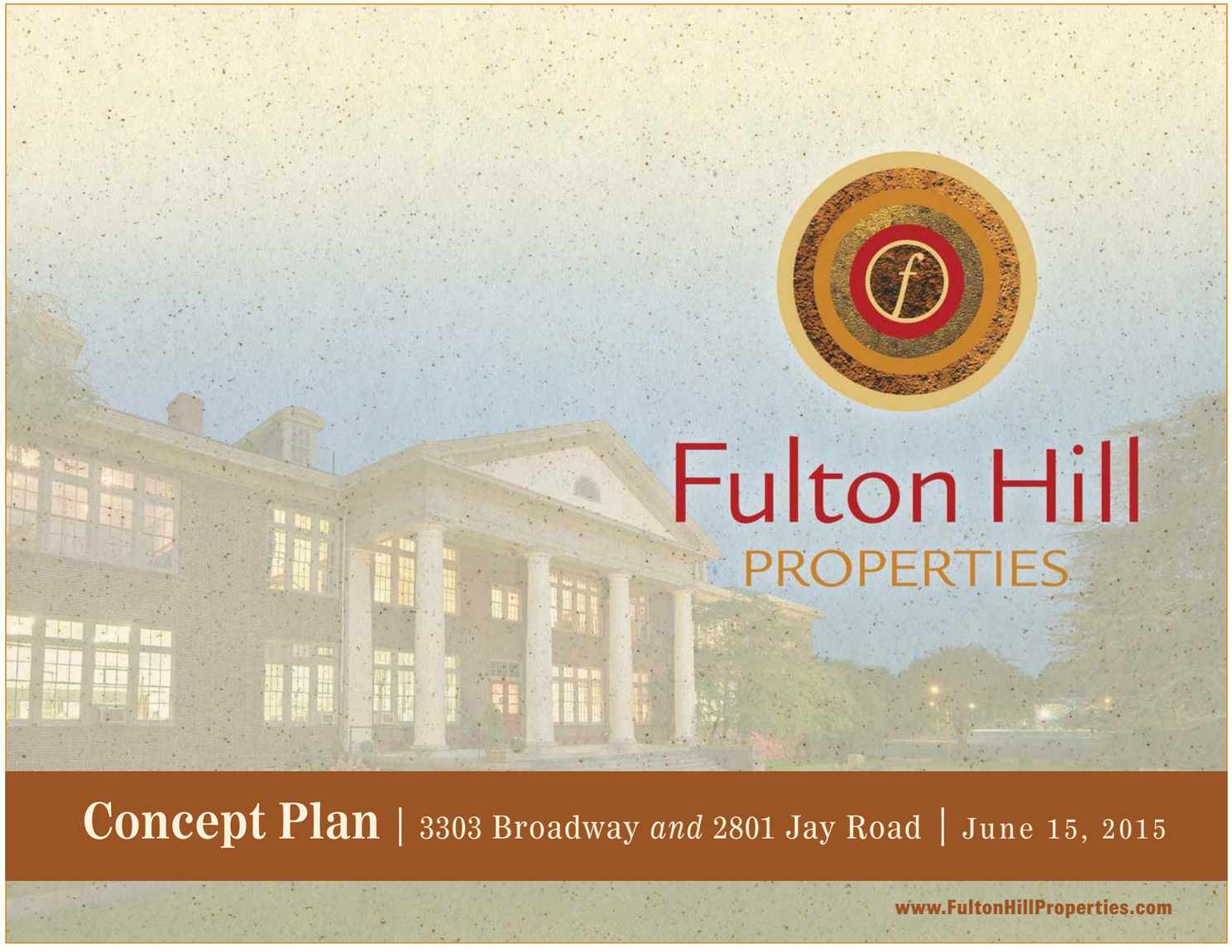
View looking south on Broadway

Fulton Hill
PROPERTIES

3303 Broadway

Concept Plan

Scale:


Fulton Hill
PROPERTIES
Concept Plan | 3303 Broadway and 2801 Jay Road | June 15, 2015
www.FultonHillProperties.com

Summary

3303 Broadway and 2801 Jay Road

Concept Plan Review | Special Ordinance Request

3303 Broadway and 2801 Jay Road: Infill development, primarily residential with light commercial and a community use room, at a site along Broadway. Limited mixed use to include a coffee shop, wellness and functional fitness center and office space for micro and co-working offices for residents of the site and the surrounding neighborhood. The development of this site is to be considered along with the concurrent development of a sister site at 2801 Jay Road. The Jay Road site will provide family oriented housing with large units, many private yards and a small pocket park. Affordable housing at Jay Road can equal the number of market rate units at Broadway

Executive Summary

I have been a resident of Newlands since 1996. I have extensive development experience, primarily in adaptive re-use of historic structures in Virginia where I was born. In the process of developing larger mixed-use projects in Virginia, I worked within a system that requires community engagement at the outset. When our team began to study the 3303 Broadway site, we started by having conversations with the neighborhood.

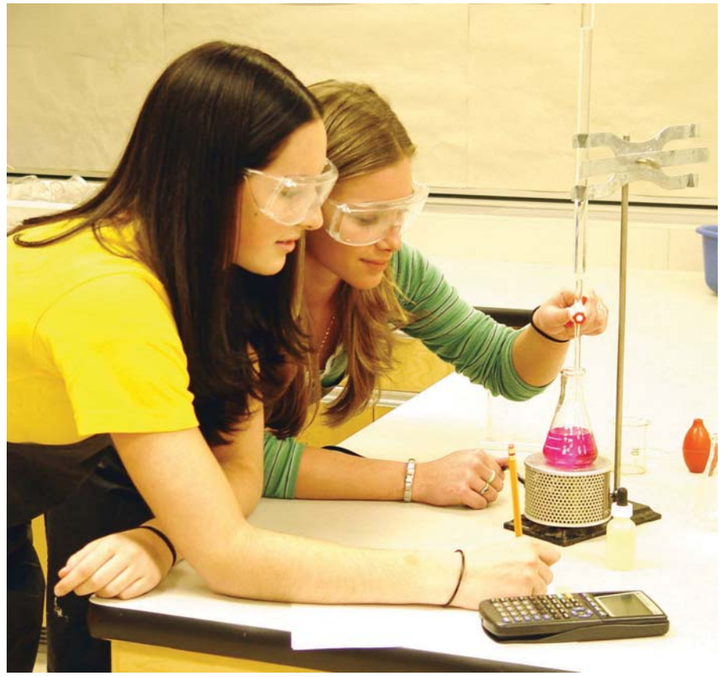
3303 Broadway, formerly the People's Clinic, is currently owned by Mental Health Partners. MHP has been trying to sell the parcel since the parent community at the adjacent School thwarted their efforts to build their client services center there in 2008. The current use is Public, and allows for a large medical office building via administrative use review, but no significant residential density. The site is on a major transportation corridor, on the corner of Broadway and Hawthorn near the intersection with Iris. Due to the adjacency of the school, traffic must be considered, and a mixture of uses with primarily multi-family residential will dramatically reduce the potential traffic count. This is an important consideration to the neighborhood, and to the school, as the parent community utilizes Hawthorn Avenue for dropping off and picking up students. A medical office building allowed under current zoning generates 2800-3200 car trips a day. We believe this is not the highest and best use. We have a different vision.

Boulder needs workforce housing to reduce the number of Boulder workers (60%) who commute. This site is uniquely situated to meet this need. There is a bus stop serving four bus routes out front, a bike trail adjacent to the site, and stations for bike and hybrid car rental across the street. It is also a perfect location to provide a place with some amenities for the immediate neighborhood, since it is located directly in between the nearest amenities at Ideal Shops and Lucky's Market. A coffee shop and other amenities like micro offices and a wellness center will increase and encourage pedestrian travel from the neighborhood and will also create some live work synergy in the project. A community use room will carry forward the service historically provided via the original church use, by providing community meeting space. Our plan contemplates a building with a maximum height of 35 feet, requisite setbacks, a one to one parking ratio for residential units, and additional parking for a small amount of commercial use. Parking will be below the building. The design for 3303 Broadway contemplates a minimum of 35% open space. Our plan would generate 720 car trips a day conservatively, and less if we are successful at encouraging and promoting live/work opportunities and the use of micro offices by residents nearby. This number of trips is only 130 more trips than the People's Clinic generated, and up to 2,480 fewer trips than a medical office building of the same form allowed under current zoning.

Executive Summary

While the site is ideal for workforce housing it does not provide a good opportunity to create the type of affordable housing most needed in Boulder today. The greatest need lies in family focused affordable housing, and in order to provide that a larger site is required. 2801 Jay Road is almost five acres, is designated as Area II in the Comp Plan, and is thereby designated for annexation in the near future. This site provides the room to create housing for families. This site was also zoned P as a result of having been used for a church, and has a number of RMX-2 projects around it. Annexation as RMX-2 would provide an equal number of affordable homes to the Broadway site. The Colorado District Church of the Nazarene recognized the benefit of family focused affordable housing to the community, and offered to partner on the project in the spirit of helping to meet community need. This site can accommodate an affordable project with housing that is larger, with more two and three bedroom homes, storage, garages, yards, a playground, a park, a dog run and a Community Use space. There is a bus stop out front serving two bus lines, and a Grocer a half-mile away. While we know mixed income projects are the gold standard, the strong need for affordable housing for families outweighs that objective.

The pairing of these two sites, one for workforce housing and one to provide an equal number of family oriented affordable housing, is the cornerstone of our vision. Built on that cornerstone, we will incorporate the highest level of programmatic and design features to support the benefit each site will bring to the community.



Concept Plan Review: *Purpose*

The Broadway site offers an unparalleled opportunity for workforce housing along a busy arterial corridor well served by alternative modes of transportation with shopping, employment and recreation all within walking distance. Small units will be tailored to the lifestyle of single residents, couples and young families - the type of people most likely to be attracted to urban living based upon walking, biking and public transit. This will not be luxury living. Small units keep rents accessible and within reach of people in the workforce.

Dedicating a portion of the units at the Broadway site to be permanently affordable will meet the city's requirements but will not meet the city's needs. A large number of affordable apartment units will be coming on line in Boulder in the near future. What the city most needs at this time are larger units of family oriented housing.

In order to meet both the project's requirements and the city's real needs we are proposing the concurrent development of the larger site at Jay Road as the receiving site for the Broadway site's affordable units and more. The Jay Road site is larger and can accommodate the family sized two and three-bedroom row houses and apartments that the city needs. It is planned to be up to 100% affordable housing.

The concurrent development maximizes the development potential of both sites and in turn maximizes the benefit to the community.

Concept Plan Review: *Purpose Special Ordinance*

The redevelopment of both sites will deliver tremendous community benefit. The development team is committed to working with the city to bring the project to fruition. There is however no simple existing Planning and Development process through which to accomplish a project of this type. A project comprised of multiple sites with multiple uses will require a special ordinance to move the project forward. We therefore bring this concept review to staff and Planning Board for consideration of a Special Ordinance to be passed by City Council. The Special Ordinance process will allow City Council to weigh in early on our concept, and with approval realize the benefit to the community.

Concept Review

Determine eligibility for Special Ordinance and general development plan including:

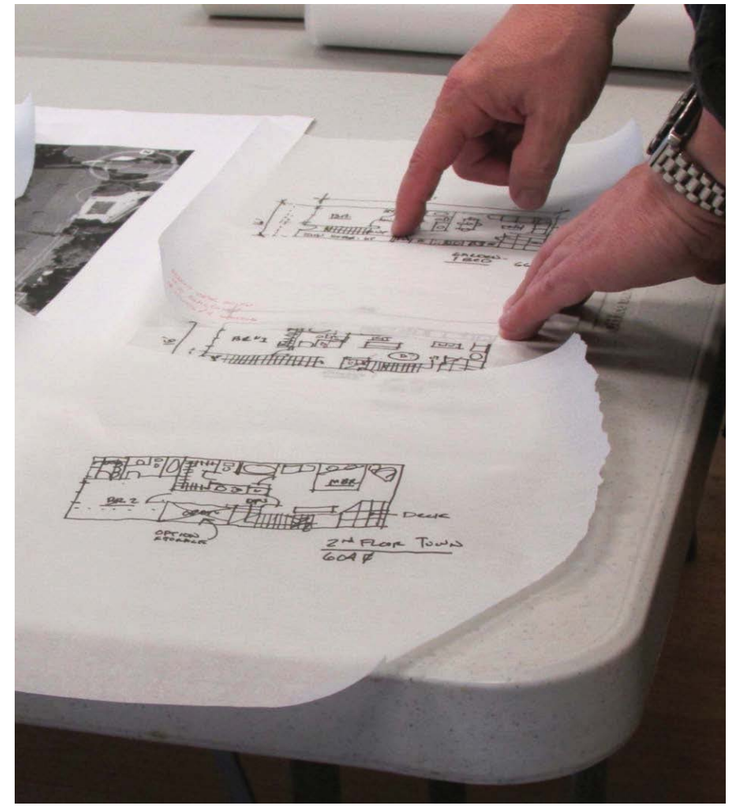
- Community benefit
- Appropriate land uses
- Arrangement of uses
- Utilization of infill served by public transportation
- Development of affordable housing targeted to city's needs
- Methods of encouraging alternative modes of transportation
- General architectural characteristics
- Environmental preservation

"Addressing Boulder's affordability challenges will take a creative mix of policies, tools and resources to make progress on multiple fronts. "

Housing Boulder: Community Engagement Plan

Concept Plan Review: *Overview*

- **Process to Date:**
  - Engagement with staff and affordable housing providers
  - Engagement with community members
  - Revisions to concept in response to outreach
- **Proposed Concept and Site analyses**
- **Key Components:**
  - Infill along existing high traffic corridors — 3303 Broadway
    - Support and enhance existing neighborhoods
    - Address the needs of neighborhood and adjacent school
  - Transportation Opportunities — 3303 Broadway
  - Family Focused Affordable Housing in Equivalent Quantities — 2801 Jay Road
  - Land Use — Existing and Proposed
- **Annexation**



Concept Plan Review: *Process to Date with City Staff and Affordable Housing Providers*

- Pre-Application Submission for 3303 Broadway
  - Comments received and incorporated into Concept Plan for review
- Meeting with City Flood Engineer
  - Discussed current flood status of site and approach to minimization of flood risk
- Pre-Application Submission for 2801 Jay Road:
  - Denied: density too great
  - RMX-2 zoning listed as nearby land use
- Numerous meetings with City of Boulder Housing staff
- Meetings with long range planners regarding Boulder Valley Comp Plan process
- Meeting with Boulder Housing Partners regarding partnering
- Meeting with Thistle Communities regarding partnering

Concept Plan Review: *Process to Date with Community Members*

This is our backyard. We live in this neighborhood and care about what happens here. Our plan started with our friends and neighbors. We asked them what they wanted to see on the Broadway site. We listened. And we synthesized their desires into this plan.

Our process with community members:

Community:

- Dozens of one-on-one meetings with neighbors and conversations in the neighborhood (developer lives four blocks from site)
- Two neighborhood gatherings for immediate neighbors around the site
- Emails with Community members
- Conversations with local real estate professionals
- Met with neighbors in Orange Orchard (member of design firm lives there)
- Spoke to pastor of the church now leasing the building at 2801 Jay Road

Foothill Elementary:

- Met with former PTO board president Elizabeth Prentiss
- Met with Acting Principal Dave Eggen
- Met with PTO board vice president in charge of community relations four times (Jennifer Goldman)
- Presented plan to executive committee of PTO board
- Working with PTO community liason to set up presentation to entire PTO in the fall
- Reached out to Glenn Segrue School Board Planner for Foothill to discuss project
- Met with Foothill Elementary parents who live in the neighborhood

Concept Plan Review: *Revisions to Concept in Response to Outreach*

Suggestions and changes incorporated due to city staff review:

3303 Broadway

- The building should interact with the street along Broadway as much as possible
- Provide entries directly off of Broadway street frontage
- Eliminate visibility of the parking garage
- Engage with the public in the area of the bus stop
- Increase open space on site
- Relieve the long elevations with breaks and/or recesses in the building
- Set back the third floor
- Move commercial uses up to grade from parking level

2801 Jay Road

- RMX-2 zone designation
- Reduce density by 33%
- Maximize affordable housing

Suggestions and changes incorporated due to community engagement:

- Subsidize eco pass
- Serve as administrator for resident overnight parking passes for houses on south side of Hawthorne
- Coffee shop
- Community use room moved into building on Hawthorn corner rather than stand alone
- Micro office for locals to rent
- Provide a few furnished units with shorter term rentals for neighbor's family members to have extended visits
- Ensure building lighting complies with dark sky ordinances
- Set back third floor on Broadway
- Add trees along school field at Hawthorn
- Allow educational talks and other programming of interest to neighborhood in community use room

Discussion points with school administrators and parents:

- Provide trip generation information comparing uses and use mixes
- Begin construction as school lets out for summer
- Lease a portion of the field for construction staging and improving landscaping in southwest corner of field for the school
- Replace fence and landscaping at shared property line
- Possible school use of community room
- Ways to help with "hug-n-go."

Environmental strategies:

- Deconstruct buildings and recycle
- Bee safe plantings and maintenance
- Native and xeriscape plantings
- Solar ready

Following staff and City Council suggestion, the development team is now submitting for Concept Plan Review to determine support for a Special Ordinance

3303 Broadway

3303 Broadway: *Mixed Use with Workforce Housing*

3303 Broadway will be a mixture of small scale housing units to provide workforce housing for singles, couples, and young families. Approximately one half of the apartments on site will be efficiency units. Smaller units serve the demographic most likely to take advantage of the transit and pedestrian lifestyle opportunities provided by this location.

Housing will be complimented by a small coffee shop/juice bar, wellness and functional fitness center and micro-offices.

Neighborhood supportive amenities include a community room dedicated to use by members of the surrounding neighborhoods.

The coffee shop is an amenity nearby neighbors have asked for, and micro-office space provides office space within walking distance to Newlands and the Kalmia/Silverlake neighborhoods.

3303 Broadway Program:

94 units of housing

55 efficiency units

23 one-bedroom units

16 two-bedroom units

1,700 s.f. community room

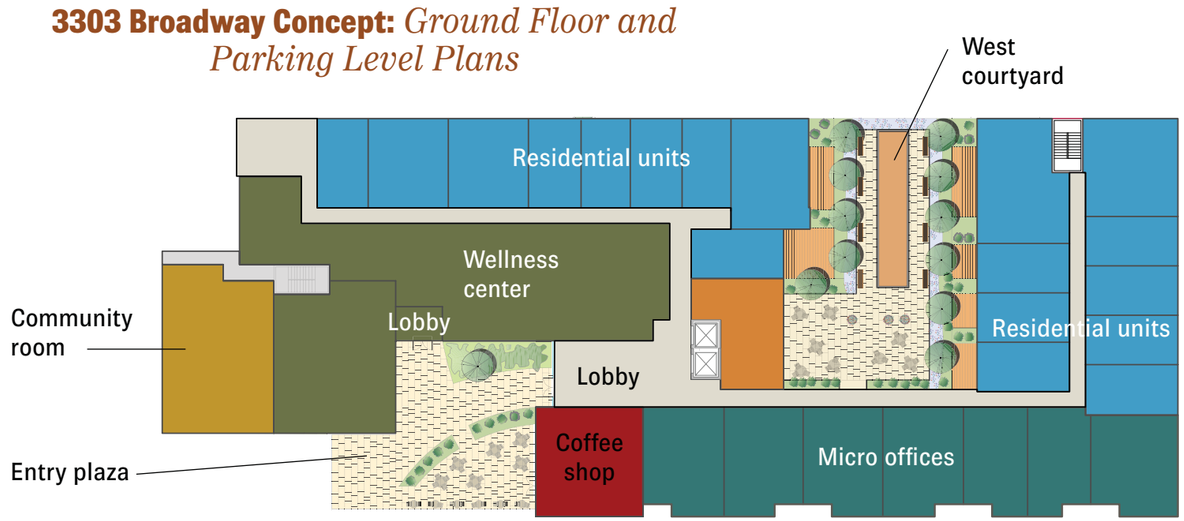
6,250 s.f. wellness and functional fitness

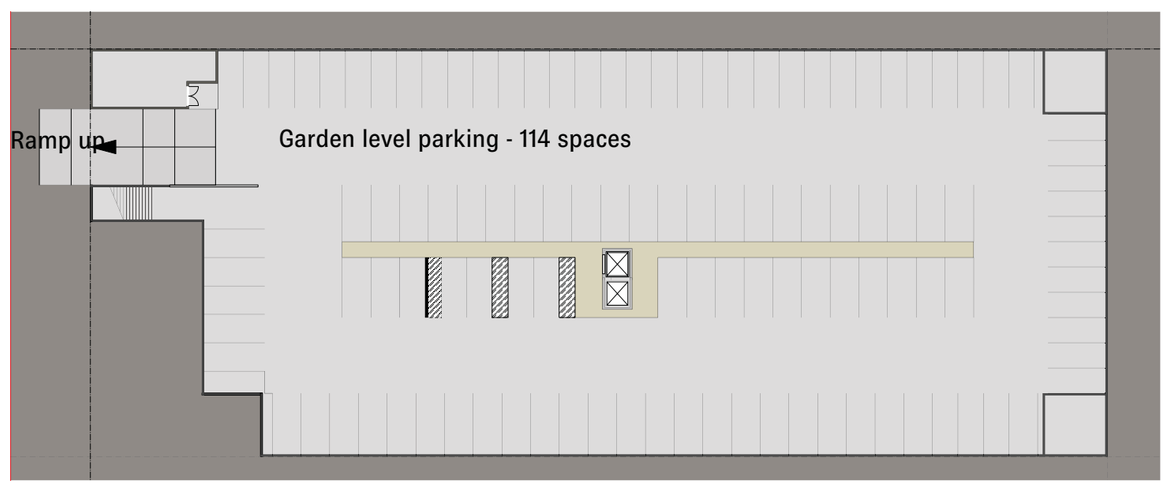
1,200 s.f. coffee shop

5,650 s.f. micro office space

114 parking spaces

3303 Broadway Concept: *Ground Floor and Parking Level Plans*





Highest and Best Use: *Multi-family Housing*

Analysis of the site conditions and our community outreach show that the highest and best use of the site is as a primarily residential targeting residents likely to use alternative modes of transportation on a daily basis. Development of the site with the proposed mix of small scale residential units and limited commercial space is supported by the following factors:

- Continues an existing pattern of development on the North Broadway corridor
- Residential land use in harmony with surrounding properties
- Residential use generates less traffic than other uses available through review
- Multi-modal transit opportunities to minimize vehicular traffic: multiple bus routes on Broadway, bike lanes and paths nearby, eGo car share and a B-cycle station across the street
- Close proximity to commercial and retail services: North Broadway Shopping Center, Hillside Shops
- Quick and easy access to major employment centers: Downtown, CU, NIST
- Close to recreational assets: Open Space, North Boulder Recreation Center, North Boulder Park

Multi-modal Access

This site offers excellent multi-modal access. It is extremely well served by buses, both the high frequency Skip bus that connects the entire city north to south and neighborhood bus routes 201 and 208. The skip runs every 15 minutes.

The site is adjacent to or nearby several bike routes, on-street bike lanes and multi-use paths.

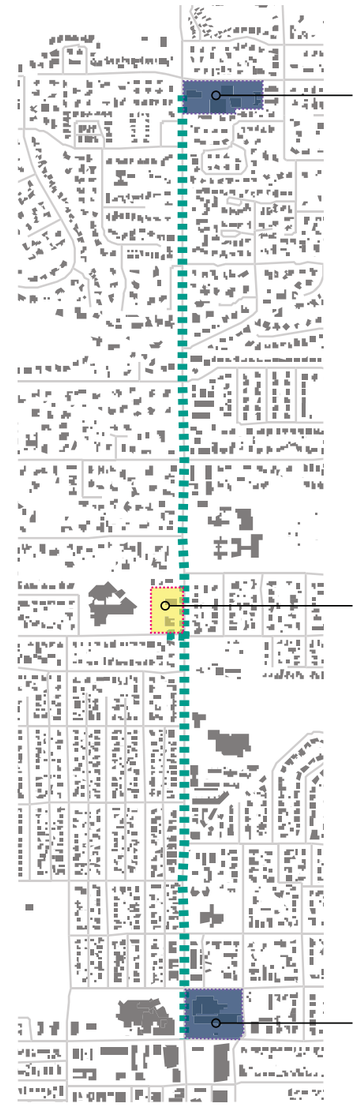
Across Iris Avenue to the northeast is a Boulder B-cycle station offering bikes for hire.

Also across Iris Avenue is an eGo car station with cars available on a short term basis for members.

Proximity to Shopping

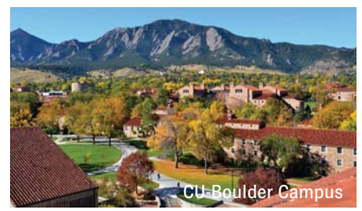
A wide range of commercial services are available on Broadway. Within .9 miles north and .6 miles south of the site are: two grocery stores, a pharmacy, a laundromat, cleaners, 11 restaurants and 7 specialty retail shops.

Lucky's Market



Proximity to Employment Centers

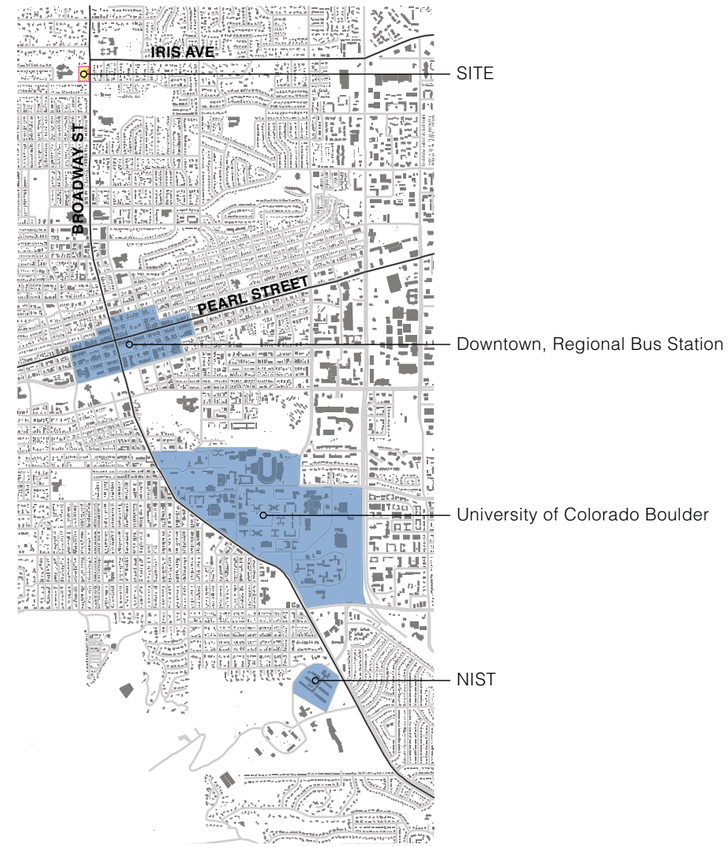
Within a single bus ride or short bike ride of the site are the following employment centers: Downtown, the University of Colorado, NIST. A single bus ride also takes riders to the Downtown transit center with easy connections to buses accessing all parts of Boulder and regional service to Denver, Longmont, Golden and Denver International Airport.


CU Boulder Campus

Downtown

NIST

Transit Center

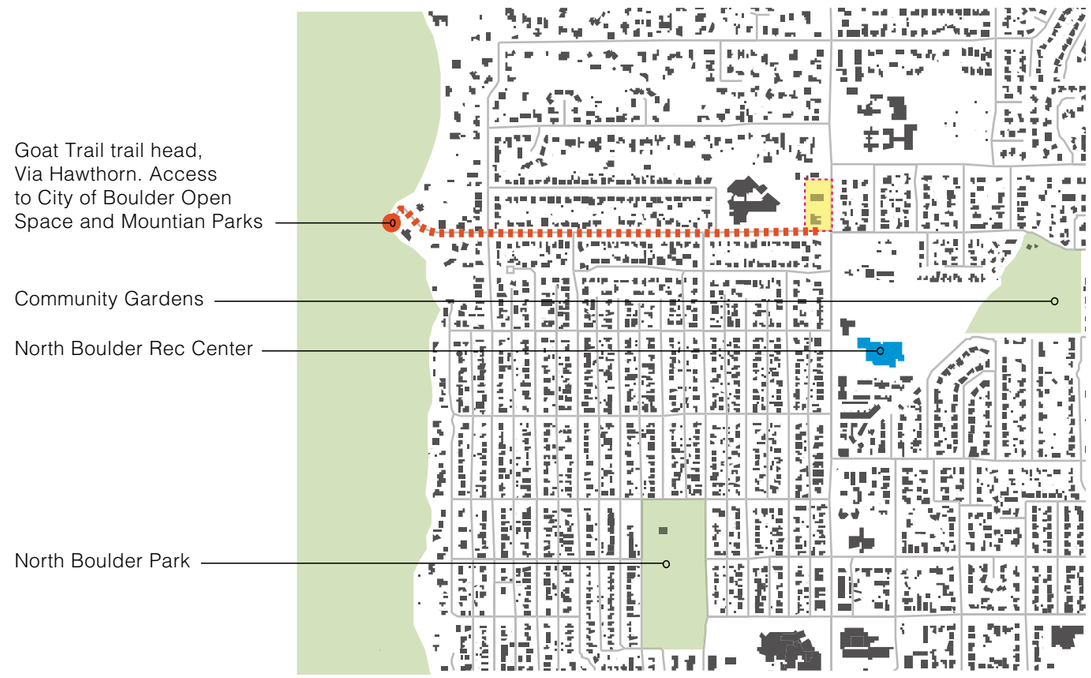


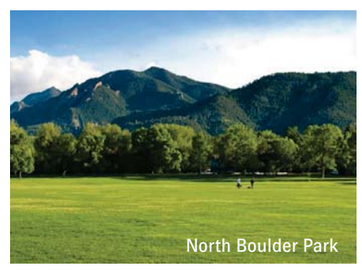
Proximity to Recreation

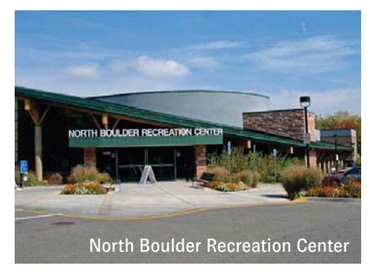
A short walk to the west along Hawthorn Avenue brings people to a trail accessing Boulder Mountain Parks and Open Space land.

The North Boulder Recreation Center is just two blocks to the south of the site on Broadway.

North Boulder Park is within five blocks to the south of the site and the Boulder Community Gardens are four blocks to the east.




North Boulder Park

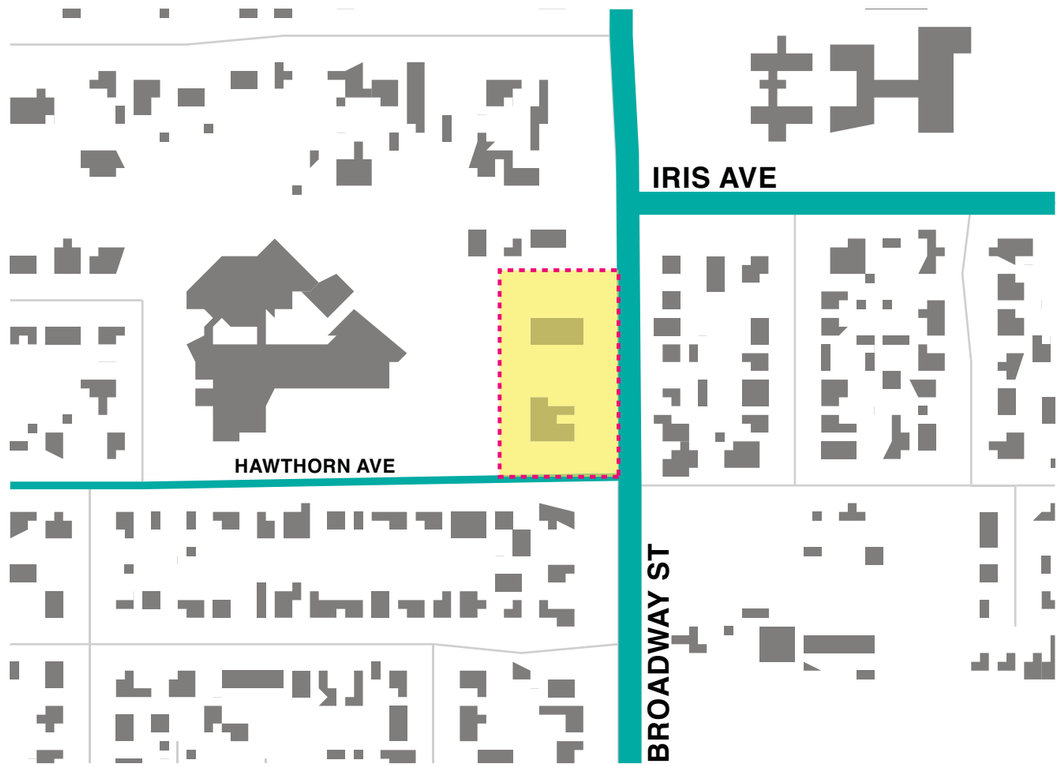


North Boulder Recreation Center

Sanitas Trail

Site Access

The site is easily accessed by two major arterial roads, Broadway and Iris Avenue. These two roads provide easy access to much of Boulder and convenient connections to 28th Street/US 36, Foothills Parkway and the Diagonal Highway providing linkages to the greater Front Range metro area.

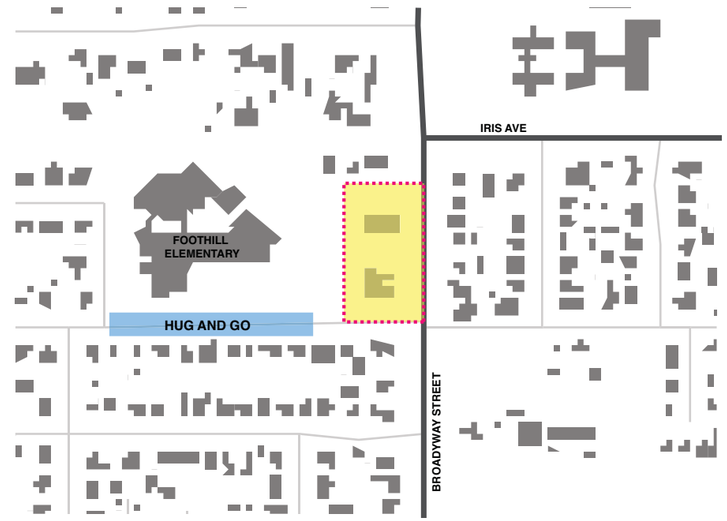


Traffic Impact

Any development of the site must carefully consider the traffic impacts upon the adjacent school and neighborhood. Traffic engineers for the City have stipulated that any redevelopment of the site, as part of its approval, remove the existing curb cut on Broadway and provide new site access via Hawthorn.

Additional traffic on Hawthorn could conflict with existing patterns of student drop off and pick up in the "hug-n-go" zone just west of the project site. Cars queue up in this zone to drop off students in the morning and again in the afternoon when parents return to pick their children up.

The proposed development will not disrupt this pattern and will not significantly impact the neighborhood. The proposed residential use will add only 125 daily trips over and above what the People's Clinic use of the site generated. These trips will occur primarily at hours before and after the school day. Contrast this with the 2480 additional trips that would be generated by a medical office use on site built to the size allowed by current zoning regulations with only a use review. These trips, for a medical office use, would occur throughout the day while parents are dropping off and picking up their children.

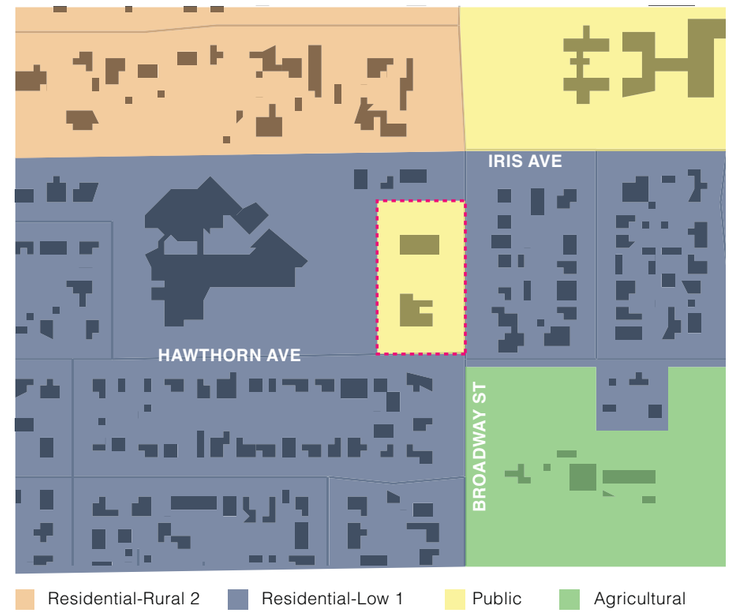


Existing Zoning of the Site and the North Broadway Corridor

The site is currently zoned P/public. Adjacent land to the east and west is zoned RL-1: low density residential. Land to the northwest is zoned RR: rural residential. Land to the northeast is zoned P: public. Land to the southeast is zoned A: agricultural.

The North Broadway Corridor from Balsam north to Quince exhibits a specific pattern of zoning allowing more intense land uses immediately along Broadway with low density residential development beyond. Land along much of this stretch of Broadway is zoned to allow multi-family housing of varying density, public and limited commercial uses. To the east and west of these "arterial" zones land is primarily zoned for low- and very low-density residential development.

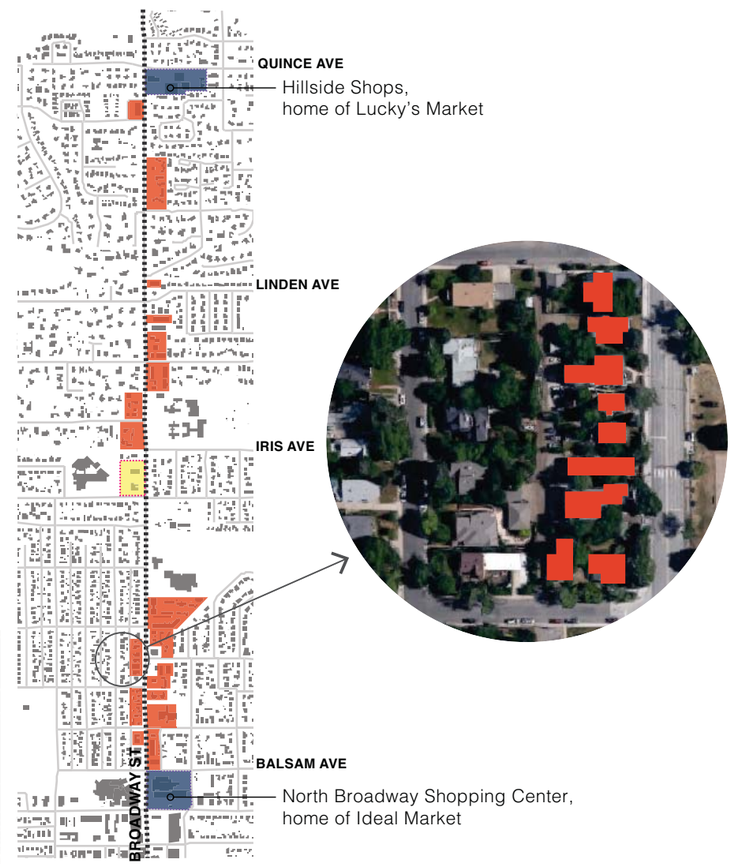
Zoning designations are occasionally misaligned with actual use. It is important to note that even in areas not zoned for more intense use along Broadway those more intense uses exist nonetheless in contravention to the existing zoning regulation. Examples include: multi-family housing in the RR-1 zone at 1170 Juniper and a medical office in the RR-2 zone at 3575 Broadway.

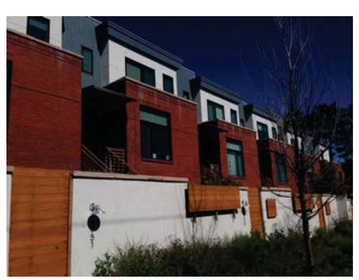


Existing Pattern of Multi-family Development Along Broadway

There is an existing pattern of multi-family housing along Broadway between Balsam and Quince. The multi-family housing occurs on both the east and west sides of Broadway. Along most of this length multi-family development exists only on lots that directly abut Broadway. The pattern is one of multi-story multi-family housing along Broadway with single family residential development immediately behind.

In this pattern, smaller scale more economical multi-family housing occurs along the arterial street. The multi-story, multi-family structures form an edge to the single family neighborhoods behind and act as a buffer from the traffic and noise of the arterial street. This pattern is both appropriate and supportive of alternatives to high cost single family residential development.



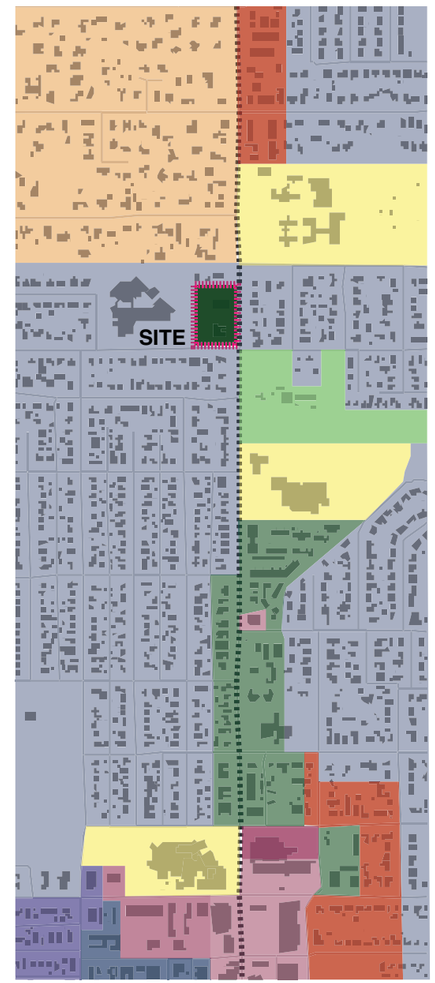


Proposed Zoning

The concept proposes a land use modeled after RH-3.

Along much of the North Broadway Corridor from Balsam to Iris land alongside Broadway is zoned RH-2. The 3303 Broadway concept will not work within this zone designation and thus proposes a zone designation of RH-3.

RH-2 limits the intensity of development through maximum dwelling units per acre and minimum open space requirements. This designation is most appropriate for standard sized and larger residential units. 3303 Broadway intends to deliver more housing in less space through a large number of efficiency units. If the site was zoned RH-2 the efficacy of small units would be offset by the requirement for a minimum of 600 square feet of open space per unit. In effect the project would need to allocate more land to open space (600 s.f.) than it would to efficiency residential units (475 s.f.). Working within the allowable three story height this would create a building small in volume with a lot of open site area - most likely with surface parking. This suburban pattern of multi-family housing is inappropriate for the urban infill location at 3303 Broadway.



- Residential-Rural 2
- Residential-Low 1
- Public
- Agricultural
- Residential-Mixed 1
- Residential-High 5
- Residential-High 2
- Residential-High 3
- Residential-Medium 2
- Business-Community 2
- Business-Transitional 1
- Business-Transitional 2

Along much of Broadway the RH-2 zone designation is used to allow greater housing density alongside the low density RL-1 zone. Where the multi-family use backs up to single family residential development this is appropriate. At 3303 Broadway however, the property backs up not to single family residential development but to the school yard. This location provides a perfect opportunity for the community to realize the benefit of additional density with minimal impact to single family development.

The zone designation of RH-3 allows the project to adopt a form based approach to the development and limits size and mass of the project through maximum height limits, open space requirements as a percentage of lot size and quality of open space provided. An RH-3 designation allows the project to provide a greater number of units within the allowable building volume to maximize the housing opportunity and benefit to the community.

The RH-3 zone designation is used sparingly throughout the city, primarily along arterial streets and primarily to allow greater density of housing. 3303 Broadway meets these two criteria. There is, however, a critical difference between 3303 Broadway and existing developments. Other RH-3 zone designations throughout the city occur on large parcels of land where development results in huge buildings further accentuated by height modifications to allow additional floors of space and building height. These are the types of buildings the community is currently reacting to.

3303 Broadway will show that the RH-3 zone designation can be used to support the community's desire for additional housing while working and respecting existing building patterns and forms.

Existing Site

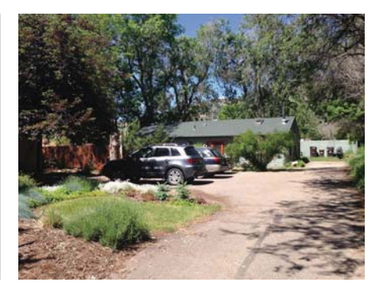
Two structures built in the 1950's remain on the site. The southern building, originally used as a church, is one story tall with gable roofs. This structure was renovated and used as the People's Medical Clinic.

The northern building served as support space for the church. It is two stories tall with a gable roof. The peak of the roof is approximately 28 feet above existing grade.

Neither structure is historically significant. A demolition permit for both structures has been issued by the City.

Context

These images illustrate the context immediately surrounding the site.



Context North Broadway Corridor

These images illustrate the multi-family, commercial and public uses currently along Broadway between Balsam and Quince.

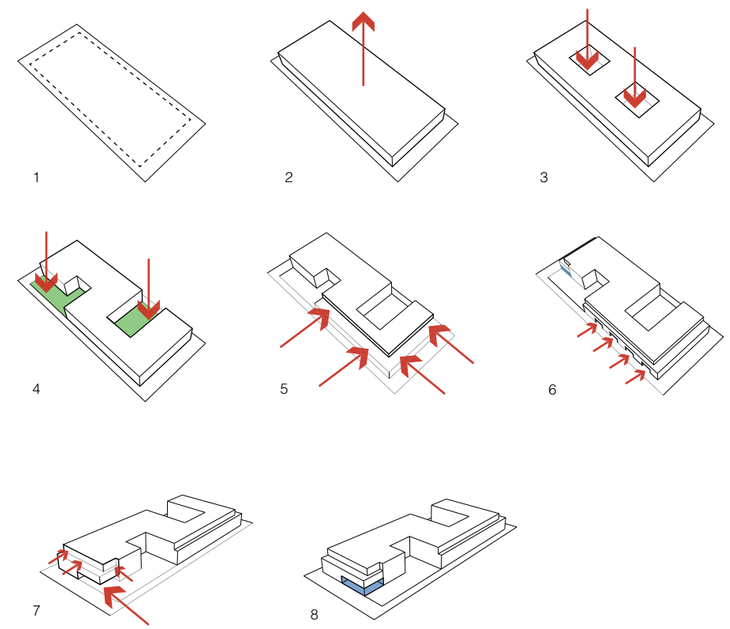
Architectural Character

Site organization and building form/massing/organization

The new structure at 3303 Broadway will address and define street edges in a very urban way with minimal setbacks. A single linear volume winds across the site to create two courtyard spaces, one at the southeast corner of the site which opens to the intersection of Broadway and Hawthorn, inviting the community in, while the second opens to the west providing a quiet contemplative space, shielded from the bustle of Broadway and with views to the foothills.

The primary building volume is three stories tall and sits atop a parking structure that is mostly below grade. The building will be built within the allowable 35 foot height limit. The Broadway and Hawthorn Avenue elevations are marked by a two story wall along the street with the third floor deeply set back, repeating the established pattern for three story residential buildings along this portion of Broadway. The building height allows a reasonable density on site, preserves a significant amount of open space and will provide a strong sense of enclosure for the courtyard spaces.

A broad shallow ramp ascends from the sidewalk at the intersection of Broadway and Hawthorn to the public plaza in the southeast corner of the site. This plaza is ringed by commercial uses, a wellness and functional fitness center and a coffee shop, that will activate and animate the space. The coffee shop, desired by the neighborhood, is anticipated to become a hub of activity for residents of north Newlands, West Hawthorn and Melody Park. During warm months the coffee shop will spill out onto the plaza with tables, chairs and umbrellas. The plaza is slightly elevated above street level yet still close enough to allow pedestrians to easily see into the space, enriching the pedestrian experience along Broadway.



Architectural Character

The primary entry to the residential complex is near the center of the building via the public plaza. Doors open to a lobby space that connects the two courtyard spaces.

The portion of the structure that faces Broadway is characterized at street level by windows scaled and positioned to allow pedestrians to see into the building and deep recesses that allow direct access to the micro-office space on the first floor of this portion of the structure. Second floor walls are punctuated by large, deep openings for porches. These openings create a pattern of light and shadow across the face of the building and serve to break up the visual mass of the structure.

Architectural Character

On the south side of the structure a community room opens directly to Hawthorn Avenue. This room is specifically located to express the connection of the space to the surrounding neighborhood. A small plaza with interspersed planters connects the community room to the sidewalk. This space serves as a spillover area for community events with an outdoor component or a gathering too large to accommodate everyone inside.

The building will be composed of a collection of simple repetitive individual units that are arranged in differing patterns horizontally and, occasionally, vertically. Units are a mixture of efficiency, one- and two-bedrooms. All residential units face out across the public way, whether that be the street, a yard or a courtyard.

Access to the below grade parking is via a ramp at the southwest corner of the site. The ramp is positioned to be opposite a space between the single family houses on the south side of the street so that the headlamps of cars driving up the ramp do not shine into homes.

Architectural expression

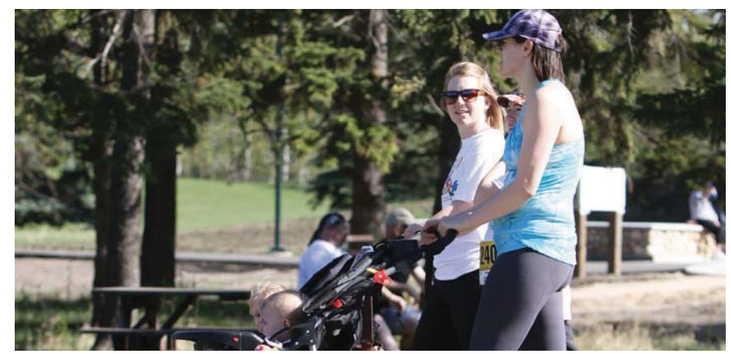
Buildings will be clad in a palette of rich, warm natural materials. Stone and stucco, or other materials similar in appearance, will be the dominant materials with stained wood occurring in special locations where protected from excessive weathering due to sun and rain. Materials are used to modulate the scale of the building, reinforcing existing Broadway development patterns of emphasizing the two story volume against the street edge. Trellis and awning elements shade portions of outdoor roof terraces and mark important entry points.

Community Benefit

3303 Broadway is a unique site: a parcel at the intersection of two major thoroughfares, extremely well served by alternative modes of transportation, surrounded by a school and residential neighborhoods yet with easy access to work centers, shopping and recreation. This is a site that can help Boulder realize it's vision of becoming a city that is open, inclusive, transit oriented and neighborhood friendly.

Development of this site demands a unique, forward-looking solution that does not easily fit within existing standards, definitions and boundaries. After conversations with the neighborhood and the Parent Teacher's Organization of Foothill Elementary, we offer a concept that provides a development uniquely tailored to the site, the neighborhood and the community at large with opportunity for unparalleled community benefit:

- **Placemaking**
- **Workforce Housing**
- **Community Meeting Space**
- **Transit**
- **Affordable Housing**



Community Benefit — *Placemaking*

The linear parts of the building form an "s" across the site creating two courtyards, one each along the East and West facades. These spaces create places for resident and community interaction.

- A courtyard plaza at the intersection of Broadway and Hawthorn will be open, inviting and filled with activity. The limited commercial space proposed as part of the project - a wellness and fitness center and a small coffee shop - wrap this space and draw the public in. The coffee shop will become a neighborhood hub for friends from the northern portion of Newlands, Silverlake, West Hawthorn and Kalmia Park neighborhoods, areas beyond walking distance from existing retail areas, and colleagues from the Boulder County office complex to meet. Coffee shop seating will spill out onto the plaza filling the space with activity. During cold winter months the coffee shop provides a place to meet neighbors for a warm drink and a place to stay warm and dry while awaiting a bus to downtown.
- In counterpoint, the courtyard on the west side of the structure opens to views of the foothills and provides a quiet contemplative space for residents and visitors, as well as an outdoor area for occupants of the offices.

Along the Broadway street frontage, small office space or co-work offices engage and activate the street and sidewalk providing an inviting experience for pedestrians, while encouraging live work opportunities.

Community Benefit — *Workforce Housing*

Working within the building envelope that would be allowed for a medical office structure on the site, the development will create a large number of small residential units attractive to millennials and other demographics that are less likely to have a car and more likely to ride a bus or bike or walk. This is the housing the Boulder workforce needs.

Community Benefit — *Community Meeting Space*

The current Public zone designation arose from the original use on the site: a church. Because churches traditionally provide community meeting space, the proposed project will provide a space for the surrounding community to use. The Community Use Room will provide a place to hold meetings and events both for individuals and small groups from the surrounding neighborhood and a place for the community as a whole to come together. This space is on the south side of the structure and opens directly to Hawthorn expressing its connection to the surrounding residential neighborhood. The Community Use Room is also adjacent to the public plaza further enhancing the opportunity for neighbors to meet and interact.

Community Benefit — *Transit*

The proposed project is designed to support patterns of living that make use of the multiple modes of transit available at the site or nearby. With a bus stop served by multiple routes right at the front door we anticipate many residents will utilize the RTD service. To further encourage this the property developer will provide Eco-passes for all residents for the first three years after certificate of occupancy is received. Bike storage will be available on site. On the parking level there will be a bike repair station. Instead of stairs from the entry plaza to the street a ramp will provide easy bike access. The bike path runs adjacent to the site, making it easy to travel by bike. With both zipcar and ebike stations across the street, this site is uniquely situated to support residents without cars.

Community Benefit — *Affordable Housing*

Through a variety of unit types and sizes the proposed project seeks to make housing on the edge of the desirable Newlands Neighborhood accessible to a broader market. The large number of planned efficiency units will get housing costs into a range that should be achievable for both younger and older community members.

The proposed project also intends to provide not just the required affordable housing units but much more. In multiple discussions with City of Boulder Housing Staff it became clear that the greatest current need within the community is for family focused affordable housing. The 3303 Broadway site is best suited to workforce housing due to its small footprint and urban infill location.

Family oriented affordable housing

requires larger units with family friendly amenities for children that are a poor fit on the Broadway site.

As a result, the development team looked elsewhere for a site suitable for family focused affordable housing that could act as a receiving site for 3303 Broadway's required units. Rather than look for a site to meet the minimum requirements however, the team set out to express its commitment to the community and its commitment to housing for all people by searching for a site capable of containing one affordable housing unit for each market rate unit at 3303 Broadway.

Finding a site large enough for 94 family sized units was challenging. Many sites were considered and pursued. It proved extremely difficult to find a site within the city limits.

The development team has located a site immediately alongside the city limit with the requisite qualities: room for family focused housing and amenities, adjacent to a bus line, ½ mile from a grocery store, at the intersection of two main roads.

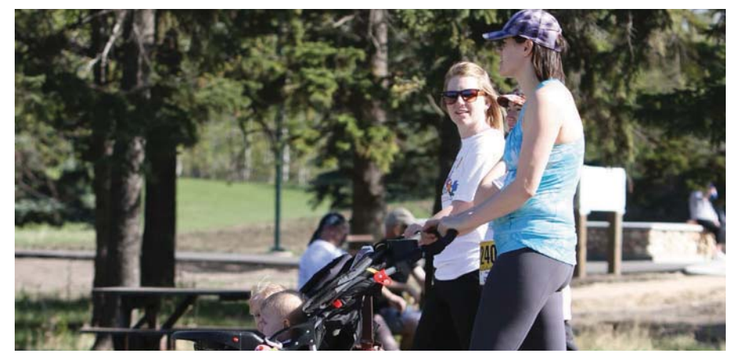
The development team thus proposes a second site development — 2801 Jay Road — as part of this Concept Review for Special Ordinance.

Broader Community Benefit

We propose a unique solution, two sites in different parts of the community with vastly different programs, to provide more high quality affordable housing in the configuration the city needs than could be achieved by either site developed separately. In this instance it's true, the whole is greater than the sum of its parts.

This is a project that does so much more than just provide housing on two sites. The effects of this project will be felt by the people who live on the sites, by the residents of the neighborhoods surrounding the sites who work in the micro offices and use the community rooms, by the people who stop at the coffee shop to chat with friends. It doesn't stop there, however. The effects of this project will extend far and wide to people who live across the entire community:

- **Mental Health Partners**
- **Church of the Nazarene**



Community Benefit: *Mental Health Partners*

MHP is a vital part of our community. They invested heavily in the property at 3303 Broadway only to see their plans rejected by neighborhood residents concerned about their use alongside the elementary school. In addition to providing housing for workers where they can easily avoid driving to work in Boulder, the higher density proposed at 3303 Broadway supports the value being asked for by MHP in order to recover what they invested in the site. Any purchase of the site at less than MHP's current asking price will take money out of MHP's coffers. Ultimately that could hurt vital programming and services that the broader community needs.

Summary:

The conversation about housing in Boulder is inextricably linked with conversations about the number of workers commuting into the City and the need for affordable and workforce housing. Boulder has set goals for the direction of housing that will allow the character and spirit of the community to continue while accommodating growth. These goals include: making 10 percent of housing be permanently affordable units; the creation of a variety of housing options in every part of the city, including existing single-family neighborhoods, while preserving neighborhood character; establishing minimum density standards or alternative approaches to managing density to avoid creating new areas that offer only large, high-priced, single-family homes; provide developers with an incentive to go above and beyond the current Inclusionary Housing requirements by providing a density bonus for additional affordable units. Our vision is to help the City meet these goals. We believe we have demonstrated a level of community benefit that warrants a Special Ordinance, so that we may work with staff to realize our project on these two sites. We hope that staff, Planning Board members and members of Council will walk with us towards this vision, and provide support.

LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

June 12, 2015

Ms. Margaret Freund
Fulton Hill Properties, LLC
1000 Carlisle Avenue
Richmond, VA 23231

Re: 3303 Broadway
Boulder, CO
(LSC #140860)

Dear Ms. Freund:

In response to your request, LSC Transportation Consultants, Inc. has prepared this Trip Generation and Assignment Report for the proposed 3303 Broadway development. As shown on Figure 1, the site is located north of Hawthorne Avenue and west of Broadway Street in Boulder, Colorado.

IMPACT AREA

Figure 1 shows the vicinity map.

Area Roadways

The major roadways in the site's vicinity are shown on Figure 1 and are described below.

- **Broadway Street** is a north-south four-lane principal arterial east of the site. The intersection with Hawthorne Avenue is stop sign controlled on Hawthorne Avenue. The posted speed limit in the vicinity of the site is 30 mph.

- **Hawthorne Avenue** is an east-west two-lane local street south of the site. The posted speed limit in the vicinity of the site is 25 mph.

PROPOSED LAND USE AND ACCESS

The development is proposed to include 94 apartment dwelling units, a 6,200 square-foot wellness center, and about 5,400 square feet of micro office space. The conceptual site plan is shown in Figure 2. The wellness center is primarily for residents but the public will be allowed by appointment only. The coffee/juice bar is accessible to walk-in visitors. It is not designed or intended for drive-up visitors.

ALTERNATIVE TRAVEL MODES

An alternate travel mode share of 20 percent is expected. The site is well positioned to take advantage of the City's extensive network of sidewalks, multi-use paths, bike lanes, and bike routes as well as the existing bus routes along Broadway.

TRIP GENERATION

Table 1 shows the estimated typical weekday, morning peak-hour, and afternoon peak-hour trip generation for the site based on the rates from *Trip Generation, 9th Edition,* 2012, by the Institute of Transportation Engineers (ITE) and the implementation of a TDM Plan.

The proposed land use on the site is projected to generate about 711 new vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 17 vehicles would enter and about 33 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:30 p.m., about 41 vehicles would enter and about 29 vehicles would exit the site.

TRIP DISTRIBUTION

Figure 3 shows the estimated distribution of site-generated traffic.

TRIP ASSIGNMENT

Figure 4 shows the assignment of site-generated traffic.

* * * * *

We trust this information will assist you in planning for the proposed 3303 Broadway development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

COLORADO LICENSED
CHRISTOPHER S. MCGRANAHAN
39018
PROFESSIONAL ENGINEER

By: _____
Christopher S. McGranahan, P.E., PTOE
Principal

6-12-15

CSM/wc

Enclosure: Table 1
Figures 1 - 4

Z:\LSC\Projects\2014\140860-3303Broadway\Report\3303_Broadway-061215.wpd

Table 1
ESTIMATED TRAFFIC GENERATION
3303 Broadway
Boulder, CO
(LSC #140860; June, 2015)

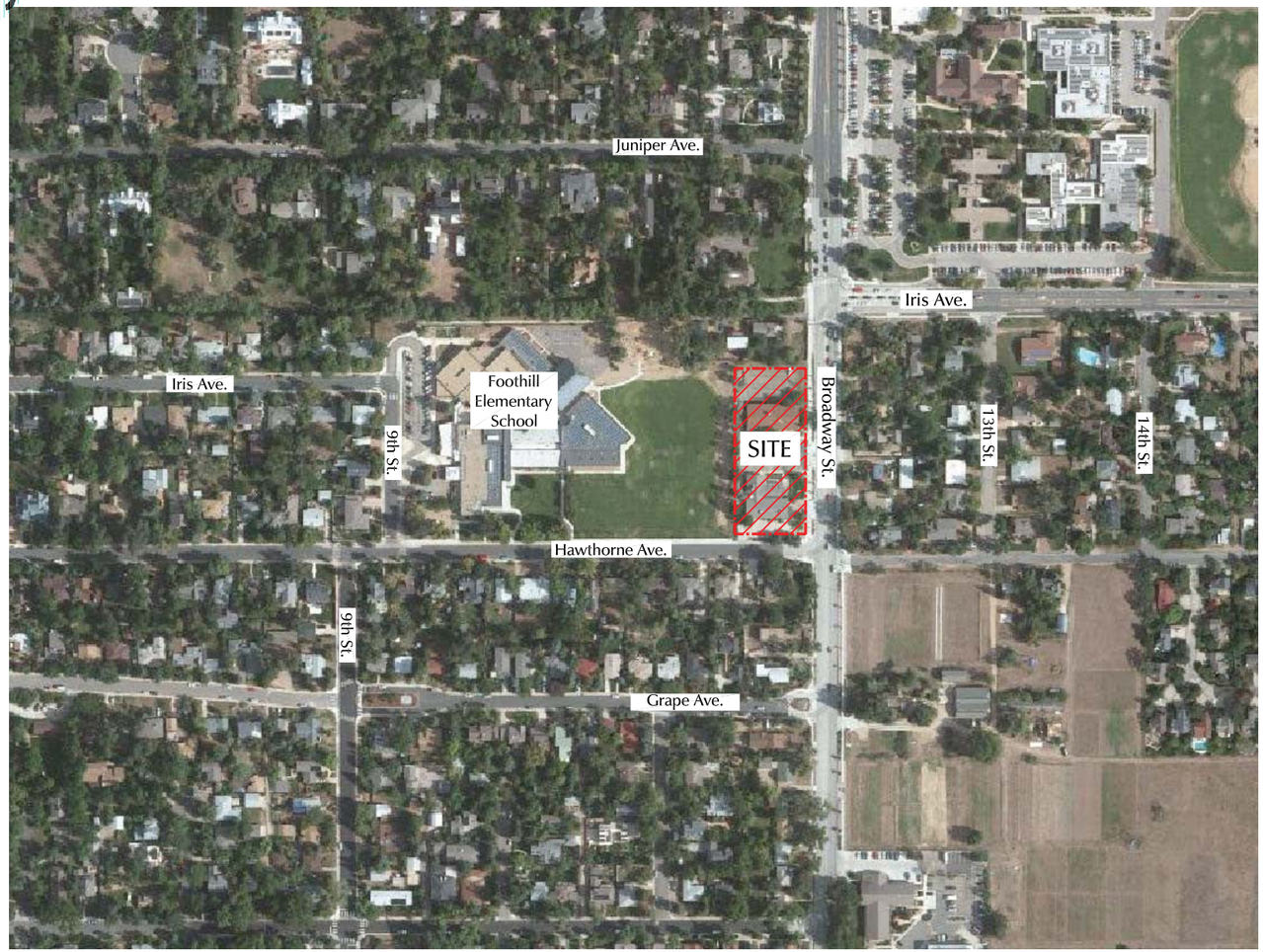
		Trip Generation Rates[1]					Vehicle-Trips Generated				
		Average	AM Peak Hour		PM Peak Hour		Average	AM Peak Hour		PM Peak - Hour	
Trip Generating Category	Quantity	Weekday	In	Out	In	Out	Weekday	In	Out	In	Out
Proposed Land Use											
Apartments [2]	94 DU [3]	6.65	0.102	0.408	0.403	0.217	625	10	38	38	20
Wellness Center [4]	6.2 KSF [5]	32.93	0.705	0.705	2.012	1.518	204	4	4	12	9
Micro Offices [6]	5.4 KSF	11.03	1.373	0.187	0.253	1.237	60	7	1	1	7
						Total Trips Generated =	889	21	43	51	36
						Alternative Travel Mode (20%) =	178	4	10	10	7
						Net External Vehicle-Trips =	**711**	**17**	**33**	**41**	**29**

Notes:
(1) Source: *Trip Generation*, Institute of Transportation Engineers, 9th Edition, 2012.
(2) ITE Land Use No. 220 - Apartments
(3) DU = Dwelling Units
(4) ITE Land Use No. 492 - Health/Fitness Club - open to the public by appointment only - coffee/juice bar component open to public walk-ins
(5) KSF = 1,000 square feet
(6) ITE Land Use No. 710 - General Office Buiding

Table 1
ESTIMATED TRAFFIC GENERATION
3303 Broadway
Boulder, CO
(LSC #140860; September, 2014)

		Trip Generation Rates[1]					Vehicle-Trips Generated				
		Average	AM Peak Hour		PM Peak Hour		Average	AM Peak Hour		PM Peak - Hour	
Trip Generating Category	Quantity	Weekday	In	Out	In	Out	Weekday	In	Out	In	Out
Previous Use on Site											
Medical-Dental Office Building [2]	16.215 KSF [3]	36.13	1.888	0.502	1.000	2.570	586	31	8	16	42
Potential Use by Right											
Medical-Dental Office Building [4]	60.0 KSF	36.13	1.888	0.502	1.000	2.570	2,168	113	30	60	154
or											
Medical-Dental Office Building	80.0 KSF	36.13	1.888	0.502	1.000	2.570	2,890	151	40	80	206
Proposed Land Use											
Apartments [5]	105 DU [6]	6.65	0.102	0.408	0.403	0.217	698	11	43	42	23
Wellness Center [7]	6.2 KSF	32.93	0.705	0.705	2.012	1.518	204	4	4	12	9
						Total Trips Generated =	902	15	47	54	32
						Alternative Travel Mode (20%) =	180	3	9	11	6
						Net External Vehicle-Trips =	**722**	**12**	**38**	**43**	**26**

Notes:
(1) Source: *Trip Generation*, Institute of Transportation Engineers, 9th Edition, 2012.
(2) ITE Land Use No. 720 - Medical-Dental Office Building - assumes a 6,115 square foot clinic and a 10,100 square foot medical office building
(3) KSF = 1,000 square feet
(4) ITE Land Use No. 720 - Medical-Dental Office Building
(5) ITE Land Use No. 220 - Apartments
(6) DU = Dwelling Units
(7) ITE Land Use No. 492 - Health/Fitness Club - open to the public by appointment only - coffee/juice bar component open to public walk-ins



Approximate Scale
Scale: 1"=300'

Figure 1

Vicinity Map

3303 Broadway (LSC # 140860)

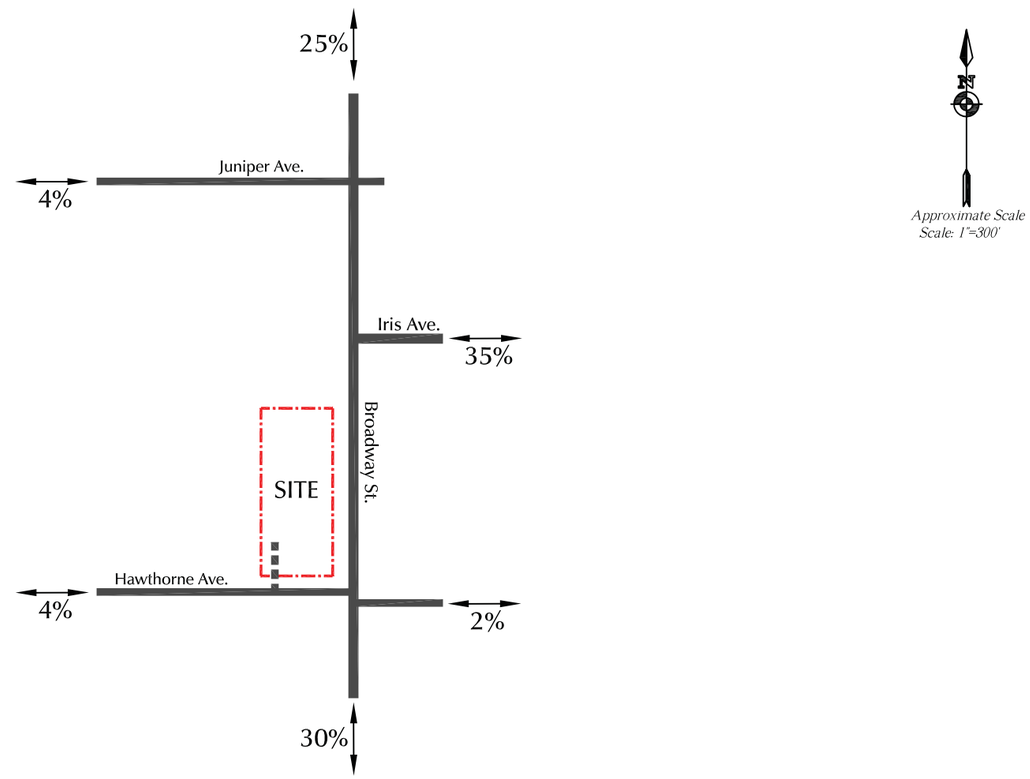
LSC
LOMAS SANTA FE
CONSULTANTS, INC.

Approximate Scale
Scale: NTS

Figure 2

Site Plan

3303 Broadway (LSC # 140860)



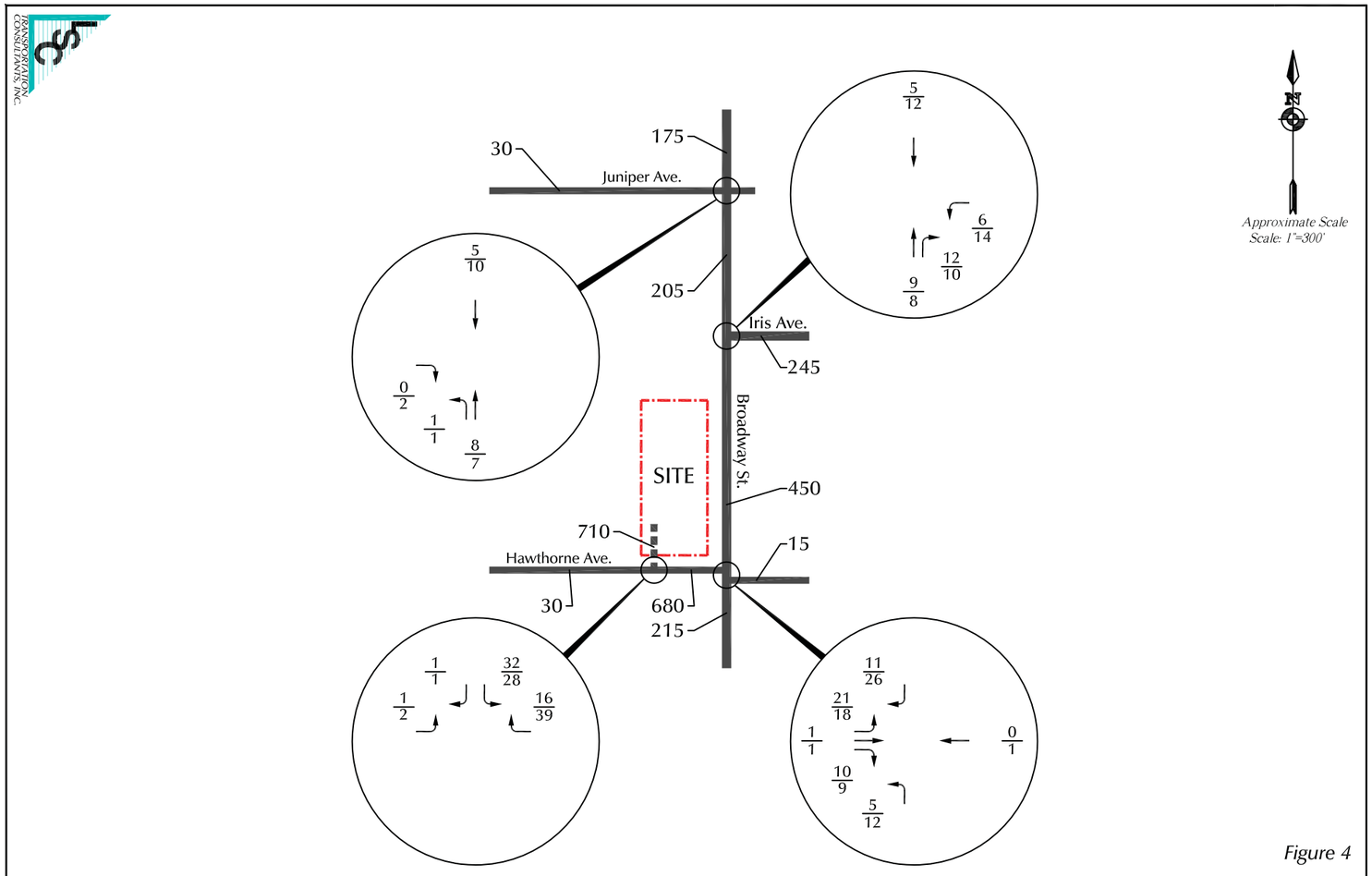
LEGEND:

65% = Percent Directional Distribution

Figure 3

Directional Distribution of Site-Generated Traffic

3303 Broadway (LSC # 140860)



LEGEND:

$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

2,500 = Average Daily Traffic

Figure 4

Assignment of Site-Generated Traffic

3303 Broadway (LSC # 140860)

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:	**August 14, 2015**
CASE MANAGER:	**Sloane Walbert**
PROJECT NAME:	**FORMER PEOPLE'S CLINIC REDEVELOPMENT**
LOCATION:	**3303 BROADWAY**
COORDINATES:	**N05W07**
REVIEW TYPE:	**Concept Plan Review & Comment**
REVIEW NUMBER:	**LUR2015-00058**
APPLICANT:	**MARGARET FREUND**
DESCRIPTION:	**CONCEPT PLAN REVIEW: Request for citizen, staff and Planning Board comment on a proposed redevelopment of the former People's Clinic site located at 3303 Broadway. The applicant is proposing a mixed-use building consisting of 94 dwelling units, 13,100 square feet of commercial space, and a 1,700 square foot community room. The proposal will neither be approved nor denied, but rather is an opportunity for the City and residents to comment on the general aspects of the proposal. Proposal includes rezoning the property to Residential – High 3 (RH-3).**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:
Rezoning to high-density residential zone or Special Ordinance. Possible parking reduction, open space and height limit modifications.

I. REVIEW FINDINGS

This plan will be neither approved or denied, but rather is an opportunity for the city staff, the Planning Board and residents to comment on the general aspects of the proposal. In general, well-scaled, contextual, multi-family residential or mixed-use redevelopment of the site could potentially be supportable. However, as proposed, staff finds that the development is not compatible with the surrounding area and should be scaled down significantly to be compatible with the area and to meet the policies in the Boulder Valley Comprehensive Plan (BVCP). The intent of the comprehensive plan is to encourage compact, mixed use, higher-density development where appropriate. Several policies are designed to protect and enhance neighborhood character and promote sensitive infill development, including *2.10* Preservation and Support for Residential Neighborhoods, *2.14* Mix of Complementary Land Uses and *2.30* Sensitive Infill and Redevelopment. Striking an appropriate balance will be important in the redevelopment of the site. This issue is discussed more depth below under 'Land Use' and 'Zoning'.

These comments and all neighborhood correspondence received will be forwarded to the Planning Board for review. The Planning Board hearing on this item is tentatively scheduled for October 1, 2015. While the applicant is welcome to submit a written response to all the comments found herein prior to that hearing, it should be noted that the Concept Plan process is not an iterative process and that alternative designs cannot be considered without an additional Concept Review application.

II. CITY REQUIREMENTS (TO BE COMPLETED PRIOR TO MEETING)

Plan Documents, Sloane Walbert, Case Manager, 303-441-4231
Provide please provide eight 11' by 17' paper copies of the plans for distribution to the Board prior to the meeting.

III. STAFF REVIEW AND COMMENT

Addressing, Caeli Hill, 303-441-4161
The City is required to notify utility companies, the County Assessor's office, emergency services and the US Post Office of proposed addressing for development projects. A Final Address Plat and list of all proposed addresses will be required as part of the Technical Document Review process.

Access/Circulation, David Thompson, 303-441-4417

1. Staff supports the removal of the existing right-in/right-out access from Broadway and providing a single curb cut off Hawthorn Avenue to serve the site. The driveway/curb cut would be required to meet the site access standards found in Section 2.04 of the City's Design and Construction Standards (DCS) and the traffic study should identify the location of the curb cut which meets the access spacing requirements found in Table 2-1 of the DCS and minimizes conflicts with queuing traffic on Hawthorn Ave during the AM and PM peak periods.
2. In support of the proposed commercial/retail use along Broadway and consistent with Table 2-12 of the DCS, please provide an eight-foot wide landscape area along with a 12-foot wide detached sidewalk along Broadway connecting through the existing transit stop on Broadway.
3. It is staff's preference to have an 8-foot wide detached sidewalk along Hawthorn Avenue due to the presence of Foothill Elementary School to the west. The applicant is encouraged to contact staff to discuss design options for an 8-foot detached sidewalk along Hawthorn Avenue and the impacts of a landscape strip and detached sidewalk on the south side of the site.
4. At the time of Site Review:
   - A Parking Study/Transportation Demand Management (TDM) Plan consistent with Section 2.03(I) of the DCS and section 9-2-14(h)(2)(D)(iv) and (v) of the Boulder Revised Code, 1981 is required to be submitted which supports the proposed parking reduction and outlines strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternate modes of travel. Staff concurs with the proposed 20% auto trip reduction.
   - A Traffic Impact Study is required since the project's trip generation is shown to exceed the threshold of 20 vehicles during the peak hour, as described in Section 2.02 of the DCS. Please have the transportation consultant contact David Thompson at thompsond@bouldercolorado.gov after the project is heard by Planning Board and City Council to discuss review comments on the traffic assessment letter and the parameters of the study prior to initiating the work.
   - Please show the short-term and long-term bicycle parking spaces to be provided on the site following the requirements found in Table 9-8 and the criteria described in section 9-9-6(g)(1), B.R.C. 1981.
   - Detail the pedestrian and bicycle circulation/connections to be provided within the site and connecting from the site to the existing transit stop on Broadway and the detached sidewalk on Hawthorn Ave.
   - Provide additional information on how the service access will function and operate. Staff would not support a wider curb cut to serve the service access adjacent to the garage access nor a service access that allows service vehicles to back out onto Hawthorn Avenue.
   - Show the off-street delivery/loading space that will serve the commercial and retail uses being proposed for the site. Please refer to section 9-9-9, B.R.C. 1981 for guidance on off-street loading standards.
   - Show a minimum of five accessible parking spaces being provided in the underground garage with one of the five spaces being van accessible consistent with the Guide to the American with Disabilities Act Accessibility Guidelines (ADAAG) Manual.
   - Pursuant to section 9-9-8(d), B.R.C. 1981, please show on the site plans the width and length for any public access easements necessary to construct the public improvements along Broadway and Hawthorn Avenue.

Area Characteristics and Zoning History, Sloane Walbert, 303-441-4231
The project site originally contained the Broadway Baptist Church. The property was rezoned in 1977 from LR-E to P-E due to the proximity to other public uses. The following year an amendment to the land use code was approved to allow private non-profit uses providing community service on the site through Special Review. In 1978, Special Reviews (#SR-78-3) and PUD (#P-78-8) were approved for the People's Clinic to occupy the existing buildings along with other non-profit organizations. It was argued that the People's Clinic was an appropriate use for the site due to coordination with nearby County facilities and services.

A PUD amendment was approved in 1988 for the addition of a parking lot on the north side of the former People's Clinic building. This approval modified required setbacks from Broadway (26 feet where 35.5 feet was required) and Hawthorn (0 feet where 15 feet was required). There were also subsequent approvals (UR-94-28 and SI-94-32) for an addition to the south building on the site.

The immediate area is diverse in character. The property is located on the edge of the established Newlands residential neighborhood, which primarily consists of single-family dwellings. The West Hawthorn neighborhood across Broadway also contains primarily single-family dwellings. The property is adjacent to the Foothill Elementary School, which serves the surrounding neighborhood. Boulder County facilities are located to the northeast, across Iris Avenue. Long's Gardens and the North Boulder Rec Center are located across Broadway to the south.

Building Design, Sloane Walbert, Case Manager, 303-441-4231
Staff appreciates the efforts to reduce the visibility of the parking garage, break up the elevation along Broadway, create visual interest and engage the street with building entrances and active uses. However, staff is concerned that the scale of the building may be excessive given the character of the surrounding area, which includes a variety of smaller scaled multi-family residential buildings and single-family homes. The proposed plan reflects a scale more evident of development projects that may be closer to downtown or the university. Staff finds that the mass of the building should be reduced in terms of height and mass to better fit with the neighborhood. If the micro-office space were to be removed, a townhome style design would be more appropriate. These suggestions are also offered in response to neighbors' comments, who are concerned that the scale of building is not being appropriate to the area and the effect that the building may have on their views and access to light. A well-scaled and contextual building could continue to incorporate the positive aspects of the design, including a set-back third story, commercial and community space oriented to Broadway, defined entrances and a public plaza on the corner.

Drainage, Scott Kuhna, 303-441-4071

1. Storm water runoff and water quality treatment are issues that 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)* is required at time of Site Review application. The required report and plan must also address the following issues:
   - Storm water detention
   - Water quality for surface runoff using "Best Management Practices"
   - Minimize Directly Connected Impervious Areas (MDCIA)
   - Water Quality Capture Volume (WQCV)
   - Storm sewer construction
   - Floodplain management
   - Groundwater discharge
   - Erosion control during construction activities
2. Discharge of groundwater to the public storm sewer system may be necessary to accommodate construction and operation of the proposed development. 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.
3. Floor drains internal to covered parking structures, that collect drainage from rain and ice drippings from parked cars or water used to wash-down internal floors, shall be connected to the wastewater service using appropriate grease and sediment traps.
4. A construction storm water discharge permit is required from the State of Colorado for projects disturbing greater than 1 acre. The applicant is advised to contact the Colorado Department of Public Health and Environment.

Flood Control, Scott Kuhna, 303-441-4071
A floodplain development permit will be required for all development within the 100-year floodplain. The floodplain development permit shall contain certified drawings demonstrating:

a. Any new mixed-use structure will be floodproofed or the lowest floor elevated, including the basement, of the entire structure and all residential and lodging units within the structure will be elevated to or above the flood protection elevation (two feet above the 100-year flood).

b. Any new nonresidential structure will have all lodging units within the structure elevated to or above the flood

protection elevation and be floodproofed in a manner requiring no human intervention or have the lowest floor elevated, including the basement, to or above the flood protection elevation.

c. The proposed buildings will have structural components capable of resisting projected hydrostatic and hydrodynamic loads and the effects of buoyancy, and be constructed with materials resistant to flood damage.

d. Any proposed structures or obstructions in the floodplain, including trash enclosures and raised planters, will be properly anchored to prevent flotation, collapse, or lateral movement and be capable of resisting hydrostatic and hydrodynamic loads.

e. The buildings will be constructed with electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities that are designed and located (by elevating or floodproofing) so as to prevent water from entering or accumulating within the components during conditions of flooding.

Groundwater, Scott Kuhna, 303-441-4071
Groundwater is a concern in many areas of the city of Boulder. Please be advised that if it is encountered at this site, an underdrain/dewatering system may be required to reduce groundwater infiltration, and information pertaining to the quality of the groundwater encountered on the site will be required to determine if treatment is necessary prior to discharge from the site. City and/or State permits are required for the discharge of any groundwater to the public storm sewer system.

Inclusionary Housing, Michelle Allen, 303-441-4076

1. Each new residential unit developed on the property is subject to 9-13 B.R.C., 1981, "Inclusionary Housing." The general Inclusionary Housing (IH) 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 for-sale or rental units or through the dedication of land appropriate for affordable housing or by payment of a cash-in-lieu contribution (CIL).

2. Affordable rental units must be owned all or in part by a Housing Authority or similar agency or may be owned and operated by a private entity if the owner voluntarily enters into an Agreement with the city to meet city goals by providing additional community benefit.

3. 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 to the market rate units. Attached permanently affordable units must have an average floor area no less than 80 percent of the market-rate units however this is a minimum and larger units are encouraged. The city manager may approve variations to these requirements if they result in additional community benefit.

4. Permanently affordable dwelling units must meet the "Livability Standards for Permanently Affordable Housing." No unit shall be considered a permanently affordable unit until the location, construction methods, floor plan, fixtures, finish, and the cabinetry of the dwelling unit have been approved by the city manager.

5. Any required documents including the Determination of Inclusionary Housing Compliance form, Covenants 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. On or off-site permanently affordable units must be marketed and constructed concurrently with the market-rate units.

6. <u>Off-site Proposal (Separate Concept Plan #LUR2015-00074 review pending)</u>
   Applicant proposes to meet the inclusionary requirement by providing the affordable units off-site at 2801 Jay Road (although this has not been reviewed in depth by staff as a part of this Concept Plan proposal).

   2801 Jay Rd. was submitted for review and approval through a pre-application on February 9, 2015. Applicant requested consideration of the location based on development of between 96-143 units, approx. 30 units per acre. The location was denied based on the following criteria:

   - *The site is surrounded on three sides, to the north, east and west, by the Area III Planning Reserve Area. Across 28th Street and directly to the east of the site are zones RL-1 and RL-2, low density residential. To the south and southeast of the site is Area II Service Area. Further east and south of the site are zones RL-2 and RMX-2, low-density residential and residential mixed 2.*

   - *The planned density of the proposed receiving site is incompatible with the three mixed-income developments, Northfield Commons, Kalmia38, and Northfield Village, which are affordable to low to moderate, middle, and market-rate households. The three sites have significantly less density e.g. Kalmia38 an approximately 10 acre site with 57 units, 5.7 dwelling units per acre.*

- *Without a study of the Area III Planning Reserves staff finds it premature to consider this site for high density residential.*

After Planning Board and Council, if they call up the Concept Plan, consider and comment on the proposal applicant could resubmit this or submit another site as a location for the off-site units.

Acceptance of off-site affordable proposal and units is dependent on the following factors:

- Approval of the off-site location;
- Successful completion of annexation including a land use map change and appropriate zoning
- Successful completion of Site Review;
- Agreement on the number and details of the off-site units;
- Timing; concurrency with the development that created the requirement;
- Provision of security to ensure performance;
- Execution of required documents; and
- Successful completion of all required inspections.

If the above requirements can be met, staff is supportive of the proposed off-site project. Many aspects of the proposed off-site project are desirable including:

- Four bedroom family friendly units;
- Private yards;
- A pocket park; and
- Affordable units in addition to those required to meet the IH and annexation requirements for both sites.

For-sale units are allowed and desirable should applicant want to include them in the off-site project.

7. <u>Annexation Community Benefit</u>
   Should Planning Board and/or City Council express interest in revisiting the site for affordable housing the Jay Rd. site would need to be annexed into the city. Proposed annexations with additional development potential need to demonstrate community benefit consistent with BVCP policies in order to offset the negative impacts of additional development in the Boulder Valley. For proposed residential development, emphasis is given to the provision of permanently affordable housing. The BVCP lists the following additional benefits that may be considered as part of an annexation request: Receiving sites for transferable development rights; Reduction of future employment projections; Land or facilities for public purposes over and above that required by the land use regulations; Environmental preservation; or other amenities determined by the city to be a special opportunity or benefit.

   The policy and practice for the past several years has been that 40 to 60 percent of the new residential development in annexations be permanently affordable. For-sale pricing would typically be split between low/moderate (inclusionary housing) prices and prices affordable to middle income households. If the affordable units were offered for rent, rents would be set to be consistent with inclusionary housing low/moderate rents. Pricing and rents would be set when the affordable covenant is put in place prior to building permit submittal. The overall percentage of affordable units is based on the level of additional community benefit provided by the annexation.

8. As proposed, the receiving site at 2801 Jay road would accommodate enough units to meet both the sending site 20% inclusionary requirement and the annexation approximate 50% requirement for affordable housing.

9. <u>Cash-in-lieu (CIL)</u>
   Applicant has proposed to meet the inclusionary requirement off-site. The following is provided should the applicant want to consider the CIL option.

   - Any applicable CIL contribution must be made prior to receipt of a residential building permit. The CIL due is based on the amounts in place when paid.

   - Additional information about the Inclusionary Housing program including the 2015-2016 cash-in-lieu amounts for attached units may be found on-line at www.boulderaffordablehomes.com.

   - 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.

Land Uses, Sloane Walbert, Case Manager, 303-441-4231 and Jeff Hirt, 303-441-4497

Land Use Designation and Zoning:

The project site is currently zoned Public (P), which is defined as *"public areas in which public and semi-public facilities and uses are located, including, without limitation, governmental and educational uses"* (section 9-5 2(c)(5)(A), B.R.C. 1981). The underlying land use designation in the comprehensive plan is Public, which encompasses a wide range of public and private nonprofit uses that provide a community service. While there are community amenities proposed at the 3303 Broadway site, the predominant use is residential so, it can no longer be considered a public land use. Since the proposed redevelopment would not meet the intent of the land use designation or zoning, the project would require a rezoning and land use designation change.

Staff finds that the current proposal for Residential - High 3 (RH-3) zoning is inconsistent with the intent of the RH-3 zone district and the criteria for requested changes to the land use map, found in Section II.a.1 of the BVCP. In particular, the proposed high-density residential designation is inconsistent with the policies and overall intent of the comprehensive plan. The RH-3 zone district is described as *"high density residential areas in the process of changing to high density residential uses and limited pedestrian-oriented neighborhood-serving retail uses in close proximity to either a primary destination or a transit center and where complementary uses may be allowed"* (section 9-5-2(c), B.R.C. 1981). The subject property is not located in an area in the process of changing to high-density residential uses and is not in close proximity to primary destination or transit center. The highest density residential areas are generally located in direct proximity to the University of Colorado or in areas planned for high density or transit oriented redevelopment.

The property is surrounded by low-density residential uses and zoning districts. However, the Broadway corridor is considered a high frequency transit corridor with a variety of housing types. As a result, as discussed in the Review Findings and Building Design sections above, well-scaled, contextual, medium density multi-family residential or mixed-use redevelopment could potentially be supportable. However, staff would need to consider the property within the larger context of the area. Staff would be glad to work with the applicant to do more research and analysis to determine what this might look like relative to the immediate and broader areas.

The city is currently updating the Boulder Valley Comprehensive Plan, which brings with it an opportunity to request BVCP future land use changes. Please contact Jeff Hirt at the phone number above if you wish to proceed with this process outside of the concept plan process.

Proposed Uses:

For the purposes of this discussion, the project has been reviewed against the underlying P zoning. Attached residential uses are permitted in the P district and any applicable high-density residential zone.

Residential uses are permitted in the P zone district with use review approval, including a public hearing before Planning Board (section 9-6, "Use Standards," B.R.C. 1981). The proposed coffee shop, wellness and functional fitness, and office spaces are prohibited in the P zone district. However, if the property were rezoned to a high-density residential district, most office uses would require approval of a Use Review application.

A comparison of the proposed uses to various applicable zoning districts is found in Table 1 below

TABLE 1

Proposed Use	Attached dwellings	Restaurants over 1,000 sf	Offices, professional, technical, other	Community room (accessory use)**	Indoor recreational or athletic facilities
P	Use Review	Prohibited	Prohibited	Allowed	Prohibited
RM-2	Allowed	Prohibited	Use Review	Allowed	Prohibited
RMX-1	Allowed	Prohibited	Use Review	Allowed	Prohibited
RH-2	Allowed	Use Review	Use Review	Allowed	Use Review
RM-1	Allowed	Prohibited	Use Review	Allowed	Prohibited
RH-3	Allowed	Prohibited*	If Mixed Use	Allowed	Use Review

* A restaurant use no larger than 1,000 square feet would be allowed.

** As described in the concept plan review application the community room would be considered an accessory use. If, however, the space were ever converted to be rented for events, etc. it would no longer be an accessory use and would be required to comply with the zoning.

Landscaping, Elizabeth Lokocz, 303-441-3138

1. As the project plans become more refined, a landscape plan is required that is consistent with, and exceeds, city code requirements. See sections 9-9-11, 12, 13 and 14, B.R.C. 1981 for all applicable requirements.

2. A detailed tree inventory including the species, size and condition of all existing trees on the site will be a requirement at Site Review (see section 9-2-14(h)(2)(iii), B.R.C. 1981) and should be submitted with the initial application. The proposed site plan acknowledges the existing mature trees on the site, but does not appear to include them as elements worthy of preservation. Special attention should be given to incorporating any healthy mature tree into the overall layout and circulation plan. An update to the previously submitted plan is required. The project should consider the current condition of the trees and the probability of being able to protect them during construction. Staff continues to support preservation of the Pin Oak, in particular, located in the northeast corner of the site would ideally have little or no paving under its dripline.

3. A significant portion of the useable open space is located over the parking structure. Evaluate different material treatments and ways to achieve sufficient soil coverage to support a healthy long-lived plant community. This area is essentially a green roof and will require thoughtful detailing to be successful. Trees and other vertical elements will add to the quality of the area.

4. Any below grade parking structures will need to maintain a minimum ten-foot separation from required trees regardless of setbacks. Clearly illustrate this relationship at Site Review submittal.

Neighborhood Comments, Sloane Walbert, Case Manager, 303-441-4231

Staff has received a large number of written and verbal responses regarding the proposed project (refer to **Attachment B**). Many neighbors in the immediate neighborhood are opposed to the project due to the proposed density, traffic, parking, noise, and other related impacts to a predominantly single-family neighborhood. Some neighbors were in support of the general concept but felt the project was too intense. Staff has also received public comment in support of the project. At the time of these comments, staff has been copied on 65 emails sent directly to City Council in support of the proposal. The general themes of public comment have been summarized below.

In Opposition:

- Density – the proposal includes too many units and square footage and is too intense to be compatible with the surrounding neighborhood.
- Traffic – traffic and congestion is a major issue during drop-off and pick-up times for the school, with traffic backing up on Broadway and Hawthorn Ave. People use neighborhood streets as an alternate route, which has negative effects on the surrounding neighborhood. Adding an access point on Hawthorn Ave. would exacerbate these issues.
- Access – the intersections of Broadway with Iris Ave. and Hawthorn Ave. are congested and can be dangerous. The left hand turn from Hawthorn Ave. to Broadway is difficult. The development would exacerbate these issues.
- Flood – Twomile Canyon Creek has overflowed at the Iris overpass in the past with water flowing down Broadway. Parking should not be provided below grade.
- Parking – sufficient parking is not being provided by the development, particularly the residential portion.
- Safety – increased traffic and congestion is not safe for children walking to school.
- Compatibility - the building is not compatible with the character of the surrounding neighborhood or the general area. There is a lack of community integration because the neighborhood is low density and family-oriented. Building is much too large to be compatible with surrounding uses.
- Light and noise pollution
- Amenities like a coffee shop and gym are already provided in the area and are not a community benefit.

In Support:

- Provision of housing. Project provides small residential units, which offers housing options and helps keep the city an affordable place to live. Neighborhood needs more housing options to be inclusive, especially for younger people.
- Provision of coffee shop, gym and community room would be a neighborhood asset.
- The proposal is a transit oriented, mixed-use development with access to alternative modes of transportation, which contributes to the city's sustainability goals.
- If a neighborhood parking permit program is implemented the development would not affect the neighborhood.
- Proposal is preferred when compared to a large medical use, which would be allowed under the current zoning. Residential building would have less traffic/congestion than other uses allowed in P zoning.

Parking, Sloane Walbert, Case Manager, 303-441-4231 and David Thompson, 303-441-4417

Staff's preliminary estimate for the required parking for the project based on P zoning is 151 on-site parking spaces, which

includes 102 spaces for the residential use and 49 spaces for the commercial and community uses. The submitted plan indicates 114 on-site spaces located in the sub-grade parking garage, which would require a 25 percent parking reduction at the Site Review stage. Very limited on-street parking is available in the vicinity of the site and staff would not support any modifications to the on-street parking on Hawthorn Avenue that would impact the existing "Hug N Go" drop-off provided for Foothills Elementary. That said staff could support a parking reduction if the specific criteria found in section 9-9-6(f) can be satisfied and supported by a robust Parking Study/TDM Plan. The strategies to consider should include providing (1) eco-passes to residents and employees, (2) shared parking between the different land uses, (3) unbundling the parking, (4) providing B-cycle membership to both residents and tenants and (5) providing car share membership to employees and residents with a designated parking space(s) for car share vehicle(s).

Review Process, Sloane Walbert, Case Manager, 303-441-4231
The project would not be required to go through Concept Plan Review because the site does not meet the minimum thresholds for required Site Review in the P zone district. However, the applicant has requested to undergo a voluntary Concept Plan. "Concept Plan Review and Comment" requires staff review and a public hearing before the Planning Board. Planning Board, staff and neighborhood comments made at the public hearings are intended to be advisory comments for the applicant to consider prior to submitting any detailed "Site Review" plan documents. Note that Concept Plan review applications may be called up for consideration after Planning Board's review.

The project is scheduled to go before the Planning Board on **October 1, 2015**. The plan will neither be approved nor denied, but rather is an opportunity for the City and residents to comment on the general aspects of the proposal. The Planning Department and Planning Board will review the applicant's Concept Review & Comment plans against the guidelines found in section 9-2-13(f), B.R.C. 1981.

Site Design, Sloane Walbert, Case Manager, 303-441-4231
Staff had concerns about the provision of open space, particularly green space, to serve the residential use. The proposed west courtyard is not sufficient to serve 94 units and could potential be used by the micro-office uses. Additionally, staff has concerns about how to effectively buffer private open spaces from the active, shared spaces proposed in the western courtyard. Refer to "zoning" comments below.

Utilities, Scott Kuhna, 303-441-4071

1. On-site and off-site water main and wastewater main construction per the City of Boulder *Design and Construction Standards (DCS)* as necessary to serve the development may be required. All proposed public utilities for this project shall be designed in accordance with the *DCS*.
2. A water system distribution analysis will be required at time of Site Review in order to assess the impacts and service demands of the proposed development. Conformance with the city's *Treated Water Master Plan, October 2011* is necessary.
3. A collection system analysis will be required at time of Site Review to determine any system impacts based on the proposed demands of the development. The analysis will need to show conformance with the city's *Wastewater Collection System Master Plan, March 2009*.
4. The applicant is notified that, though the city allows Xcel and Qwest to install their utilities in the public right-of-way, they generally require them to be located in easements on private property.
5. The applicant is advised that any proposed street trees along the property frontage may conflict with existing or proposed utilities, including without limitation: water, wastewater, storm drainage, flood control, gas, electric, telecommunications, drainageways, and irrigation ditches, within and adjacent to the development site. It is the applicant's responsibility to resolve such conflicts with appropriate methods conforming to the Boulder Revised Code 1981, the City of Boulder *Design and Construction Standards*, and any private/franchise utility specifications.
6. 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.
7. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.

Zoning, Sloane Walbert, Case Manager, 303-441-4231
For the purposes of this discussion, the project has been reviewed against the underlying P zoning. A comparison of the project to other possible zoning districts is found in Tables 2 and 3 below:

Density
Under the current P zoning, 8 residential units would be possible with use review approval. In addition, the zone permits up to 6.2 units per acre. The proposal includes a request for 94 residential units, or a proposed density of 72 dwelling units per acre in addition to 14,800 square feet of commercial and community space. Therefore, the proposal is not compatible with the zoning. For the proposal to move forward, a rezoning or an ordinance (approved by the City Council) would be required. The applicant has requested preliminary consideration of these possibilities. This is discussed further in the "Rezoning and Ordinance for Density Increase" section below and will be discussed in the forthcoming staff memorandum.

Floor Area
There is no maximum Floor Area Ratio (FAR) in P zoning. The proposed project includes approximately 119,964 square feet of floor area. This estimate includes 83,072 square feet for the building and 36,892 square feet for the parking garage. Since the parking garage is not entirely below grade due to the topography of the site, the entire area of the garage is counted toward floor area calculations. The proposed FAR is 2.11. See tables below for additional analysis on the suitability of this proposal.

Building Height
The application states that the building will not exceed 35 feet. However, staff notes that since the parking is not entirely below grade due to the topography of the site it would be very difficult to provide three stories of building above the parking structure and remain under this height limitation. The height limit for the P zone district and all of the applicable zoning districts to the site is 35 feet. The exception is the RH-3 zone district, which allows 40 feet. Due to the current moratoria on height modifications, the applicant is unable to request a Site Review Height Modification. For the proposal for a building over 35 feet to move forward the recently approved ordinance would have to be amended by the City Council.

Buildings within the P zone district and all of the applicable zone districts are limited to three stories. Per the land use code, a basement is a story if any portion of the space included between the surface of the floor and the surface of the ceiling above it extends more than two feet above the natural grade around the perimeter. If any portion of the garage extends more than two feet above grade than the proposed building would exceed this limitation at four stories.

Building Setbacks
The side of the building facing Hawthorn Ave. is considered the 'front' of the building since the open space adjacent to the shorter street right of way is considered the front yard. The side of the building facing Broadway would be required to meet the minimum side yard landscaped setback from a street. The lot line on the north would be a rear yard setback and the setback from the mutual lot line with the elementary school would be considered an interior side yard setback by code. It appears that the building meets the setback standards of the P district. Any setback modifications proposed through the Site Review process would be evaluated against the Site Review criteria.

Open Space
The allowable intensity of residential development in the P zone district is determined based on a minimum lot area per dwelling unit and a maximum number of dwelling units per acre. As noted in "density" comments above, the proposal far exceeds these limitations. However, for mixed-use developments, the development must meet the requirements of either the residential or the nonresidential standards that result in the greatest amount of open space. A building less than 35 feet in height with a business use must provide at least ten percent of the total land area as usable open space (5,683 square feet). The project would meet this provision at roughly 32,422 square feet, including balconies, plaza's, walkways, and planted areas.

Refer to Tables 2 and 3 below for a comparison of open space requirements in other possible zoning districts. Staff is concerned about the provision of usable open space, particularly green space, for the residential use. While the west courtyard contributes an important amenity to the residential uses, it is not sufficient to serve 94 residential units. In addition, it is not clear that the west courtyard would not be used by the micro-office users. Staff believes that the design should be revised to scale down the mass of the building and provide additional green space and private balconies to serve the residents of the development and increase compatibility with the neighborhood. The functionality of the open spaces and its qualifying aspects would ultimately be reviewed in more depth at the Site Review stage.

Parking
Refer to “parking” comments above.

Solar Access
Since the property is located in the P zone district the property is located in Solar Access Area III, where solar fences are not hypothesized. However, please be advised that the new building would be surrounding by RL-1 zoning, which is in Solar Area I. Please review section 9-9-17, Solar Access, of the Land Use Regulations before Site Review submittal to determine compliance with the requirements of that section.

Rezoning or Ordinance to Increase Density:
Table 2 below is a summary comparing the proposal to various applicable zoning districts and their specific floor area limits, open space minimums, and parking space requirements. Setbacks are not included as they can be modified through Site Review if found compliant with the criteria in section 9-2-14(h).

	Density	# of Units	Floor Area	Open Space	Parking
Proposal	72 du/ac	94	119,964 sf	32,422 sf	151 spaces
RM-2	12.4 du/ac	16	Determined by bulk standards and other requirements	5,683 sf	151 spaces
RMX-1	7.3 du/ac	9	Approximately 24,000 sf (max FAR is 0.42)	56,400 sf (94 units)	151 spaces
RH-2	14 du/ac (up to 27.2 by review)	18 (up to 35 with PB approval)	Determined by bulk standards, open space and other requirements	56,400 sf (94 units)	151 spaces

Table 3 compares the proposal to those zoning districts where density is determined by open space. The open space column notes how much open space would be required to allow 94 units with the exception of RH-3, which is just a percentage of the site. Floor area limits and parking requirements are also included.

	Floor Area	Open Space	Parking
Proposal	119,964 sf	32,422 sf	151 spaces
RM-1	Determined by bulk standards, open space and other requirements	282,000 sf (94 units)	151 spaces
RH-3	No limit, if site open space is met. Setbacks and height would also limit.	60% of site = 34,103 sf 30% of site = 17,051 sf, if the provisions of Sec. 9-9-11(e)(3) are met	131 spaces

Conclusion
Based on Tables 2 and 3, the only feasible zoning district to accommodate the project as proposed (although not supported) would be RH-3. This is because of the possibility of the project to meet the required open space of 30% if the provisions of section 9-9-11(e)(3) were satisfactorily met and further, due to its lack of a floor area limit. As noted above, the RH-3 district also has a height limit of 40 feet. However, staff is not in support of this zoning designation since the RH-3 district was not intended for this area of the City, but for planned areas of high density near the University and potentially within the Transit Village area. It is also uncommon for one particular building site to be zoned a different zone than its surroundings. Refer to “Land Uses” comments above.

The problems that exist with other zoning districts are as follows:

1. *Density* - With exception of RH-3, all other possible districts restrict the number of units to far less than the number proposed. The maximum number allowable would be 16 in the RM-2 zone district. The applicant argues that the regulations are not designed to accommodate efficiency living units since they limit the number of units, not the floor area or bulk of the building.

2. *Floor Area* - The only districts that do not restrict floor area are RH-3 (as discussed above), RM-1 and RM-2. The problem with the latter two is that RM-1 has a significantly higher requirement of open space and RM-2 has a density limit of 16 units.
3. *Parking* - A parking reduction would be required in all zone districts. A parking reduction could be supportable if the proposal can meet the criteria for parking reduction in section 9-9-6(f), B.R.C. 1981. See "parking" comments above.

It appears that the only options that exist that would allow the proposed development would be through an ordinance to increase density on the site.

IV. AGENCY REVIEW AND COMMENT

See attached response letter from the Boulder Valley School District (BVSD).

V. NEXT STEPS

These comments and neighborhood correspondence will be forwarded to the Planning Board to review. The Planning Board hearing on this item is tentatively scheduled for **October 1, 2015**. The applicant is welcome to submit a written response to these comments prior to that hearing, if desired. Alternative designs that have not yet been evaluated by Planning Staff are not encouraged at the public hearing.

Staff will forward a final staff memorandum to the applicant upon completion.

Note that review of the Concept Plan at the companion site 2801 Jay Road is underway and that review comments will be issued by Friday, August 28, 2015. This item is also scheduled for the Planning Board hearing on October 1, 2015.

VI. CITY CODE CRITERIA CHECKLIST

Concept Plans are reviewed in accordance with the guidelines for review and comment under section 9-2-13 of the Land Use Regulations. A complete checklist will be provided with the staff memorandum to Planning Board.

C I T Y O F B O U L D E R
AGENDA ITEM PLANNING BOARD
MEETING DATE: October 1, 2015

AGENDA TITLE:
CONCEPT PLAN REVIEW AND COMMENT: Request for citizen, staff and Planning Board comment on a proposal to redevelop the property located at 2801 Jay Rd. with a multi-family residential development consisting of 94 units in eight buildings. The development is proposed as a receiving site to accommodate required affordable housing from a companion development at 3303 Broadway. The applicant seeks to annex the property to the city with Residential - Mixed 2 (RMX-2) zoning and amend the Boulder Valley Comprehensive Plan (BVCP) land use designation from Public to High Density Residential. Case number LUR2015-00074.

Applicant: Margaret Freund, Fulton Hill Properties
Property Owner: Colorado District of the Church of the Nazarene

REQUESTING DEPARTMENT:
Planning, Housing and Sustainability:
David Driskell, Executive Director
Susan Richstone, Deputy Director
Charles Ferro, Development Review Manager
Sloane Walbert, Planner I

OBJECTIVE:
1. Planning Board hears applicant and staff presentations.
2. Hold Public Hearing.
3. Planning Board to ask questions of applicant, the public, and staff.
4. Planning Board discussion and comment on Concept Plan. No action is required by Planning Board.

PROPOSAL AND SITE SUMMARY:

Proposal: CONCEPT PLAN REVIEW AND COMMENT: Request for citizen, staff and Planning Board input on a proposal to redevelop the property formerly used by Boulder First Church of the Nazarene on the northeast corner of Jay Rd. and 28th St. (U.S. 36). The proposal includes demolishing the existing building and constructing eight multi-family residential buildings. Proposed residential units will consist of 21 three-bedroom row houses, 30 two-bedroom row houses, 38 two-bedroom apartments and 5 one-bedroom apartments (94 units total). The proposed design includes 3 small parks, a community room and 142 parking spaces located along the “woonerf” drive access, in garages and a designated parking area. The development is proposed as a receiving site to accommodate required affordable housing from a companion development at 3303 Broadway. The applicant seeks to annex the property to the city with Residential - Mixed 2 (RMX-2) zoning and amend the Boulder Valley Comprehensive Plan (BVCP) land use designation.

Project Name:	2801 JAY ROAD RESIDENTIAL REDEVELOPMENT
Location:	2801 Jay Rd.
Size of Property:	207,274 square feet (4.76 acres)
Zoning:	Existing – County Zoning of RR – Rural Residential
	Proposed – Residential - Mixed 2 (RMX-2)
Comprehensive Plan:	Existing – Public
	Proposed – High Density Residential

I. INTRODUCTION AND BACKGROUND

PROCESS

The project is required to complete Concept Plan and Site Review concurrent with annexation because the site meets the minimum thresholds in both the P and RMX-2 zone districts. Projects that contain 100,000 square feet of floor area in the P zone district and projects over 2 acres or 20 dwelling units in the RMX-2 are required to complete a Concept Plan Review and Site Review. The applicant has submitted a Concept Plan Review prior to an application for Annexation in order to receive initial feedback on the proposal before submitting an annexation package.

The purpose of the Concept Plan review 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.

BACKGROUND

The subject property is located in Boulder County near the intersection of 28th St./U.S. 36, and Jay Rd. 28th St. serves as the general city limits in this area. The 4.76 acre site is located immediately east of the city limits. The subject property contains a church constructed circa 1953 and a parking lot. The Boulder First Church of the Nazarene operated on the property for many years and the property is currently owned by the Colorado District of the Church of the Nazarene. The property is served by city water per an out-of-city utility agreement and revocable permit signed in 1987. The property contains a 42-foot tall monopole for telecommunications equipment, which would not be

Figure 1: Existing Conditions

permissible per city zoning standards. The site was approved in 1997 by Boulder County for a daycare center (which operates at night) for over-flow activity from the Boulder Shelter for the Homeless.

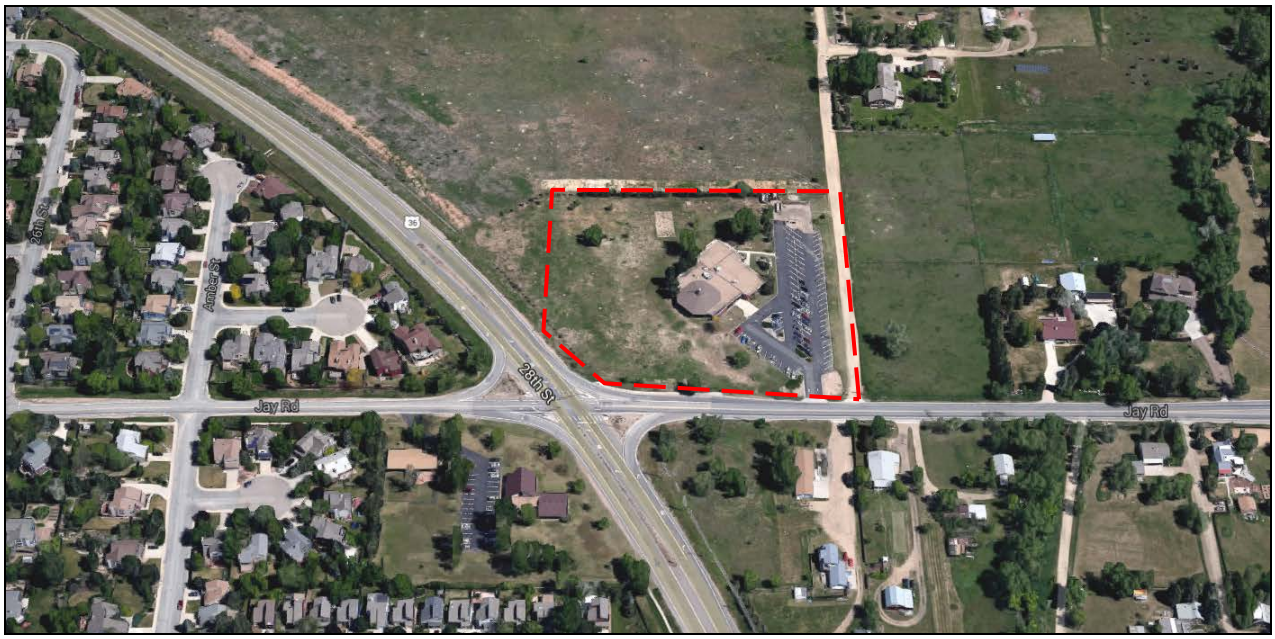


Figure 2: Birds-Eye View of Existing Context

The surrounding area is characterized by primarily low-density single-family residential development. However, a variety of uses exists in the immediate area. A single-story worship building (the Lubavitch Synagogue) is currently under construction immediately to the south, across Jay Rd. (2810 Jay Rd.). The Foothills Animal Clinic is located east of the synagogue (2810 Jay Rd.). In addition, the Peace Evangelical Lutheran Church is located catty-corner to the site on the southwest corner of the intersection of Jay Rd. and 28th St. The site is located just west of the Airport Influence Area.

The property is located in Area II in the Boulder Valley Comprehensive Plan (BVCP), which is the *"area now under county jurisdiction, where annexation to the city can be considered consistent with policies 1.16 Adapting to Limits on Physical Expansion, 1.18 Growth Requirements and 1.24 Annexation. New urban development may only occur coincident with the availability of adequate facilities and services and not otherwise."* The subject property is surrounded to the north and east by the Area III-Planning Reserve, that portion of Area III with rural land uses where the city intends to maintain the option of limited Service Area expansion. As part of the 2015 Boulder Valley Comprehensive Plan update, City Council directed staff not to move forward with a Service Area Expansion Assessment for the Planning Reserve during the current plan update. That means that the Planning Reserve area will continue as an option for future service area expansion until at least the next five year update.

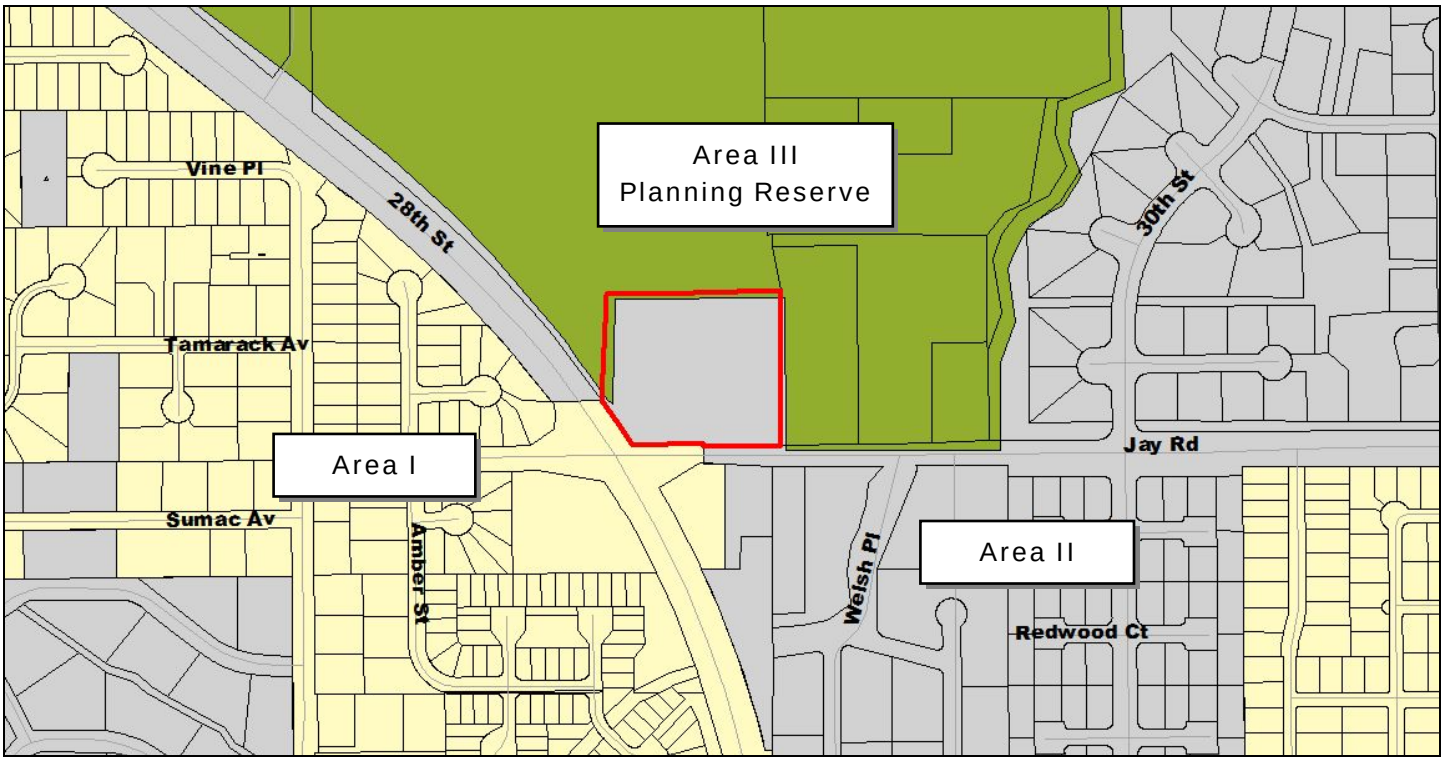


Figure 3: BVCP Planning Areas

The location and characteristics of this land make it potentially suitable for new urban development, based on the apparent lack of sensitive environmental areas, hazard areas, and significant agricultural lands, the feasibility of efficient urban service extension, and contiguity to the existing Service Area, which maintains a compact community. Refer to Figure 3 above.

As shown in Figure 4 on the following page, the site is currently designated as Public under the BVCP Land Use Map, which reflects the existing religious assembly use. Per the BVCP, the Public designation encompasses a wide range of public and private nonprofit uses that provide a community service, such as municipal and public utility services, educational facilities, including public and private schools and the university, government offices such as city and county buildings, libraries, government laboratories and nonprofit facilities like cemeteries, churches, hospitals and retirement complexes.

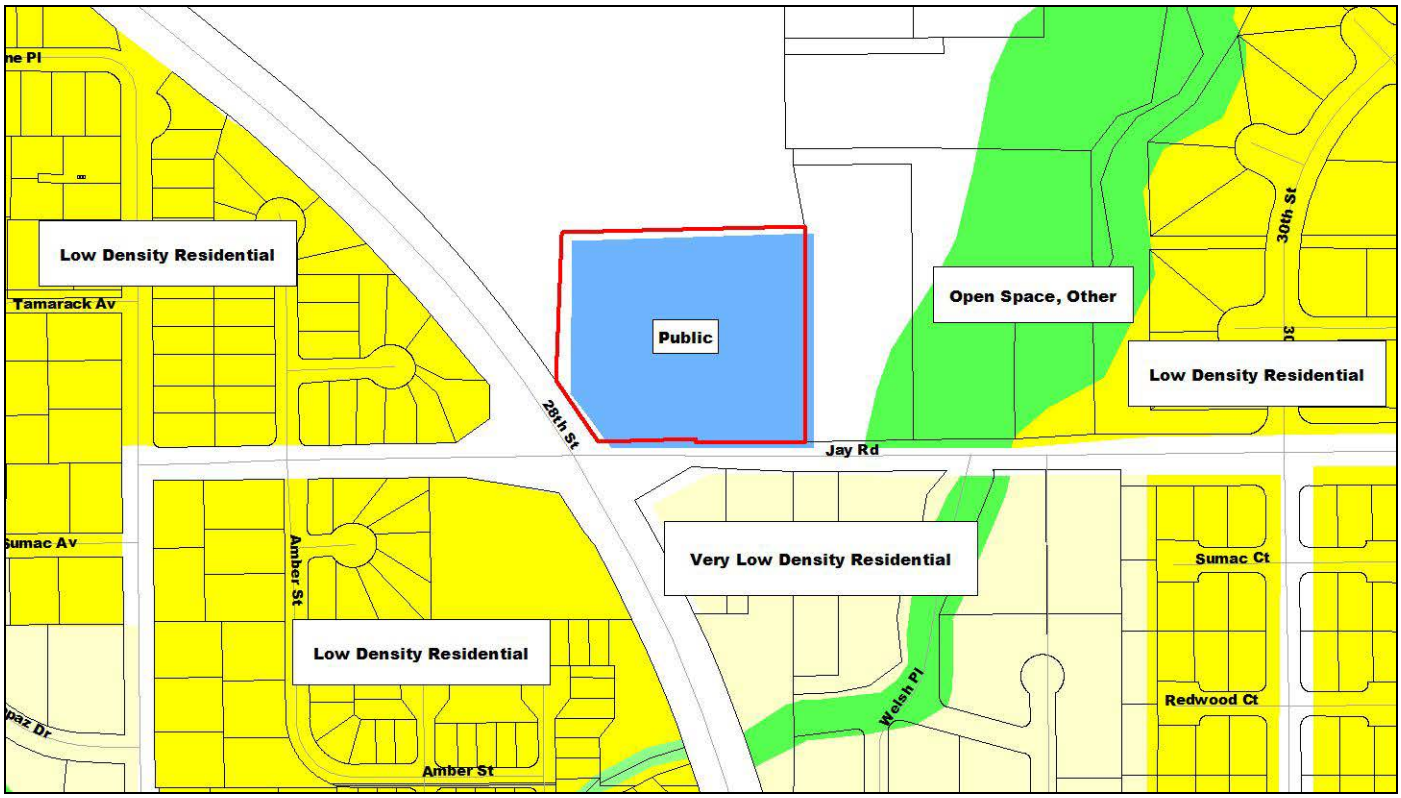


Figure 4: BVCP Land Use

The property is located in unincorporated Boulder County with a county zoning of RR – Rural Residential, which is defined as *"residential areas developed at a density and character compatible with agricultural uses"* (Article 4-103, Boulder County Land Use Code). Figure 5 on the following page shows the surrounding city zoning districts. Given the BVCP Public land use designation, the corresponding city zone district designation assigned to the property would be Public. The Public zone district is defined as *"public areas in which public and semi-public facilities and uses are located, including without limitation, governmental and educational uses"* (section 9-5-2(c)(5), B.R.C. 1981). The proposed residential use is inconsistent with the intent of the existing Public land use designation and would be inconsistent with P zoning. As such, the project would require a BVCP land use designation change. Annexation of the subject property provides an opportunity to determine the community's desired future for the area and make the zoning and land use designation more consistent with the proposed use and surrounding area.

The applicant has proposed a zoning designation of Residential - Mixed 2 (RMX-2) as part of annexation. This zone district is described as *"medium density residential areas which have a mix of densities from low density to high density and where complementary uses may be permitted"* (section 9-5-2(c), B.R.C. 1981). However, note that the BVCP defines medium density residential development as six to 14 dwelling units per acre. Thus, the proposal of 19.7 dwelling units per acre would be considered high-density development.

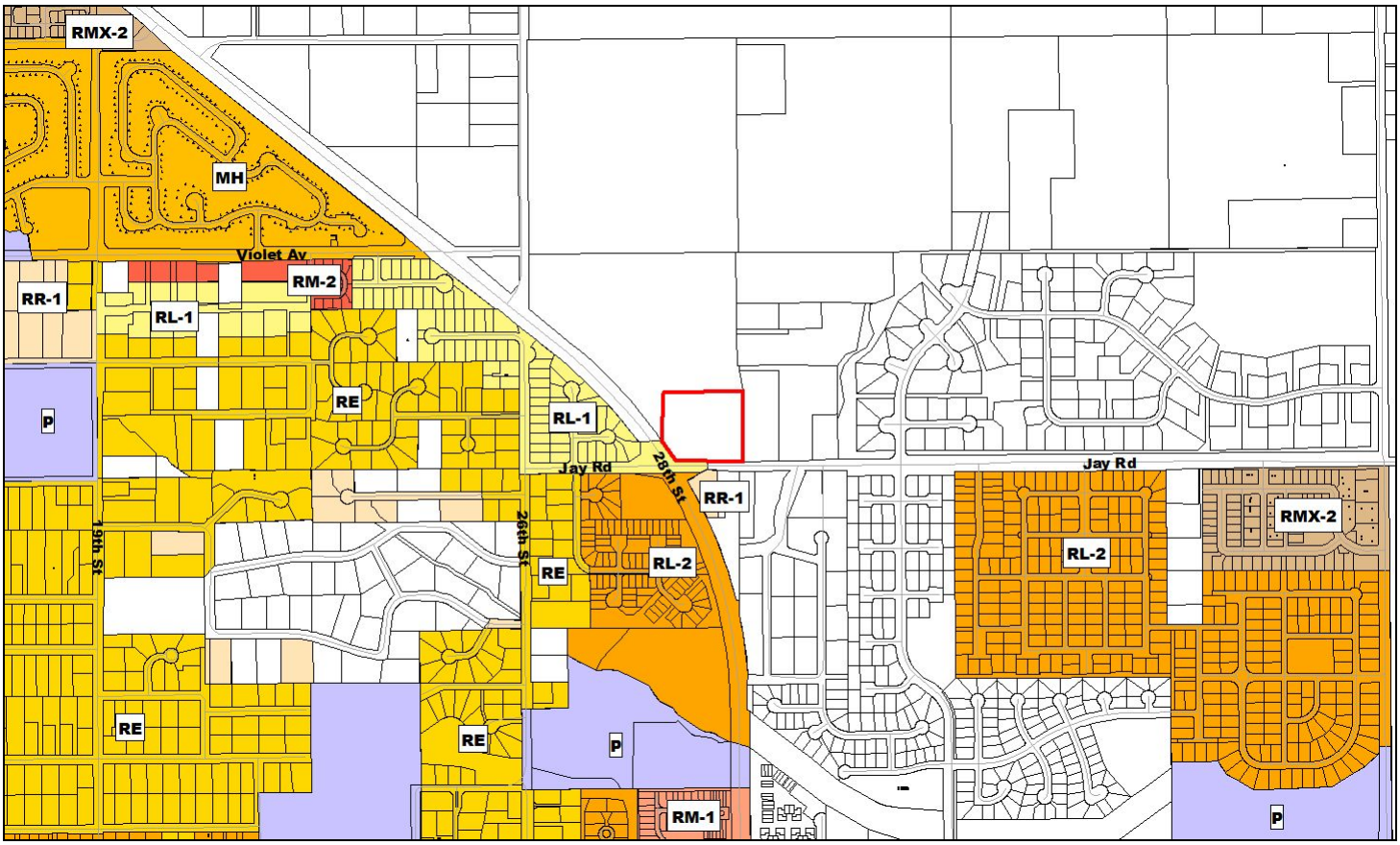


Figure 5: Surrounding City Zoning Districts

II. PROJECT DESCRIPTION

Land Uses. The proposal includes the following uses:

- Residential: 94 permanently affordable residential units. Per the application, the unit mix would be 21 three-bedroom row houses, 30 two-bedroom row houses, 38 two-bedroom apartments and 5 one-bedroom apartments. However, following meetings with the Housing Division the applicant has revised the proposal for 26 three-bedroom and 17 four-bedroom row houses, 8 four-bedroom town houses and 38 two-bedroom and 5 one-bedroom apartments. The applicant has revised the proposal to provide larger units that will meet housing needs for families. Refer to Attachment B for a letter explaining the revised unit mix count as well as floor area and open space areas. A portion of the units are proposed to satisfy inclusionary housing (IH) requirements generated at a sister site at 3303 Broadway. These units would be considered "off-site" affordable units.
- Community room as an accessory use for use by the development and surrounding neighborhood.

Refer to guideline 2 in Section III below for additional analysis regarding the applicable review processes for each proposed use.

Site Plan. The site design proposes buildings on the perimeter of the development with a central park and circular traffic pattern (refer to Figure 6). The plan includes an apartment building on the south side of the site, adjacent to the access from Jay Rd. A two-way drive access crosses in front of the apartment building and connects to a round-a-bout in the center

of the site. The drive access winds around the apartment building to lead to surface and tuck-under parking to serve the apartment units.

The round-a-bout also accesses a proposed emergency access to 28th St. and a "woonerf" shared street. A "woonerf" is a shared street concept where pedestrian activity and vehicular movement are located on a shared surface. The street design incorporates landscaping and on-street parking to subordinates vehicular traffic and encourage play options for children and social interaction. On the site plan, the shared street winds through the north end of the site to access the row house units. Five row house buildings are located on the perimeter of the development along the "woonerf", with on-street parking and private rear yards. Two row houses are located in the center of the development, adjacent to a central park. These row houses have attached one-car garages. Two small parks are tucked in the north corners of the site, adjacent to the planning reserve. The proposed community room is located in the northwest corner of the apartment building across from the central park.

Figure 6: Site Plan

Open Space Areas. As described above, proposed open space for the development consists of a neighborhood park with formal elements like a playground, two smaller pocket parks (dog park and yoga park), back yards for 38 row house units, balconies for the apartment units and a plaza adjacent to the community room. Each row house will also have a small covered front porch and garden to address the street. The applicant has included the "woonerf" in open space calculations. However, the shared street does not meet the criteria for usable open space because the multi-functional space is not physically separated from vehicular access (refer to subsection 9-9-11(i)(1), B.R.C. 1981). Refer to Figure 7 on the following page for a general massing of the proposal.

Architecture and Building Design. The apartment building is proposed to be three stories. The building has tuck-under parking on the south end of the building. The row houses are two stories in height. Some row houses would have a small stair tower with access to a rooftop deck. A portion of the row homes in the center of the site will have attached one-car garages. The applicant states that each row house will be articulated as a distinct volume to give individual identity and

variety (refer to Figure 8). Proposed materials include stucco, cement fiber, metal panels and a small amount of wood siding.

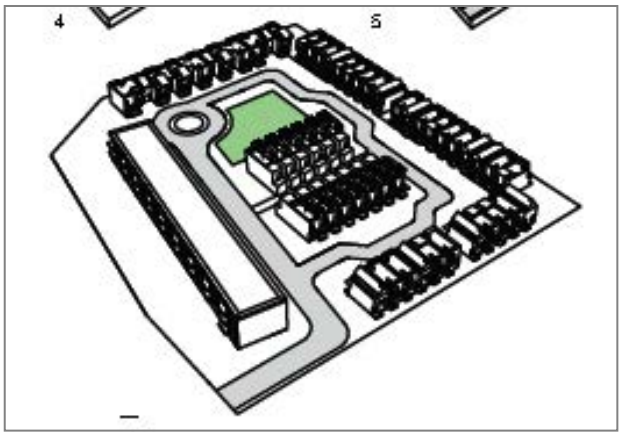


Figure 7: Massing Plan

Figure 8: Architectural Character of Row Houses

Access and Parking. The submitted plan includes 142 on-site spaces as tuck-under, garage and surface parking. Staff's preliminary estimate for the required parking for the project based on P zoning is 149 on-site parking spaces. Under RMX-2 zoning, the project would be required to provide 104 spaces. Thus, a 10 percent parking reduction would be required at the Site Review stage under P zoning. The development would be accessed by Jay Rd. However, the site plan does not account for the existing shared access along the east property line. Refer to guideline 5 under Section III below for additional information regarding access.

Annexation and Initial Zoning. The applicant is requesting to annex the subject property into the City of Boulder. As part of that request, the applicant proposes a change to the BVCP land use designation on the property from Public to High Density Residential. Refer to analysis regarding a change to land use map under guideline 2 in Section III below. Allowable density and intensity in the RMX-2 zone district is determined based on both maximum dwelling units per acre and minimum open space. Residential uses in the RMX-2 zone district are required to provide 15% of the development as usable open space, meeting the requirements of section 9-9-11, B.R.C. 1981. There is no maximum Floor Area Ratio (FAR) under P or RMX-2 zoning. The proposed project includes approximately 114,950 square feet of floor area. The proposed Floor Area Ratio (FAR) is 0.55.

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

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;

Redevelopment of the site would include the demolition of an existing structure built in 1953. The majority of the subject property was undeveloped by the church use and contains an active prairie dog colony. Neighbors have commented that other wildlife can be seen on the property, including deer, fox and birds (refer to Attachment B). The property is essentially flat with a gentle slope from the northwest corner to the southwest corner. The site contains limited mature landscaping and trees and has views of the foothills to the west. A row of power lines runs along 28th St. and impacts views to the west. The property is less than a quarter mile from Elks Park. However, the park is located across busy 28th St. Farmer's Ditch is located to the east but the site is not impacted by floodplains.

A large property to the north is owned by the city and included in the Boulder Parks and Recreation Department Master Plan, which is shown as area #4 on the map to the left. The 187 acres of property are described in the Plan as "Area II Park Reserve" planned for long-term future needs. The Parks Plan states that a master plan will be conducted at some point in the future to develop the area as a city park. However, there are no immediate plans to construct the park.

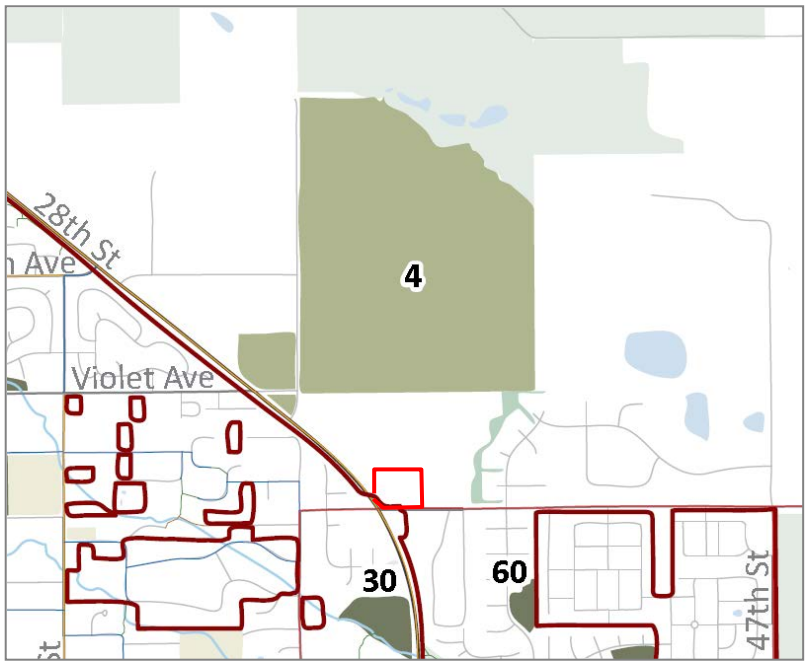


Figure 9: Parks Planning Area

The surrounding area primarily consists of low-density single-family developments, as either large rural /estate lots or formal subdivisions. Apart from open space, the area is primarily designated as Very Low Density Residential or Low Density Residential in the BVCP. The corresponding Boulder County zoning is primarily RR – Rural Residential, with the exception of the Palo Park 2 Subdivision to the south, which is SR – Suburban Residential. Two worship uses and an animal clinic (Lubavitch Synagogue and Peace Evangelical Lutheran Church) are also located in the vicinity.

The lots immediately to the east and south are large with homes built between 1900 and 1992. This area is semi-rural in character, due to the Farmer's Ditch, a significant number of mature deciduous trees along the ditch and throughout the neighborhood, the age and style of homes, the unpaved roads, and the large lots. The lots and layout of homes are in a relatively organic pattern. The lot to the east of the subject property is currently used for grazing for horses.

Figure 10: Adjacent Rural Property and Shared Access to the East

Further to the east along Jay Rd. are the Orange Orchard, Palo Park and Four Mile Creek neighborhoods. Orange Orchard is located in the county and is characterized by approximately half-acre lots in a suburban style pattern. The Palo Park neighborhood, also located in the

county, is characterized by modest homes on smaller approximately quarter acre lots (refer to Figure 11). Most homes in these developments were built in the late 1970's. The Four Mile Creek development to the east is zoned Residential – Low 2 (RL-2) and is annexed to the city. This neighborhood is characterized by approximately quarter acre lots with homes built in the late 1990's and 2000's. The Four Mile Creek neighborhood is primarily single-family but does contain some duplexes.

Figure 11: Palo Park Neighborhood

Figure 12: Sundance Neighborhood

To the west of the site, across 28th St. (U.S. 36), is land currently zoned RL-2 with low-density residential land use. These areas were annexed to the City in 1983 and 1984 and are comprised of several subdivisions. The Arbor Glen and Woodside developments are comprised of lots between 0.15 and 0.25 acres and are characterized by suburban style homes with attached garages built primarily in the late 1980's. The Sundance neighborhood to the southwest is characterized by small lots (0.10 acre or less) and modest homes (Figure 12).

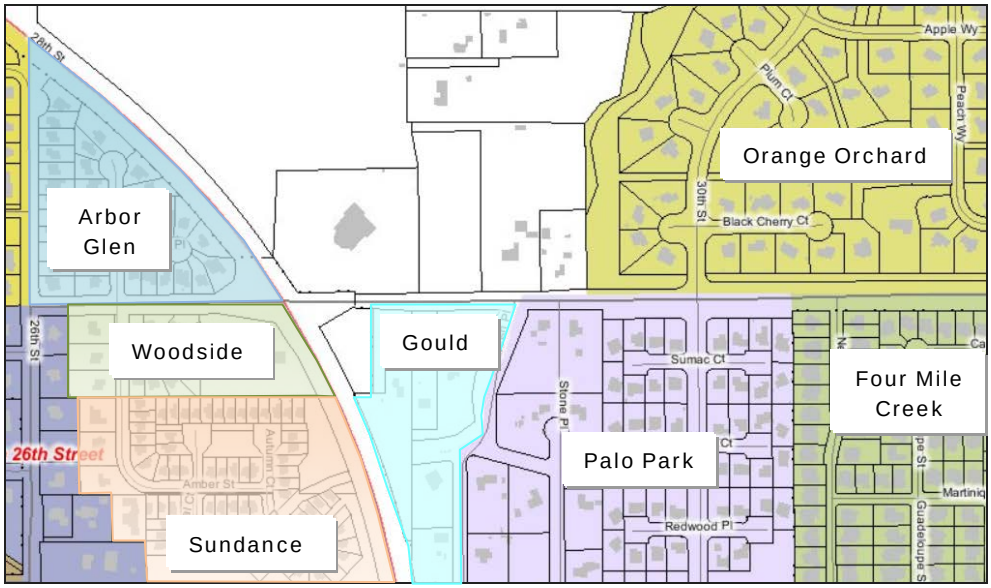


Figure 13: Surrounding Residential Neighborhoods

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;

Review Processes:

- Annexation and Initial Zoning – The property would require annexation to be brought into the City limits and provided with City services. The property falls within BVCP Planning Area II, making the property eligible for annexation. In order for the property to be annexed to the City, the Planning Board and City Council must find that the criteria for Annexation (found under Policy 1.20 in the BVCP), as well as other BVCP policies, are met. Refer to the key issues discussion below for more information on the BVCP policies most applicable to the proposal.

- Change to Land Use Map – A change to the land use map in the BVCP is required to accommodate the proposed development. The change must be found to be consistent with the policies and overall intent of the comprehensive plan (Section II.a.1 of the BVCP).

- Site Review – The proposed project will be evaluated through the Site Review process for conformance with the following:
  - The land use designation in the BVCP;
  - All relevant policies of the BVCP;
  - The Site Review criteria of the Land Use Code;
  - Zoning regulations;
  - The criteria of Section 9-9-11 of the land use code for usable open space. Open space areas must be accessible from public areas and open to use by the public; and
  - The City of Boulder Design and Construction Standards (DCS).

BVCP Policies:

Approval of several of the above applications requires consistency with the comprehensive plan. A preliminary analysis with BVCP policies is provided under "Key Issues." The property is located outside of boundaries for the North Boulder Subcommunity Plan.

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

Annexation and Initial Zoning: As stated above, the property would require annexation to be brought into the City limits and provided with City services. City water is currently located in Jay Rd. However, the applicant would need to extend City sewer to the site at their expense. City data indicates that the extension of a wastewater main will likely require crossing the 28th St. right-of-way. Annexations are typically reviewed with Site Review applications in order for the City to understand how the property will be developed. Properties slated for annexation must also demonstrate community benefit associated with the proposed annexation. Refer to the key issues discussion below for more information on the BVCP policies most applicable to the proposal.

The applicant is proposing an initial zoning of Residential - Mixed 2 (RMX-2), which would accommodate the project as proposed. This is due to the possibility of the project to meet the standards for a density bonus up to 20 dwelling units per acre for the provision of permanently affordable housing, if it meets the provisions of section 9-8-4(c), B.R.C. 1981. All other districts evaluated in this memo restrict the number of units to far less than the number proposed.

If the proposal is supported by Planning Board and City Council, an annexation agreement will be drafted that would require a Site Review application be filed with the City post annexation. This is unless, of course, either body requires a Site Review prior to annexation to determine its consistency with the annexation criteria.

Change to Land Use Map: Since the proposed redevelopment would not meet the intent of the existing Public land use designation, the project would require a land use designation change. The requested change to the land use

designation is subject to city approval with county referral per section II of the BVCP. The change must be found to be consistent with the policies and overall intent of the comprehensive plan (Section II.a.1 of the BVCP). As noted above, the land use code defines the RMX-2 zone district as "*medium density residential areas which have a mix of densities from low density to high density and where complementary uses may be permitted*" (section 9-5-2(c)(1)(E), B.R.C. 1981). The BVCP mixed density land use designation is applied in 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 range of density allowed in the mixed density land use designation is from six to 18 units dwelling units per acre. The proposal is for 19.7 units per acre, which would require a high-density residential BVCP land use designation. The appropriateness of high density residential development is discussed below under Key Issue #1.

Site Review: If the property was annexed with an initial zoning that would allow the proposed development the applicant could submit a Site Review application. The proposed project will be subject to all applicable criteria in section 9-2-14(h) of the land use code. Special consideration will be given to the design of the building to ensure that the *"building height, mass, scale, orientation, architecture and configuration are compatible with the existing character of the area or the character established by adopted design guidelines or plans for the area"* (criterion (h)(2)(F)(I)). In addition, consideration should be given to utilizing a palate of simple, high quality building materials. The Site Review criteria state *"exteriors of buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing."* The current palate of materials appears inconsistent with this criterion.

The applicant has not demonstrated that the provision of open space, particularly green space, will be sufficient to serve the residential use. Staff also has concerns about the provision of both public and private open space to serve the development. The design isolates the apartment units, with a lack of green space around the apartment building. The applicant may consider placing the neighborhood park in the center of the site and orienting more of the buildings toward the park. The design and functionality of the open spaces and its qualifying aspects would ultimately be reviewed in more depth at the Site Review stage.

At the time of Site Review, the following items will be required:

a. Transportation Demand Management (TDM) Plan, which outlines strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternate modes of travel.
b. Traffic Impact Study is required since the project's trip generation is shown to exceed the residential development threshold of 20 vehicles trips or greater during any single hour in the peak period.
c. Water system distribution analysis in order to assess the impacts and service demands of the proposed development.
d. Collection system analysis to determine any system impacts based on the proposed demands of the development.
e. A Preliminary Storm Water Report and Plan to address storm water runoff and water quality treatment issues.
f. Approvals for any relocations or modifications to irrigation ditches or laterals from the impacted ditch company. This includes the release of stormwater runoff into any ditch or lateral.
g. Landscape plan that is consistent with, and exceeds, city code requirements.
h. A detailed tree inventory including the species, size and condition of all existing trees on the site. The proposed site plan acknowledges the existing mature trees on the site, but does not appear to include them as elements worthy of preservation. Special attention should be given to incorporating any healthy mature tree into the overall layout and circulation plan.

All public infrastructure, improvements and landscaping built in the city's public rights-of-way and public easements must meet the City of Boulder Design and Construction Standards (DCS).

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;

Annexation. Prior to development within the City, the property must be annexed (with an approved and signed Annexation Agreement) and appropriate access to the site must be approved. If the project, as proposed, were supported by Planning Board and City Council, a land use map change from Public to High Density Residential would be required.

Use Review. Residential uses are permitted in the P zone district with use review approval, including a public hearing before Planning Board (section 9-6, "Use Standards," B.R.C. 1981). However, as stated above, the residential use would need to meet the public intent of the Public zone district. For the purposes of this discussion, the project has been reviewed against possible P (which is what the current BVCP Land Use map designation would support) or RMX-2 zoning. A comparison of the proposed uses to various applicable zoning districts is found in Table 1 below.

TABLE 1

	Attached dwellings	Duplexes	Row Houses/ Town Houses	Community room (accessory use)*
P	Use Review	Use Review	Use Review	Allowed
RMX-2	Conditional	Conditional	Conditional	Allowed

* As described, the community room would be considered an accessory use. If, however, the space were ever converted to be rented for events, etc. it would no longer be an accessory use and would be required to comply with the zoning. Depending on the operating characteristics, the use would likely be considered an indoor amusement establishment, which is prohibited in the zone districts listed.

Residential uses are considered conditional uses in the RMX-2 zone district because residential development in this zone district must meet the standards in section 9-8-4, "Housing Types and Density Bonuses within an RMX-2 Zoning District." For lots or parcels that are greater than one acre but less than five acres, at least two housing types must be provided. No more than fifty percent of any one housing type may be provided in the RMX-2 zoning district. Housing type means the particular form which an attached or detached dwelling unit takes, including, without limitation, the following: single-family detached houses and mobile homes; single-family attached dwellings such as townhouses and row houses; duplexes, triplexes, and apartments.

Off-Site Affordable Review: Proposals to meet inclusionary housing (IH) requirements with the development of Permanently Affordable units (PAs) off-site must first have the proposed off-site location approved. In addition, all application is required for an Off-site Affordable Housing Design Review for the Receiving Site. The review must be completed and approved prior to issuance of a building permit on both the Sending (3303 Broadway) and Receiving (2801 Jay Rd.) Sites. The purpose of the Design Review is to ensure that when affordable units are proposed to be constructed at a separate location from the one that generated the IH requirement (the "Sending Site") the new location (the "Receiving Site") meets the following criteria:

1. Ensure compliance with the Inclusionary Housing requirement that off-site affordable housing developments be of equal or better quality than the site that generated the need for the affordable units (sending site); and
2. Ensure that affordable units are indistinguishable from surrounding market housing in quality, design, and general appearance.
3. Ensure the affordable units meet or exceed the minimum standards and requirements in the Livability Standards for Permanently Affordable Housing.

The Design Review may be conducted concurrent to Site Review.

Demolition Review. County records show that the existing building was constructed in 1953. As a non-designated building over 50 years old, any proposal for demolition will need to be reviewed through the Historic Preservation program and/or the Landmarks Board in order to formally assess whether it may have historic or architectural significance per section 9-11-23, B.R.C. 1981.

Prairie Dog Lethal Control Permit. There is an active prairie dog colony on the subject site. In 2005, the City of Boulder passed a Wildlife Protection Ordinance limiting lethal means of control for prairie dogs (refer to section 6-1-11, B.R.C. 1981). The ordinance requires landowners to obtain a permit from the city before using any form of lethal control on prairie dogs.

Technical Documents. Following Site Review, technical documents would be submitted and final architecture, landscaping, drainage, lighting etc. evaluated. Engineering staff has indicated that groundwater may be an issue and that if it is encountered at this site, an underdrain/dewatering system may be required to reduce groundwater infiltration. Discharge of groundwater to the public storm sewer system may be necessary to accommodate construction and operation of the proposed development. City and/or State permits will be required for this discharge. In addition, off-site wastewater main construction is required, as necessary to serve the development per the City of Boulder Design and Construction Standards (DCS). On-site and off-site water main construction is required, as necessary to serve the development per the DCS

Building Permit. Once site conditions were found to be compliant with all applicable codes, a building permit for the new structure could be reviewed. The applicant is responsible for extending city sewer to the site at their expense. The applicant may be able to coordinate with the property owner at 2810 Jay Rd. to extend sewer services to serve both developments.

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;

Access: The subject property is located at the intersection of 28th St./U.S. 36, which is classified as a highway, and Jay Rd., classified as a minor arterial. The site currently contains two principal access points to Jay Rd. The access along the east property line is currently used as shared access to several properties to the north (Figure 14). It does not appear that the proposed site plan acknowledges this shared access. As part of Site Review, the applicant will be required to dedicate a public access easement over the existing access road. In addition, the property is limited to one access point and the existing curb cut serving the church use must be removed, with primary access taken from the shared driveway. The proposal includes emergency access from 28th St./U.S. 36, which is a state highway with limited access. At time of Site Review, the applicant must remove this access and provide the required emergency access and turnaround on the site. Annexation of the property opens the opportunity for coordinated access to several properties at the intersection of Jay Rd. and 28th St. Coordinated access to the site is crucial due direct access onto an arterial roadway (Jay Rd.) and the close proximity to the intersection.

Figure 14: Access Points

Transit: Public transit opportunities are limited. The site is served by the local 205 bus route, which runs between Gunbarrel and the downtown Boulder Transit Center. A bus stop is located on the south end of site, adjacent to westbound Jay Rd. As part of redevelopment, the applicant will be required to make improvements to the existing RED bus stop, including a new concrete pad, transit shelter, bench and two inverted "u" bicycle racks.

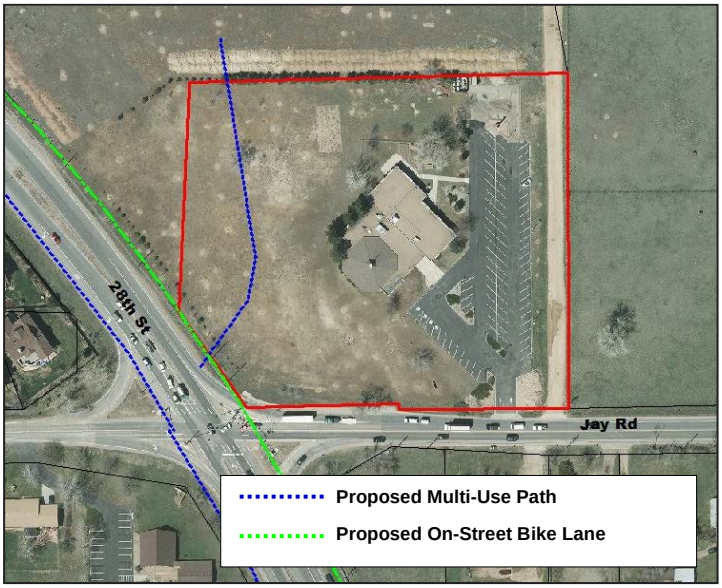


Figure 15: Planned Connections

Connections: Jay Rd. contains an on-street bike lane but no other connections to the larger bike network exist. In addition, neither Jay Rd. nor 28th St. contains a shoulder or sidewalk for pedestrians. As stated above, the area to the north is planned for long-term future park needs. The City's Transportation Master Plan includes a planned multi-use path across the subject property, as shown in blue in Figure 15, to provide access to a future park. A 14-foot wide public access easement will be required at Site Review to accommodate the path. Staff will evaluate the requirement for the applicant to construct a 10' wide multi-use path to provide access from Jay Rd. to the City Park planned for the north of the site. The applicant could consider providing the multi-use path at the east end of the site in order to provide connectivity between the site and Jay Rd. In addition, a multi-use path and on-street bike lane are proposed on 28th St. adjacent to the site.

Improvements: At time of annexation, the city will consider the annexation of the adjacent portion of Jay Rd. If the roadway is annexed, the applicant will be required to make improvements consistent with the City's design standards for an arterial roadway, including additional right-of-way to accommodate a 12-foot wide center median/left-turn lane, 5-foot wide bike lane, 8-foot wide landscape strip and 8-foot wide detached sidewalk. The applicant will also be required to reconstruct Jay Rd. from the road's existing centerline to the edge of pavement. Large maturing street trees are required along both Jay Rd. and 28th St. Refer to Attachment A for review comments submitted by Boulder County Transportation Department regarding the proposal.

Circulation: As described in section II above, the south end of the site is served by a drive access that wraps around the apartment building to surface parking. The north end of the site is served by a shared street concept ("woonerf") where the "car is a guest" and allows low volume vehicular access yet also permits use of the space as an informal recreation area for children's play and other activities. Preliminarily, staff is in support of using the drive access as a multi-functional space. However, additional analysis would need to be done to ensure the functionality of the street, particularly since parked vehicles are proposed to back into the shared space. The internal vehicular and pedestrian circulation pattern, although private, should establish a pedestrian friendly streetscape and shade hardscape whenever possible.

Traffic Study: The trip generation report submitted by the applicant estimates that 7 vehicles would enter and 30 vehicles would exit the site during the morning peak-hour and 29 vehicles would enter and about 14 vehicles would exit the site during the afternoon peak-hour (refer to Attachment D). The Applicant will be required to submit a Traffic Impact Study and Parking Study/Transportation Demand Management (TDM) Plan at the Site Review stage.

Parking: As stated above, on-street parking is very limited in the vicinity of the development. Possible insufficient parking on the site would impact the surrounding neighborhood. However, staff could support a parking reduction if the

request is supported by a robust Parking Study/TDM Plan.

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 site include the preservation of important wildlife habitat and corridors and preservation of view corridors to the west. The site contains a few mature trees. A tree inventory will be required at the time of Site Review to determine whether any of the existing trees should be preserved. The property has views of the foothills to the west. To the extent possible, viewshed corridors should be preserved through careful site design and building orientation. This is particularly important because the property is a gateway to the city and the development should not block views of those entering the city from Jay Rd.

There are no natural communities, rare plants, riparian corridors, or critical wildlife habitat as identified by the BVCP on the property. The applicant may be required to submit complete information regarding existing on-site environmental conditions with the annexation and initial zoning application. Prairie dogs are considered a species of local concern according to the BVCP and protected under Section 6-1-11, B.R.C., 1981. The Site Review criteria found in section 9-2-14, B.R.C., 1981, states that the project provides for the preservation or mitigation of adverse impacts to endangered species or species of special concern and their habitat. The prairie dog habitat as well as any habitat for the federally listed species will be an issue of concern in determining the community benefit and suitability of the site for annexation. In addition, upon annexation, any removal of the prairie dogs from the site would require notice to the city of relocation or a city-issued lethal control permit.

7) Appropriate ranges of land uses;

A residential use of the property is appropriate given the surrounding context. However, it does not appear that the proposed density and unit type mix are appropriate for this property. The property is surrounding by areas designated as planning reserve, low density and very low density residential in the BVCP. Staff has found that based on the criteria for Annexation and BVCP policies, the proposed high density land use would not be compatible with the pattern and density of development of property immediately around it. Refer to section IV “Key Issues” below for additional analysis.

8) The appropriateness of or necessity for housing.

Annexation of the property is an opportunity to gain more affordable housing in the city. The applicant is proposing one hundred percent of the units (94 units) as permanently affordable. A portion of the units are proposed as off-site permanently affordable units to meet inclusionary housing (IH) requirements generated at 3303 Broadway. Although the proposed affordable units exceed what has been required for other annexations, the density proposed is not consistent with the surroundings, and thus, the amount of housing proposed is not found appropriate.

The city’s Housing Boulder initiative (currently underway) identifies a number of City Council-supported themes and goals that are consistent with the current proposal’s housing types. The goals include a focus on middle income and family-supportive housing types. Given the surrounding area’s low density, single family detached character, staff believes that a medium density (as defined by the BVCP medium density land use classification) project that is both context sensitive in its design and creates middle income, family-supportive housing types, would be supportable. Examples may include attached townhomes but likely not high density (over 14 dwelling units/acres, as defined by the BVCP). More information can be found on the Housing Boulder website.

IV. KEY ISSUES ANALYSIS

Key Issue #1: Is the proposed annexation, initial zoning and concept plan compatible with the goals, objectives and recommendations of the Boulder Valley Comprehensive Plan (BVCP?

Staff finds that the current proposal for Residential - Mixed 2 (RMX-2) zoning and high density residential is inconsistent with the goals, objectives and recommendations of the BVCP. The property is surrounded by low-density residential uses and zoning districts. However, the site is located on both a busy highway/principal arterial (28th St.) and minor arterial roadway (Jay Rd.). As a result, context sensitive medium density multi-family residential redevelopment of the site could potentially be supportable. However, the project would need to consider the property within the larger context of the area. However, as proposed, staff finds that the development is not compatible with the surrounding area and that density should be reduced to be more consistent with relevant policies found in the comprehensive plan. The table below provides a more detailed summary and analysis of related BVCP policies.

The current proposal appears consistent with the following BVCP goals and policies:

BVCP Policy	Excerpt from BVCP	How the Proposal is Consistent with BVCP Policies
1.24 Annexation	*"…the city will annex Area II land with significant development or redevelopment potential only if the annexation provides a special opportunity or benefit to the city. For annexation considerations, emphasis will be given to the benefits achieved from the creation of permanently affordable housing."*	The annexation request appears to meet applicable state annexation requirements. No new community investment in infrastructure is required to provide urban services, as the applicant would be required to construct all utility extensions to serve the property. The proposal is to provide 100% affordable housing. The project would serve an important aspect of housing needs in the Boulder community.
7.01 Local Solutions to Affordable Housing 7.02 Permanently Affordable Housing	*7.01 "The city recognizes that affordable housing provides a significant community benefit…"* *7.02 "The city will increase the proportion of permanently affordable housing units to an overall goal of at least ten percent…"*	The creation of 94 permanently affordable housing units is consistent with this BVCP policy.
Sustainable Urban Form (Core Value) 2.31 Design of Newly-Developing Areas	*"A diversity of employment, housing types, sizes and prices, and other uses to meet the needs of a diverse community"* *"The city will encourage a neighborhood concept for new development that includes a variety of residential densities, housing types, sizes and prices…"*	The project has diversity of permanently affordable housing types.
7.06 Mixture of Housing Types 7.09 Housing for Full Range of Households	*7.06 "…encourage the private sector to provide and maintain a mixture of housing types with varied prices, sizes and densities…"* *7.09 "…encourage preservation and development of housing attractive to current and future households, persons at all stages of life and to a variety of household configurations"*	The project has a balanced mix of unit types that are attractive to a wide range of households with 1, 2, and 3 bedroom units and row homes with some private outdoor space.
8.05 Diversity	*"…support the integration of diverse cultures and socio-economic groups…"*	94 permanently affordable, diverse housing types will promote socioeconomic diversity.

The current proposal appears inconsistent with the following BVCP goals and policies.

BVCP Policy	Excerpt	How the Proposal is Inconsistent with BVCP Policies
1.19 Jobs: Housing Balance	*"…encouraging new housing and mixed use neighborhoods in areas close to where people work…"*	The subject property is not in an area particularly close to where people work for the purposes of non-vehicular travel (see BVCP activity centers and employment centers maps).
1.24 Annexation 2.10 Preservation and Support for Residential Neighborhoods	*1.24 "Annexation of existing substantially developed areas will be offered in a manner and on terms and conditions that respect existing lifestyles and densities."* *2.10 "…protect and enhance neighborhood character and livability…"*	With an existing church, BVCP policies consider the subject property "substantially developed". Existing lifestyles and densities in the immediate area are low density residential and rural land uses, as outlined in this staff report so a high-density project would be inconsistent with this policy and parts of policy 2.10. (BVCP policies define "high" density land uses as over 14 dwelling units per acre).
Sustainable Urban Form (Core Value) 6.12 Neighborhood Streets Connectivity	*"Daily needs within easy access from home, work or school without driving a car"* *6.12 "Neighborhood streets and alleys will be developed in a well connected and fine grained pattern…"*	The property is surrounded by the Planning Reserve on most sides. As part of the 2015 BVCP update, the city decided not to advance any detailed planning for this area. With this, this project provides an opportunity to establish what may or may not be appropriate on this site relative to existing BVCP and other city policies. While the subject property is on a transit corridor, it is important to make the distinction with a high frequency transit corridor. RTD typically defines a high frequency transit corridor as having 15-minute service all day, or 4 buses an hour all day. The subject property is served by the 205 bus route, which provides connectivity to employment centers (including downtown and Gunbarrel). However, this route does not currently meet the definition of a high frequency transit corridor.
2.37 Enhanced Design for Private Sector Projects	*"Projects should become a coherent part of the neighborhood in which they are placed"* *"Projects should relate positively to public streets…sidewalks, paths... Buildings and landscaped areas—not parking lots—should present a well-designed face to the public realm…"* *"Projects should provide multiple opportunities to walk from the street into projects, thus presenting a street face that is permeable…"*	See note above regarding policy 6.12 and lack of connectivity to any existing neighborhood, and note regarding policy 2.10 (Preservation and Support for Residential Neighborhoods) regarding potential incompatibility with existing neighborhood. The site plan shows very limited permeability along Jay Rd, and very limited integration with the Jay Rd. public realm. In general, the site plan is insular and not integrated with any surrounding public or private property. The surface parking is placed along Jay Rd., which does not promote a safe and vibrant pedestrian experience along the public street.
2.05 Design of Community Edges and Entryways	*"Well-defined edges and entryways for the city are important because they support an understanding and appreciation of the city's image, emphasize and preserve its natural setting, and create a clear sense of arrival and departure…As new areas are developed, the definition of a community edge will be a design priority. Major entryways into the Boulder Valley will be identified, protected and enhanced."*	The subject property is considered a gateway site and the design of the site must be enhanced to meet this policy. The development should be outward focused and aligned toward the street to create a clear sense of arrival and departure to the city.

Key Issue #2: Would the project be compatible with the character of the surrounding area?

As described above, several BVCP policies were created to protect residential neighborhoods from overly intense or incompatible development, which could destabilize the established neighborhood character. Additionally, the Site Review criteria state, *"the building height, mass, scale, orientation, architecture and configuration are compatible with the existing character of the area"* (section 9-2-14(h)(2)(F)(i), B.R.C. 1981). Per the vision and recommendations in the BVCP, redevelopment projects should become a coherent part of the neighborhood in which they are placed (see policy 2.37(a) Enhanced Design for Private Sector Projects).

Per the analysis under guideline 1 above, the character of the surrounding area is primarily low-density single-family development. Staff is concerned that the scale, density and multi-family character of the buildings is not compatible with the character of the neighborhood.

Density: The proposed density does not appear to be sensitive to the density of development immediately around it (refer to Table 2 below). Since the site is located along two arterial roadways, medium density development may be supportable. However, additional analysis and possibly a larger planning effort would be necessary to support such development.

TABLE 2

	Subdivision	Estimated Density (Dwelling Units Per Acre)
Proposal		19.7
Northeast	Orange Orchard	2.1
South	Gould	1.1
Southeast	Palo Park	5.9
Southeast	Four Mile Creek	5.6
West	Arbor Glen	5.6
West	Sundance	9.2
Average Density of Select Subdivisions		4.9

Notes: Residential density is reflected in dwelling units per acre. Calculations reflect select sum of select subdivision's area that includes lots with housing units. Common area/shared ownership lots without housing units and rights of way were excluded from the calculations, with the exception of the Palo Park townhomes (south side of Subdivision #4 above) which have individual lots for townhome units and shared open space. Subdivision boundaries based on city's GIS database.

Mass and Scale: Building mass and scale does not appear to be appropriate with the established character of the neighborhood surrounding the site. Despite the provision of a variety of housing types, the proposed design primarily "reads" like a high-density multi-family development because the 3-story apartment building and surface parking are located closest to the street. Staff finds that the proposed site layout does not match the pattern of development in the immediate area. The proposed development would function as a development largely independent from those surrounding areas, which is inconsistent with policies on neighborhood connectivity and design. The buildings, particularly the apartment building, would appear significantly larger, as compared to the generous spacing and more ranch-type homes surrounding the property.

Staff finds that the proposal represents a significant change in character and an appropriate future land use designation and zoning will need to be analyzed based on:

- Desired future of community;
- Character and mix of uses in light of surrounding context;
- Comprehensive plan policies;
- Other considerations.

V. PUBLIC COMMENT AND PROCESS

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. The applicant has also engaged neighbors in several informal neighborhood meetings.

Neighborhood Comments

Staff has received several public comments regarding the project, which are found in Attachment B. At the time of preparation of the memorandum, staff has received 18 emails and written statements regarding the proposed redevelopment. Many neighbors in the surrounding neighborhoods are concerned about the scale of the proposal and compatibility with the character of the area. The general themes of public comment have been summarized below.

- Traffic and Access – Jay Rd. is heavily trafficked and congested and the proposed project would exacerbate these issues. The intersection of Jay Rd. and 28th St./U.S. 36 is dangerous and very accident-prone (both automobile and bicycle). A large number of special events along Jay Rd. contribute to these issues.
- Compatibility – The proposal is not compatible with the comprehensive plan and the existing character of the surrounding area. The scale of the buildings is not compatible with the area.
- Wildlife – Proposal would affect the existing ecosystem, which includes prairie dogs, deer, fox and birds.
- Connectivity – There is not safe walking access to/from the site, especially along Jay Rd. The site needs to be integrated into a trail system.
- Density – The proposal includes too many units and is too intense to be compatible with the surrounding neighborhood.
- Parking – There is no consideration of overflow parking from residents in proposed development. Street parking is not available.
- Increased noise and air pollution.
- Proposal represents unnecessary sprawl. A larger planning effort needs to be undertaken if the property is to be redeveloped.
- The required affordable units created by the development at 3303 Broadway should not be segregated, especially in an area with minimal public transportation.

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

Attachment A: Boulder County Review Comments
Attachment B: Public Comment Received
Attachment C: Applicant's Submittal Materials
Attachment D: Initial Staff Review Comment

Boulder County

Transportation Department

2525 13th Street, Suite 203 • Boulder, Colorado 80304 • Tel: 303.441.3900 • Fax: 303.441.4594
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • **www.bouldercounty.org**

MEMORANUM

Date: September 9, 2015

To: David Thompson, Civil Engineer II, City of Boulder Department of Public Works Planning & Development Services Center

From: Anita Riley, Senior Planner, Boulder County Transportation Department

Re: Concept Plan Review Submittal for Fulton Hill Properties at 2801 Jay Road

The Boulder County Transportation Department has reviewed the documents provided for the Concept Plan Review Submittal for Fulton Hill Properties at 2801 Jay Road and has the following comments.

1. The County requests that the City annex the full width Jay Road right-of-way along the frontage of the proposed project.
2. Should the City not annex the right-of-way at this location, the following requirements will apply:
    a. The right-of-way width at Jay Road is insufficient for a Minor Arterial. The applicant shall dedicate an additional 15 feet for right-of-way to Boulder County.
    b. Road improvements at Jay Road shall conform to the Boulder County Multimodal Transportation Standards for the Minor Arterial road classification.
    c. The sidewalk at the intersection of Jay Road and US 36 shall be extended along the frontage of the subject property. The sidewalk shall be at least 8 feet wide.
    d. The width of the access shall be a minimum of 16 feet and shall not exceed 26 feet.
    e. An access permit shall be required as the access will be modified and the use has changed.
    f. A utility construction permit shall be obtained from Boulder County for any construction of or connection to utilities in the County right-of-way.
    g. Any easements and right-of-way along Jay Road must be dedicated to Boulder County on the plat.
3. The applicant shall analyze the need for auxiliary lanes at the access.
4. The traffic study should be modified to reflect the change in dwelling units associated with this proposal.

The Boulder County Transportation Department can support the proposed development provided the concerns listed above are addressed and mitigated. Staff also requests that they remain engaged in the review process by being included on the list of referred agencies for this plan as it continues through the process. This concludes our comments at this time.

From: Wyley Hodgson
To: Walbert, Sloane
Cc: Heather Hosterman
Subject: Concept plan review comment period extension request
Date: Thursday, August 20, 2015 10:02:39 AM

Dear Ms. Walbert,

We received your letter in our mailbox regarding the concept plan review and comment for the proposed development at 2801 Jay Rd on August 18th. I am writing today to request an extension from **August 28th** to **September 4th** for ourselves and other neighbors to submit comments that will be included in the City's **initial** response to the applicant. Due to the scale and significance of the proposed development, we need more time to thoroughly understand and address the potential impacts.

Please let me know if you will grant our extension to September 4th.

Thank you.

Kind regards,
Wyley Hodgson and Heather Hosterman
2823 Jay Rd, Boulder

8/20/15 4:15 PM

Phone conversation with Richard Gilbert (2840 Jay Rd.)

Surprised about proposal, does not meet the land use designation of Public, not compatible with surroundings

Lives across the street and to the east

Traffic is a major problem, especially at intersection of Jay Rd. and 28th St., there have been a lot of accidents

From: wilangie@comcast.net
To: Walbert, Sloane
Subject: 2801 Jay Rd Project
Date: Sunday, August 23, 2015 3:26:49 PM

I'm writing to express my concern about the proposed development at 2801 Jay Road. This development conflicts with the surrounding residential area, in that we are single family homes along Jay and in the Welsh Pl and Stone Pl subdivision. Building row homes, apartments, condos, or whatever you call them is in complete contrast to this area. In addition, it will add a lot more traffic to an already congested Jay road. I strongly object to the rezoning proposal.

It also sounds like the reason for this development is only because the project at 3300 Broadway does not want to provide the required affordable housing at their more prestigious Broadway site, so they are moving their required lower income tenants out here. Or have I misinterpreted the "receiving site" statement?

I'm aware that Boulder proper is being saturated with housing and developers are now seeking property to the north, but further development needs to be slowed and re-evaluated before every piece of land is built on and/or paved over. Boulder has already lost much of its character and beauty due to overbuilding. Those of us who were born and raised here (I'm over 66 years old), are aware that progress is inevitable, but those who have moved here and are now in power should reconsider what we've lost already before we become just another brick and mortar city/county.

Angelina Garcia
4077 Welsh Pl.

August 26, 2015

Sloane Walbert
Planner I, Department of Community Planning and Sustainability
City of Boulder
1739 Broadway, 3rd Floor
P.O. Box 791
Boulder, CO 80306-0791

RE: 2801 Jay Road Concept Plan Review and Redevelopment

Dear Ms. Walbert and the City of Boulder Planning and Development Services Center:

As residents at 2823 Jay Road, we are writing to express initial concern with the proposed development and associated re-zoning at 2801 Jay Road. We oppose the proposed development in its current form.

We have multiple issues with the proposed development, including:

- The re-zoning required for this development
- The conformity of this proposed project with respect to the neighborhood and Planning Reserve
- The inadequacy of information provided and time permitted by the City to the public to respond to this Concept Plan Review and Comment.

Before we can provide additional comments on the proposed development, we have several questions about the proposal. We believe a sound public process is needed before the City of Boulder, the County of Boulder, the City Planning Board, and the County Planning Commission are in a position to consider any particular proposals for redevelopment or rezoning of this property or the surrounding areas.

Sincerely,

Wyley Hodgson & Heather Hosterman
2823 Jay Road

August 26, 2015

Sloane Walbert
Planner I, Department of Community Planning and Sustainability
City of Boulder
1739 Broadway, 3rd Floor
P.O. Box 791
Boulder, CO 80306-0791

RE: 2801 Jay Road Concept Plan Review and Redevelopment

Dear Ms. Walbert and the City of Boulder Planning and Development Services Center:

We are writing today to voice our collective concerns as the neighbors who are directly adjacent and physically closest to the proposed development and associated re-zoning request at 2801 Jay Road.

The proposed development does not take into consideration its affect and impact on the surrounding Area III—Planning Reserve. Boulder Valley is in the process of updating the Boulder Valley Comprehensive Plan (BVCP), and it will behoove the City to show patience in waiting for the outcome of the updated BVCP so it can ensure any development in the area conforms to the future strategy of the Planning Reserve.

Moreover, the proposed development and the zoning needed for its realization does not conform with the characteristic of our neighborhood. The photos of existing multi-family and high-density housing provided by the applicant in its Concept Plan are misleading and not representative of the actual neighborhood directly surrounding the 2801 Jay Road property. Rather, our neighborhood is comprised of dirt roads, horses in fields, and detached single-family homes that do not extend beyond one story above grade and are situated on one to eight acre plots per home. Our neighborhood is fitting of the Rural Residential zoning we, and the property in question, currently reside. The proposed development stands in stark contrast to this existing setting. The proposed re-zoning request from Public/Rural Residential to RMX-2 is inappropriate, and its approval would only set precedent for future re-zoning development requests within the Planning Reserve that are equally uncharacteristic.

Lastly, several questions remain unanswered regarding this proposed development. There has been limited information provided on the City website and the City itself has not been available to discuss the project. We feel this project is being rushed through the application process and should be delayed until the community can better understand the scale of the project and the impacts it will have. And as mentioned above, we strongly petition the City to delay the application process until the BVCP, and more importantly, the future of the Planning Reserve is known before proceeding with the Concept Review or the subsequent Site and Use Reviews.

Sincerely,

Wyley Hodgson & Heather Hosterman
2823 Jay Road

Diana Zintel Karowe

Matt & Diana Karowe
2825 Jay Road

Jean Feldman

Jean Feldman
2827 Jay Road

From: David Rose
To: Walbert, Sloane
Subject: 2801 Jay Rd. concept plan
Date: Wednesday, August 26, 2015 1:44:43 PM

Sloane,
I am responding to the Concept Plan Review request for public comment for the proposed development at 2801 Jay Rd.

First let me say there is a BVCP, which was conceived to plan development within the City and County.

I find this project VERY much in conflict w/ the purpose of the BVCP and an attempt to expand the City Footprint into Unincorporated Boulder County.

BAD idea!!

Should we expect BIG BOX Stores next to the North of this project to make it convenient for the new residents to be able to shop close by?

This is an ill-conceived project that should never see the light of day.

Repeat the words: RURAL RESIDENTIAL several times. That is the nature of this location, as it should remain, not as an extension of the City. Dress it up as you may, this is just more sprawl.

I think this to be a very slippery slope to further development in the County, not something that I support or envision as what the BVCP has in mind.

Please reject this concept as ill-founded and inappropriate for the utilization of this site.

More traffic, more sprawl, more density in a country setting…not necessary. There are more suitable sites to accomplish this endeavor within the City.

Thanks,
David Rose
4134 Stone Pl.

From: Lynn Lickteig
To: Walbert, Sloane
Subject: 2801 Jay Road Concept Plan Review Comments
Date: Thursday, August 27, 2015 8:56:24 AM

Dear Mr. Walbert,

I am for progress, and I know that low income housing is certainly needed in Boulder.

Our concerns with the proposed 2801 Jay Road Redevelopment project are primarily traffic and safety along very busy Jay Road. We are long-time homeowners at 2830 Jay Rd, near the intersection of 28th and Jay Rd. Our experience has been that this is *a very accident-prone intersection* with the current traffic levels, as Jay Road is a main artery for traffic entering Boulder from Longmont and neighborhoods or towns east of Boulder, like Niwot and Erie, and 28th is impacted with traffic from the North from Lyons. We believe 28th/Jay to be one of the highest accident intersections in the city. I think this Concept Plan and Review phase needs to show the accident reports for the 28th/Jay intersection for the last several years, and carefully consider this proposed new development's negative impact for public safety.

With the 94 new units being proposed for 2801 Jay redevelopment, and assuming each unit's residents will have a one or more cars, (142 parking spaces are being proposed!), **this development will add potentially 284 new "in/out trips" MINIMUM** to the Jay Road and 28th Street per day!! **It is already difficult for us to be able to pull out of our yard onto Jay Road during peak morning and afternoon work/school commute traffic times.** I can't imagine the difficulty in accessing Jay if a high volume of new residential units are created which have egress in/out of Jay Road.

Also to be considered is the assumed additional traffic from "non-2801 Jay Road residents", e.g. *people traveling to and from the proposed 3 new parks*.

Jay Road also supports an ever-growing number of "Special Events" throughout the year which are always accompanied by "special traffic advisories" and which impact access to homes along Jay Road. Notices this past month include the "2015 B Strong" cycling event on August 8th, and the upcoming "Boulder Bicycle Classic" on September 13th. I think this Concept Plan and Review phase needs needs numbers on how many of these Special Events there are per year (many of which require police presence to deal with traffic concerns), and the additional safety concerns for these types of events which will occur with such a large new development and influx of new cars to the area.

My suggestion is that if this project goes forward, **that NO in/out access for vehicles of these units be allowed onto busy Jay Road**, but rather vehicle in/outs should be routed further north along 28th street, which will likely would require a new traffic light to accommodate the 94 new units' residents getting to and from jobs, schools, etc.

I urge great caution and more research on traffic accidents and the impact this 2801 Jay Rd proposal might have on Special Events along Jay Road before the Boulder Valley Comprehensive Plan is amended.

Also, what are the plans for the **very large prairie dog colony** that currently occupies the land belonging to the Boulder First Church of the Nazarene? No small issue!

Thank you.

Respectfully,

Lynn M. Lickteig

Kevin S. Benjamin
2830 Jay Road
Boulder, CO 80301
303-447-2224

From: David Welden
To: Walbert, Sloane
Subject: 2801 Jay Road Developement
Date: Wednesday, August 26, 2015 8:49:53 PM

Dear Ms. Walbert,

I am writing as a concerned resident in the area of proposed development of 2801 Jay Road. My family and I have lived in the area just southwest of Jay Rd. and 28th St. for nearly 7 years. We very much enjoy the neighborhood and have have even chosen to stay in the same community when changing homes. We are very concerned about the proposed residential redevelopment for many reasons:

1: Increased traffic in the area: There has been an issue with auto and bicycle accidents at the corner of Jay Rd. and 28th St. for many years. In our years in the area, we have witnessed multiple auto to auto accidents, single car accidents, auto to bicycle accidents, and bicycle incidents when bicyclists have had to avoid automobiles. An increase in traffic in the area would be detrimental to pedestrians, autos, and in particular bicyclists. I believe that developing the area in the proposed fashion would be dangerous with increased traffic.

2: Detriment to existing neighborhoods: Many of the people in the surrounding area moved to the area because of the neighborhood feel. Having open space so close to the neighborhoods has always been beneficial and caused many to enjoy the feeling of nature close to where we live. We have moved here knowing that the area is not zoned for residential development in this manner. Having large scale development of 2801 Jay Road would very much change this feel.

3: Detriment to wildlife in the area: Living in the area for many years, we have noticed the importance of the open space around 2801 Jay Road as an ecosystem. We have seen a wide variety of animals occupying the area including deer, fox, birds, and groundhogs. We enjoy being able to see these animals but this is secondary to there ability to exist with adequate space and resources. Developing the area would greatly decrease their ability to live and thrive in this ecosystem.

These are some of the reasons that we feel a change in zoning to 2801 Jay Road would be detrimental to the area in general as well as the residents of surrounding neighborhoods and wildlife in the area. Thank your very much for your time and consideration on the matter. Please let us know if there is any way in which we can further oppose a change in zoning to allow large development of 2801 Jay Road.

Thank you very much for your time,

Dave and Nora Welden
4184 Amber Place
Boulder CO 80304

From: Paul Strupp
To: Walbert, Sloane
Subject: 2801 Jay Road Residential Development Proposal (LUR2015-00074): Neighborhood Feedback
Date: Tuesday, August 25, 2015 2:42:19 PM

My name is Paul G. Strupp and I live at 4192 Amber Place, one block west of the proposed development at 2801 Jay Rd. I have been a home owner at this location for 23 years and care deeply about our neighborhood. This corner of Boulder often seems forgotten and overlooked, but has a strong sense of community with many long time residents who care about where we live.

I am writing to provide comment on the proposed zoning change and development at 2801 Jay Rd. I oppose the plan for the following reasons:

- The proposed zoning change is too radical, too dense, and completely out of character with the surrounding neighborhood. Zoning in the adjacent neighborhood is Residential Low, or Rural. The current zoning of RR or P for 2801 Jay Rd is long standing and appropriate for the site and its development.

- The developer's (Fulton Hill) assumption in the Concept Plan that the Area III planning reserve to the north will ultimately be developed as high density is far from a given. The theory that the 2801 Jay Rd development would function as a "transition" from the surrounding low density residential zoning is not adequate reason for such an abrupt change to the existing character of the surrounding neighborhood.

- Pages 50 and 51 of the Fulton Hill Concept Plan supposedly show the surrounding neighborhood context. These photos show other developments a mile away and are NOT! the surrounding neighborhood. I personally find these photos deliberately misleading and manipulative. Parts of the plan seem as if the developers have never even visited the site or area.

- Inclusion of a three story apartment building on this site is ridiculous. The closest three story building to this area is 2 miles away at in the Foothills Laboratories at 47th and the Diagonal Highway.

- The proposed plan does nothing to address the traffic problems which will be created by access to the site. 28th and Jay is a very busy, high speed intersection prone to violent crashes. Also, assuming that any of the residents in the proposed development actually use public transportation instead of driving, they will be at great risk accessing the bus stops.

- The plan gives no consideration to overflow parking from residents at the proposed development. There is not enough parking in the proposed plan, nor does it address whether all parking spaces will be free. If residents have to pay for parking, they will look elsewhere. Street parking is not available on 28th St nor Jay Road. These cars will ultimately end up parked in the existing neighborhoods west of 28th St. deteriorating the existing low density, residential character.

- The proposed development provides no benefit to the existing neighborhood. The "community room" and small park are hardly incentives for existing residents of this neighborhood to get excited about.

The entire proposal for 2801 Jay Road in my opinion is not well thought out, seems like an after thought tacked on to the devlopment plan at 3303 Broadway, and does not appear to be part of a comprehensive strategy for the future of US36 between Jay Rd and Broadway.

I urge the city and county to reject this plan and zoning change.

Sincerely,
Paul G. Strupp

From: Lisa Wood
To: Walbert, Sloane
Subject: 2801 Jay Road Residential Redevelopment
Date: Thursday, August 27, 2015 4:11:06 PM

Dear Sloane Walbert,

I am writing to let you know I strongly disagree with the proposed 2801 Jay Road Residential Redevelopment.

This proposed project would increase traffic and congestion in Boulder and increase traffic dramatically in the immediate area. I feel that the City of Boulder did not allow its citizens adequate time for comment on this project. In addition, the proposed change of zoning from rural residential and the size of the project (this is a big jump), is not considering the surrounding characteristics of the area nor the citizens whom live close by.

As a long time citizen of Boulder I urge the City Counsel to consider the impact this proposed project would have on our City, the citizens, and the effect on neighbors of this project.

Sincerely,

Lisa Wood

From: Carlos Espinosa
To: Walbert, Sloane
Subject: LUR2015-00074-- 2801 Jay Rd. concept plan
Date: Thursday, August 27, 2015 11:35:37 AM

Sloane,

I am responding to the Concept Plan Review request for public comment for the proposed development at 2801 Jay Rd.

Boulder Fundamentals

Keeping development and sprawl to a minimum is one of the fundamental concepts to the city and county of Boulder—allowing for adjustments to zoning—as proposed--will only begin to open the door for future development and the loss of our precious and unique open space. Obviously as times change adjustments to the original zoning is going to occur to accommodate growth. However, keeping these initial concepts as a guiding principle is essential to keeping Boulder from turning into any number of our neighboring development-heavy counties. Such a large attraction, and part of the essence of Boulder, is the fact that we are not a cookie cutter development, that we are a compact community, and that we embrace our open space and promote the appropriate use of our City and County space. This development—and potential annexation of the County by the City—is a scary prospect as one looks north along 28th. When does this stop? Hopefully, before it begins.

Homogeneous Communities

A major contention that I have with the proposed development is the separation of the market-priced housing and permanently affordable housing. The original intention of these requirements was not to allow a developer to separate the "types" of housing into different locations but to help develop mixed and balanced housing in order to develop a more homogenous community. Allowing the initial development to offset their permanently affordable housing requirements into the county sets a precedent for future development and sets the County at a disadvantage to the city—taking what the city and developers are seeing as "unwanted" communities and moving them to the county. This is not only a bad move from a potential property value perspective but also from a PR perspective—not to mention the morality of the concepts. The loop hole that developers can already "buy their way out" of including the required number of permanently affordable housing is egregious enough but to now allow developers with deep pockets to move these required units out of the city and into the County is despicable. These rules and concepts were voted on and approved for a reason—this is giving these developers every way possible to work around the concepts of homogenous communities. Again—going against the fundamentals of our **community**.

Necessary Infrastructure

As a nearby resident to the proposed development I can only say that this concept is one which will permanently alter the intention of this neighborhood. ON paper some of the concepts appear great however, for example, the mixed use and community areas will not be shared by the neighboring areas/communities. This location—at the northeast corner of Jay and 18th—will keep this new development relatively isolated from the surrounding communities by the nature of the size and

traffic on these two streets. In order to open the concepts of “community rooms” and parks for nearby communities will mean major adjustments to 28th as well as Jay road in order to allow access. Again, opening this area up to more development and more sprawl to offset the costs of these sorts of changes to infrastructure. As it is, Jay road is a very heavily trafficked entrance into the city. Adding this development will only increase the usage and will, ultimately, call for more services and facilities…at the expense of the established neighborhood and at the expense of the County. And, all contrary to zoning.

Please reject this concept as ill-founded and inappropriate for the utilization of this site.
Please reject this concept as going against the principles of both the County and the City of Boulder .

More traffic, more sprawl, more density in a country setting…not necessary. There are more suitable sites to accomplish this endeavor within the City.

Thanks,
Carlos Espinosa
2892 Jay Road

From:	Peggy Bruehl
To:	Walbert, Sloane
Cc:	Peggy Bruehl
Subject:	Objection to 2801 Jay Road Residential Development Project
Date:	Wednesday, August 26, 2015 1:15:55 PM

Greetings,

My name is Dr. Margaret Bruehl. I live at 4192 Amber Place in the city of Boulder Colorado. I have been a resident of the city of Boulder for over 25 years. I have lived in my current home in the neighborhood of the proposed 2801 Jay Road Residential Development Project for 23 years. I strongly object to this proposed development plan for the following reasons:

1) The location for the proposed development is zoned RR by Boulder County, which allows for four single-family dwellings. The proposed development goes far outside this zoning. The RR is an appropriate designation for the location, as it matches the character of the existing nearby homes and properties. I respect the decision of the county zoning board and their designation of this property. I do not agree that it should change.

2) The location for the proposed development is zoned P by the Boulder Valley Comprehensive Plan (BVCP), which allows for public areas. The proposed development is in no way in compliance with this zoning, and in fact goes directly against the BVCP intention for the property. I have great respect for the Boulder Valley Comprehensive Plan. I believe in its role as a guiding force for maintaining the integrity of beautiful Boulder Valley. I do not agree that this development project should go against the BVCP.

3) The proposed development represents a significant change to the character of the neighborhood. Our neighborhood reflects a well balanced mix of single family homes of varying sizes, along with homes on larger rural lots including horse properties. The proposed development represents excessive density, not in any way in keeping with the character of the neighborhood, nor is it reflective of our neighborhood appearance.

4) The proposed development will result in traffic complications at the intersection of Jay Rd and 28th Street. Included in the development is no proposal to change the access for the development, nor are there any proposals to make improvements to the turn lanes on and off of Jay Rd or 28th Street. The large number of people residing in this development would cause significant traffic problems for the residents of this neighborhood, as well as for those people passing through our neighborhood north/south on 28th Street and east/west on Jay Rd.

5) The proposed development will result in parking problems throughout the surrounding neighborhood. The proposed development includes limited parking spaces, which will certainly be too few for the proposed density of the development. And, there is no mention of what the cost of the available parking will be. As a result, we can expect that residents of this development will certainly park outside the development on the streets of the surrounding neighborhoods. We've seen this effect near many high density residential developments in Boulder. Again, this is not in keeping with the existing character of the neighborhood, nor is it reflective of our neighborhood appearance.

As a long time resident of the city of Boulder, I strongly object to this proposed development plan for the above reasons. I encourage the planning board and the city of government to remain true to our comprehensive plan (BVCP) and reject this plan.

Thank you for your consideration
Dr Margaret Bruehl
4192 Amber Place
Boulder, CO 80304
peggy.bruehl@gmail.com
(303) 447-2954

From:	Maureen Taylor
To:	Walbert, Sloane
Subject:	2801 Jay Rd
Date:	Thursday, August 27, 2015 7:05:17 PM
Attachments:	Review of the Fulton Proposal for 2801 Jay Rd V2.docx

Dear Ms Walbert

I have attached a summary of points I would wish to raise on the above proposal.

I live in Orange Orchard and I find the lack of consultation with us and the last minute notice (shouldn't we get post cards or something?) of this very concerning as though we need to be silenced. I am sorry if some of the points are maybe not relevant at this stage in the application but I didn't have much time to pull this together.

Thanks

Maureen Taylor

Review of the Fulton Proposal for 2801 Jay Rd

1) It states in these documents that Orange Orchard Neighbors have had the opportunity to consider these proposals. Well I have been on the Board since 2011, both as Treasurer and President and I have never heard of it. Likewise the previous 2 Presidents and a direct neighbor of the Design Team member associated with the proposal are completely in the dark. Is there anyway that we can have this misleading remark removed? Is there some sort of policy of mailing notices?

2) Not sure that having been voted down by the neighbors about the prospective re-development of Broadway in 2008 and then spending more time and money to come up with alternatives that please the neighbors qualifies as a reason to abandon the local planning laws. It's what Accountants call a "sunk cost". The site and what the developer can do with it according to the local planning laws is what is reflected in the value.

3) Efficiency unit? Broadway sounds more like a high-end boutique hotel than a residential development. It is clearly all about providing amenities for the existing neighborhood and somehow putting up with the inconvenience of accommodating the "commuting workforce". Coffee shop, wellness and fitness center, a dedicated community room, micro-office spaces not to mention some dedicated housing units so that visiting family members can be sent there. Again, not a persuasive argument to abandon local planning laws.

4) All those available trails and direct access to the school next door, which children could safely walk to (no need to "Hug 'n Go") and they want to move larger families with school age children away? If most of the school aged children live on Jay Rd then they will definitely have to travel by school bus or car. No one should ever ask any child to cross Jay Rd or 28th St on a daily basis.

5) Before anyone develops land that abuts 28th St. then <u>safe walking access into Boulder from east of 28th and Jay needs to be arranged so that it is fully integrated into the trail system</u>. Underpasses?

    a. All the open space, trails and parks are to the east along Jay Rd near 30th St. or directly across Jay Rd through the 28th St. junction.

i. Despite what this brochure is trying to tell you, you cannot leave the Church and walk east towards the trails and parks. If you come from the church and travel east then you are frequently required to walk in the gutter, as the "path" is uneven, rutted, landscaped with tall grass that is not cut, and when it snows, it is never cleared. It is also part of the Farmers Ditch easement. The closest crossing is at 30th St., which is routinely ignored by all cars etc. This is not a safe place to unless you are 100% focused on the traffic.
ii. Directly opposite the access to the Church site is a little burgeoning market garden adding to the traffic confusion along there.
iii. Crossing over Jay Rd towards Amber means that you have to cross right hand turning traffic from Jay into 28th St, then 4 lanes of 28th St to arrive at again no discernible sidewalk or path. Again, you have to wade through unfinished scrub to get to what passes as a pathway. This is downright dangerous for adults let alone children

6) Before anyone develops land that abuts 28th St. then <u>building policies need to be put into place that take account of the increased noise and air pollution of living beside such a busy road</u>.
   a. There has been an increase in traffic along Jay Rd since 1996 when it was built to its existing configuration. This has also changed in composition. Back then 95% of the traffic was single axle passenger cars, 4% medium weight trucks and just 1% heavy trucks. In the 2013 survey conducted by BC Transport, the split is now 4% motor bikes / bicycles, 77% single axle passenger cars, 17% 2 axle trucks or buses and 2% articulated trucks. A single axle car travelling at 35mph measures about 64dbA at 50' from the observer. A truck will be at about 75dbA. This is mostly made up of tire-rolling noise. If you can see the tires then you can hear the tires! If the truck is accelerating or braking then this can easily exceed 80dbA due to the associated engine noises. The location of the development near the junction of Jay and 28th predictably makes this an extremely noisy place to live. Noise levels were measured 50' from the centerline of Jay before the changes in 1996 at 65dbA. Federal Law requires mitigation at 67dbA.
      i. **There should be mandatory noise surveys and assessments with consequent actions needing to be delivered**.

ii. Houses need to be built to a high degree of air tightness – 5% air leakage leads to 30% noise penetration. This should be both planned and achieved when complete (all measured and not on a sample basis).
iii. Windows should also be sufficient for noise mitigation to protect the interior environment.
iv. Berms along the road should be required and built sufficiently high that the peak is greater than 2' taller than the surface of the road. If you can't see the wheels then noise is reduced accordingly.
v. Fences at least 6' should be required as part of the berm. These should be airtight and carry warranties to this effect for at least 25 years. To protect exterior environment enjoyment.

7) Before anyone develops land that abuts 28th St. <u>existing neighbors in both the city and unincorporated Boulder County need to be canvassed and considered</u> so that any increased exposure to greater noise and air pollution due to the expansion can be mitigated by the developer.
   a. The suggested Broadway development will see a reduction from the current 2480 car trips a day down to 720 car trips a day. So the streets should get quieter and safer because of the proposed redevelopment. Access to the site will also be via Hawthorne away from Broadway. However, as Jay Rd will have 50% more car parking spaces provided than at Broadway, and it is far less walk able (as discussed above) then all of this traffic reduction is a fiction. It has simply moved east. In 1996 Daily Average Traffic along Jay Rd before development of Four Mile Creek was 7600. In 2013 it was up to 10,200, so with the additional 1080 more car journeys generated by this development a roughly 10% growth in direct traffic has been generated. So Jay Rd and the surrounding streets are going to be far more crowded and therefore much more dangerous and noisier for everyone along that corridor.
   b. Jay Road speeds need to be reduced below 35mph and they need to be ENFORCED. Travelling at the correct speed along Jay from 47th to 30th St. results in tailgating then aggressive overtaking even if there is someone in the crossway ahead.
   c. It would be nice to remove the heavier articulated traffic from Jay Rd altogether but at the very least their speed should be restricted heavily. Braking and sharp acceleration needs to be kept to a minimum.

From: D Dexter
To: Walbert, Sloane
Subject: 2801 Jay Road/3303 Broadway
Date: Thursday, August 27, 2015 7:44:31 PM

I am responding tp the Concept Plan Review and Comment for the 2801 Jay Road Residential Redevelopment project.

I live in Orange Orchard and was contacted in late June by my neighbor who is a member of the design firm working with Margaret Freund on the 3303 Broadway/2801 Jay Road project. I believe I was the only one in Orange Orchard contacted at the time and do not know if anyone else has been contacted yet. None of us received the postcard about the project.

I spent a large part of my career in human services and I found the plan for affordable housing at 2801 Jay Road falls short in several areas.

The location 2801 Jay Road is:

- Is very car dependent.
- Ghettoizes affordable families
- Has minimal and infrequent public transportation
- Services, employment and shopping are quite distant.
- Presents Urban Sprawl and High Density residential as the gateway to Boulder.
- Start a precedent for high density in the Area 2 and threatens the future of of the beautiful open vista of Area 3.

Affordable housing at the Broadway location makes much more sense.

The location at 3303 Broadway is:

- Not "Too valuable" to be used for affordable or mixed affordable and worker housing.
- Very close to county services, schools, services and central Boulder employment of the lower and mid-level wage earners in our community.
- Much more accessible by frequent and extensive public transportation
- Would attract more short ride bicyclists.

- Could be co-coordinated with the possible development of the BCH Broadway site.

It would seem that in the current civic and political environment that discussion of a project that involves so many variances, zoning changes, exchanges of properties, transportation issues and vague assumptions, etc. should be put on hold until after the November growth initiatives on the ballot issues are resolved, the new city council is seated and the Boulder Valley Comprehensive Plan Update is complete.

David Correa

ROBYN W. KUBE
4160 AMBER PLACE
BOULDER, CO 80304
303.447.1375

August 27, 2015

Sloane Walbert
City of Boulder
Community Planning & Sustainability
1739 Broadway, Third Floor
Boulder, CO 80302

HAND DELIVERED

Re: 2801 Jay Road Residential Redevelopment
LUR2015-0074
Concept Plan Review Comment

Dear Sloane:

I have lived southwest of the proposed redevelopment on Jay Road since 1989. I realize that property will be redeveloped at some point in the future, given the minimal use made of the property as a church, but I was stunned to learn of the proposed redevelopment, which does not appear to have been subjected to the "Good Neighbor Meeting and Management Plan" requirements found at B.R.C. 9-2-4.

In general, I have no objection to the property being redeveloped to provide affordable housing. I do, however, believe the redevelopment as currently proposed is inconsistent with the Boulder Revised Code, out of character with the neighborhood and otherwise inappropriate for this location for the reasons detailed below. Further, the developer's plans do not seem to be adequately thought out or sufficiently specific to allow any purported community benefits to be assessed; the plans do not even identify the number of affordable housing units to be provided at the Jay Road site or how many of those units will be rentals vs. owner-occupied. I am also troubled by the linkage between this redevelopment and the proposed companion redevelopment at 3303 Broadway (which has many similar deficiencies), and the efforts by the developer to exploit the purported benefits of each development to justify the other.

1. The proposed up-zoning is excessive and inconsistent with the zoning the City has been willing to confer on other property recently annexed into the City. Among other thing, the City refused to up-zone the acre+ property at 2350 Norwood Avenue as part of its annexation last year and would agree only to a Residential - Estate zoning, refusing to consider the community benefits that might come with different zoning. Given the neighborhood surrounding the proposed development, zoning more consistent with its existing designation of Rural Residential, which would allow for four single-family dwellings, is more appropriate.

2. The proposed density of 20 units per acre is excessive and incompatible with the surrounding neighborhood. This property adjoins the Area III Planning Reserve, which is land that may only be annexed into the City under very specific conditions which are intended to be difficult to meet. As a result, the surrounding property is likely to remain in its current state of under

development for many years to come. Consequently, there is much *de facto* open space surrounding this property. The default density for the proposed RMX-2 zoning district is 10 units per acre, half of what is being proposed. Contrary to the photographic representations provided in the Concept Plan (which appear to be of the Holiday neighborhood), the adjoining neighborhood, to the extent it has been developed, is made up of single-family residences, many on very large lots. (The Comp Plan identifies the neighborhood as Low and Very Low Density.) Virtually all of the properties south of the site and east along Jay, including those in Orange Orchard, have a significant rural feel. Doubling the default density will not result in any sort of smooth transition in density, as alluded to in the Concept Plan. Rather, the redevelopment, as proposed, will be significantly out of place.

3. The placement of both the parking lot and 3-story apartment building along Jay Road is inappropriate and inconsistent with the North Boulder Subcommunity Plan, which emphasizes "[b]uildings, front doors, or front yards facing the street, rather than parking lots, back yards, or garages" and discourages excessive massing of structures fronting streets. There are no other 3-story developments anywhere near this one; even the closest taller developments (at Jay and 47th Street, and in Winding Trail and Palo Park) are not massed along the adjoining roads as is being proposed here. The parking area will cause the apartment building to be somewhat set back from the street, but will be visually unappealing. There is no indication the developer has even attempted to address the Vision Statement developed by the North Boulder Steering Committee and set forth on Page 2 of the Subcommunity Plan.[1] At a minimum, the developer should be required to re-configure this project to comply with the Vision Statement.

4. The uncertainty regarding the size and number of affordable housing units at the Jay Road site makes it virtually impossible to assess the project's purported "community benefit". The City appears to have to asked the developer to add units with three and four bedrooms, presumably to address the needs of the "affordable housing" market. This request/requirement will undoubtedly affect the economics of at least the Jay Road portion of the dual development, despite the developer's purported willingness to do whatever the City wants vis-à-vis the affordable housing component, and will likely require additional changes, including the addition of more parking, per B.R.C. Table 9-1. Right now the primary community benefit will accrue to the coffers of church, which owns the property and now has an opportunity to sell it, and the developer. This was not the type of community benefit anticipated by the B.R.C.

5. The visual depiction of the "woonerf" feature of the development contained in the Concept Plan is misleading, or at least confusing. More than half of the open space in the proposed redevelopment is made up of the "woonerf" feature. This is verbally described as being for pedestrians, but it seems to be a parking feature. The visual depiction on p. 52 of the Concept Plan is of a narrow, winding street, with cars parked tightly against the buildings. In contrast, the Site Plan on p. 39 depicts many unidentified features and parking spaces. The City does not typically consider parking areas to be open space.

6. MOST IMPORTANTLY, THE CONCEPT PLAN COMPLETELY IGNORES THE IMPACT OF THE REDEVELOPMENT ON THE MOVEMENT OF TRAFFIC ON JAY ROAD AND, POTENTIALLY, 28TH

[1] The Comp Plan indicates that the North Boulder Subcommunity Plan is applicable to this site.

STREET/STATE HIGHWAY 36. I do not know if Jay Road is considered an arterial street or a collector street, but it is a busy, significant traffic route for both commercial and personal travel. As noted in the Concept Plan, it is a bus route and includes well-used bike lanes in both directions. It is on the route of virtually every bike event held in and around Boulder. In short, there already is a lot going on at the intersection of Jay and 28th Street. In addition, there are bus stops on Jay just east of the intersection, but no sidewalks and extremely poor lighting. Currently pedestrians must walk in the street. If this development is built, jay-walking is inevitable to get to and from the bus stop on the south side of Jay. As shown on the enclosed aerial photo, there are five curb cuts in the immediate vicinity of the proposed development - two on the north side of Jay, which provide access to the existing church and to a residence further north, and three on the south side, one of which is barely east of the turning lane off of northbound 28th Street and will serve the synagogue currently being built on the southeast corner of Jay and 28th Street.

B.R.C. 9-9-5(c)(2) provides that:

> On arterial and collector streets, or if necessary for the safe and efficient movement of traffic, all accesses shall be designed and constructed with physical improvements and appropriate traffic control measures to assist or restrict turning movements, including, without limitation, acceleration or deceleration lanes, access islands, street medians, and signage, as may be required of the development if the city manager finds that they are necessary to preserve the safety or the traffic-carrying capacity of the existing street.

In the event the developer chooses to proceed with this project, the City must require "physical improvements and appropriate traffic control measures" given the inevitable increase in pedestrian and vehicular usage likely to result from this project. Also, the City and developer should be certain that the existing right-of-way for Jay is co-extensive with the constructed roadway (which is not always the case) since it will affect setbacks and other matters. Lastly, it seems highly unlikely CDOT will approve the emergency access proposed off of 28th Street as it is located at the south end of the acceleration lane for northbound 28th the Street.

Those of us who live along the north 28th Street corridor recognize our neighborhood is likely to change in the future. But the proposed project is too dense and insufficiently thought out for this location. In addition, and as evidenced by the lack of any "Good Neighbor Meeting", the developer has completely failed to take any steps to understand the neighborhood; it seems the developer is so eager to build its Broadway project (and to get approval before any development-related changes are made to the B.R.C.) that it is willing to do anything the City may ask of it on the Jay Road site, without regard to the impact on the adjoining neighborhood, which coincidently happens to be largely in the County. This project should be rejected or at least sent back to the drawing board.

Thank you for the opportunity to comment.

Robyn W. Kube
Enclosure

Curb cuts
Bus stops

August 27, 2015

Sloane Walbert
Planner I, Department of Community Planning and Sustainability
City of Boulder
1739 Broadway, 3rd Floor
P.O. Box 791
Boulder, CO 80306-0791

RE: 2801 Jay Road Concept Plan Review and Redevelopment

Dear Ms. Walbert and the City of Boulder Planning and Development Services Center:

We are writing today to voice our many concerns and objections to the proposed development and associated rezoning at 2801 Jay Road.

First and foremost, we think the proposed development and rezoning does not conform with the immediate neighborhood. In the concept plan it is stated that this continues an existing pattern of development along US 36 and that the proposed zoning and land use are appropriate to surrounding properties. The architectural character of the proposed development includes a three story apartment block along the south side on the north side of Jay Road. They state this is "an appropriate urban scale along the arterial street". The immediate properties to the south, north and east are all Rural Residential zoning. Our immediate neighborhood is made up of detached single family homes on one to eight acre lots, with dirt roads, open fields, small farms and horse fields. The photos in the concept plan are not from the immediate neighborhood and are misleading regarding the degree of density of the surrounding dwellings.

In addition, the proposed development is on the south-east corner of the surrounding Area III Planning Reserve. There are no developments to the north or northwest of 2801 Jay Road that are even close to this density of this proposed housing. If the proposed development goes through it will likely have a big impact on the type of future development in the Planning Reserve. Since Boulder Valley is currently in the process of updating the BVCP, it may be best for the City to wait for the updated BVCP to assure any development conforms to the future strategy for the Area III Planning Reserve. I also know that Boulder County has concerns about the possible intensity of development as it relates to unincorporated land.

The plan also calls for annexation into the city. The property has been designated in the Boulder County Comprehensive Plan and the Boulder Valley Comprehensive Plan as Planning Area II, which means that the county and city have agreed this parcel would be annexed into the City of Boulder someday. However, we do not feel that this proposed density is consistent with limited and carefully planned growth. They also state that no additional right-of-way will need to be annexed into the city. Yet, in their plan, row houses have garage access via an alley. It appears that the alley is my property and they do not have access to that easement.

The proposed density will significantly increase traffic at the Jay Road and 28th Street intersection. This is already a dangerous intersection that we don't like our children to cross without adult supervision. We see numerous accidents there each year. Bicycle traffic is very high along Jay Road and 28th street. There have been bicycle fatalities along this route. The high density development will only add to the traffic and risk for bicycle-automobile collisions. I noted a section on traffic in the concept plan for 3303 Broadway but none for 2801 Jay Road.

There was no detailed information regarding flooding risks for 2801 Jay Road either. As we saw from September 2013 and again this May, North Boulder is at risk for significant flooding. The water table and drainage has changed since the 2013 floods. The water table is at record high levels. The proposed development may affect the water table and will certainly affect the drainage. We are also on well water and septic and are concerned with the effect on those from this proposed development.

There was no environmental effect discussion either. There will be significant displacement of the animals that live there. They include the burrowing owl, kangaroo rat, and prairie dogs to name a few.

They also speak to the benefit to the community. Almost all of that discussion is centered on the other location, 3303 Broadway. For the 2801 location, they speak only of the Church of The Nazarene, the current owners of the property. Their active Church is in South Boulder, very far from the proposed suite at 2801 Jay Road.

We feel there has been very little community outreach to the immediate neighbors who are in Rural Residential zones. In the concept plan they state there have been dozens of one-on-one meetings with neighbors, two neighborhood gatherings for immediate neighbors and emails with community members. I have spoken to my immediate neighbors and none of us were aware of any of these. They did meet with neighbors in Orange Orchard as a member of the design firm lives there. Orange Orchard is not the immediate neighbor of the 2801 Jay Road property and is not in a Rural Residential Zone.

In summary, we feel the density of proposed development is out of character to the surrounding neighborhood and annexation and rezoning from Rural Residential to RMX-2 will have negative effects on the surrounding community and the adjacent Area III Planning Reserve. We also feel it is not in line with the growth requirements outlined in section 1:18 of the BVCP that state "the overall effect of urban growth must add significant value to the community, improving quality of life. The city will require development and redevelopment as a whole to provide significant community benefits, achieve sustainability goals for urban form, and to maintain or improve environmental quality as a precondition for further housing and community growth." In November, the City Council declared that the comprehensive plan update was the best place to address the big-picture issues of growth and development. This is a not a small scale development and it will have significant impact on the immediate neighborhood, surrounding community and also throughout Boulder County. We strongly request the City stop, or delay until after the BVCP and the future of

the Planning Reserve is known, the application process and not proceed with the Concept Review or the subsequent Site and Use Reviews.

Sincerely,

Matthew W. Karowe, M.D.
2825 Jay Road

Diana Z. Karowe
2825 Jay Road

Veiw East from 2801 Jay Rd

View North from 2801 Jan Rd

Unincorporated Boulder County, Rural Residential, directly East (next door) of 2801.

Facing 2801 Jay, View to North

Residents of Prairie Dog Colony on 2801 Jay Grounds

View North along Rt. 36 behind 2801 Jay Rd.

North along Rt 36 Directly Behind 2801 Jay

Directly South (across the street) of/from 2801 Jay Rd

From: Robyn Kube
To: Walbert, Sloane
Subject: RE: Staff Initial Review Comments - Concept Plan Review at 2801 Jay Rd.
Date: Wednesday, September 02, 2015 9:02:34 AM

Sloane,

Thank you for providing a copy of Staff's report concerning the proposed development.

That report raised a few questions I was hoping you could answer:

1. Where is the expected location of the City Park north of the site?
2. Where is the water coming from for the synagogue being built at 2810 Jay?
3. Why will the required path easement be only 14' wide? The City has previously sought to require my clients to provide 16' wide easements (so that 12' wide paths can be constructed).
4. Is Concept Review for the 3303 Broadway site also scheduled to be considered at the October 1 Planning Board meeting?
5. As I read the report, Staff would require the applicant to obtain a public access easement over the existing access road for properties to the east. Does that mean that access would now become "shared access" for both the site to be developed and the properties currently served by the access road? Does it also mean the existing driveway curb cut serving the property would be abandoned?

Thank you for your time,

Robyn Kube

From: Walbert, Sloane [mailto:WalbertS@bouldercolorado.gov]
Sent: Tuesday, September 01, 2015 11:02 AM
To: 'reboulder@aol.com'; 'wyleyhodgson@gmail.com'; 'heatherhosterman@gmail.com'; 'lynnlickteig@aol.com'; 'dwelden460@yahoo.com'; 'david@rosewoodconstruction.com'; 'peggy.bruehl@gmail.com'; 'paul.strupp@gmail.com'; 'wilangie@comcast.net'; 'heatherhosterman@gmail.com'; 'carlos@carlosespinosa.com'; 'ddex2002@yahoo.com'; 'maureen.taylor@me.com'; 'mkarowe@wispertel.net'; 'hoa@oohaboulder.org'; 'lisazahn@hotmail.com'; 'Paulina Hewett'
Subject: Staff Initial Review Comments - Concept Plan Review at 2801 Jay Rd.

Hello all,

You are receiving this email because you either provided feedback on the development proposal at 2801 Jay Road or requested to be kept informed of the project. I have attached staff's initial review comments on the project for your reference. We are in the process of preparing a more detailed staff memorandum to Planning Board for the meeting on October 1st. I will forward this memo once it has been completed.

Please let me know if you have any questions or if you would like to provide additional feedback

From:	Ernie & Sandy A.
To:	Walbert, Sloane
Cc:	e.anderson@juno.com
Subject:	LUR2015-00074
Date:	Monday, September 14, 2015 1:58:04 PM

Dear Sloane Walbert
Case Manager
2801 Jay Road
LUR2015-00074
City of Boulder
Community Planning & Sustainability

I had called and left a message on Aug. 25th, stating that we were against this proposed development. We would like to follow up with this e-mail.

I, and my parents before me, are natives of BoulderCounty. I have lived most all my life, 60+, years in northeast Boulder area and we have lived 39 years in the Gould Subdivision. This proposed development at 2801 Jay is just not compatible with the surrounding area and would devastate the style and spirit of the neighborhood. This unnecessary sprawl is not progress.

"Environmental Preservation" should take into account this neighborhood's lifestyle, surroundings and atmosphere (what the people are comfortable with and why they live here). "Community Benefit" provided by annexation would seem to only benefit the developer. Most residents of the area are living in the county because that is what they want.

Many homes in the area now are using well water. Any disturbance of ground water on the proposed site could have an effect on our wells, both quality of water and lowered water tables by discharging ground water away from the area.

Also, it was our belief that the veterinary clinic was restricted to 8 trips per day based on a county study and the proximity to the 28th Street intersection. How can a city study with just some street modifications be so different?

We saw no mention of the impact this could have on the local schools with a large increase in children.

The density of this development would be a blight to the area and seems way out of character to be compatible with the neighborhood! Not the best "gateway site"!

Please keep us updated on this project.

Ernest Anderson
Sandra Anderson

e.anderson@juno.com
4080 Welsh Place
Boulder, CO80301

..

From:	Ernie & Sandy A.
To:	Walbert, Sloane
Cc:	e.anderson@juno.com
Subject:	LUR2015-00074
Date:	Monday, September 14, 2015 1:58:04 PM

Dear Sloane Walbert
Case Manager
2801 Jay Road
LUR2015-00074
City of Boulder
Community Planning & Sustainability

I had called and left a message on Aug. 25th, stating that we were against this proposed development. We would like to follow up with this e-mail.

I, and my parents before me, are natives of BoulderCounty. I have lived most all my life, 60+, years in northeast Boulder area and we have lived 39 years in the Gould Subdivision. This proposed development at 2801 Jay is just not compatible with the surrounding area and would devastate the style and spirit of the neighborhood. This unnecessary sprawl is not progress.

"Environmental Preservation" should take into account this neighborhood's lifestyle, surroundings and atmosphere (what the people are comfortable with and why they live here). "Community Benefit" provided by annexation would seem to only benefit the developer. Most residents of the area are living in the county because that is what they want.

Many homes in the area now are using well water. Any disturbance of ground water on the proposed site could have an effect on our wells, both quality of water and lowered water tables by discharging ground water away from the area.

Also, it was our belief that the veterinary clinic was restricted to 8 trips per day based on a county study and the proximity to the 28th Street intersection. How can a city study with just some street modifications be so different?

We saw no mention of the impact this could have on the local schools with a large increase in children.

The density of this development would be a blight to the area and seems way out of character to be compatible with the neighborhood! Not the best "gateway site"!

Please keep us updated on this project.

Ernest Anderson
Sandra Anderson

e.anderson@juno.com
4080 Welsh Place
Boulder, CO80301

..

From:	Howdy Pierce
To:	Walbert, Sloane
Cc:	Maureen Taylor
Subject:	LUR2015-00074 / 2801 Jay Road
Date:	Wednesday, September 16, 2015 12:54:14 PM

Sloane—

Could you let me know the details of the public hearing on this development? The public notice says it will be held Oct 1 but does not give a location or time.

Thank you,
—Howdy Pierce

2801 Jay Road

studio303, Inc

September 16, 2015

Sloane Walbert
Planner I, Department of Community Planning and Sustainability
City of Boulder
1739 Broadway, 3rd Floor
Boulder, CO 80306-0791

Dear Sloane,

Below is the information you requested regarding site metrics - a confirmation of unit types and counts as well as percentage of site dedicated to open space.

Unit types and counts

Original scheme as presented in the **Concept Review** package:

	unit count	area per unit	total area
2 bedroom row houses	30	1260	37800
3 bedroom row houses	13	1500	19500
3 bedroom townhouses	8	1536	12288
2 bedroom apartments	38	770	29260
1 bedroom apartments	5	680	3400
apartment circulation (15%)			7789
totals	**94**		**110037**

1910 7th street, Boulder, CO 80302 303 669 3370

Scheme modified after meeting with City of Boulder **Inclusionary Housing** to meet their needs:

	unit count	area per unit	total area
3 bedroom row houses	26	1400	36400
4 bedroom row houses	17	1650	28050
4 bedroom townhouses	8	1700	13600
2 bedroom apartments	38	770	29260
1 bedroom apartments	5	680	3400
apartment circulation (15%)			7789
total unit count	**94**		**118499**

Open space for either scenario

overall site area	207,274 sf (4.76 acres)
planted areas	56,427 sf
public plazas	4,550 sf
total open space	60,978 sf
open space as percentage of overall site	**29.4%**

The above totals exclude sidewalks, the Woonerf area, as well as all other vehicular surfaces.

Let me know if you need additional information.

Regards,

Ali Gidfar

1910 7th street, Boulder, CO 80302 303 669 3370

Dear Sloane

Below you will find conceptual counts and unit sizes for 2801 Jay Road's proposed redevelopment.

We have met with both Jeff Yegian and Michelle Allen to help us better understand the needs surrounding inclusionary housing.

They have voiced strong preference for larger units that will meet housing needs for families. Current units coming on line in the affordable category are heavily weighted toward efficiency, one and two bedroom units. Jeff and Michelle believe that the needs of the community will be better served by three and four bedroom units, and have asked that we increase the number of three bedrooms, and include four bedroom units on site. Our meetings with Jeff and Michelle have occurred after our conceptual plans were developed and submitted for review by you and others in the City. As a result, the data provided below deviate form the documents presented for review. The fine tuning of the mix of units (sizes, count of bedrooms and bathrooms), as well as what proportion may be affordable versus market rate, will be determined through input from inclusionary housing, neighbors, as well as other city departments. The developer has stated that any mix from 100% to a lesser amount of affordable housing is acceptable on the Jay Road site.

Please note that it is imperative that, 3303 Broadway and 2801 Jay Road be considered as "sister" properties. The former fulfills the needs for workforce housing, while the latter meets the needs of affordable housing for larger families.

Respectfully,

Ali Gidfar, Architect.

Unit counts and sizes:

Apartment block (along Jay Road):
- two bedrooms = thirty eight at 850 sf each = 32,300 sf
- one bedrooms = five at 650 sf each = 3,250 sf
- efficiencies = 0
- **total area, including circulation = 37,300 sf**

Town Homes (along west property line)
- four bedroom units = eight units at 1600 sf each = 12,800 sf (does not include one car garage per unit)
- **total area of town homes, less garages = 12,800 sf**

Row homes (along north and west property lines, no garages):
- three bedroom row homes = nineteen at 1450 sf = 27,500 sf
- four bedroom row homes = eleven at 1600 sf = 17,600 sf
- **total area of row homes = 45,100 sf**

Alley homes (center of site, one car garage each):

- three bedroom units = seven at 1450 sf = 10,150 sf
- four bedroom units = six at 1600 sf = 9,600 sf
- **total alley home area less garages = 19,750 sf**

Total for all finished area = 114,950 sf

Open space for entire site:

- Park = 9,200 sf
- dog park = 3,700 sf
- yoga park = 3,100 sf
- woonerf = 44,600 sf
- back yards = 13,700n sf
- apartment balconies + plaza = 5,000 sf

Total proposed usable outdoor space = 79,300 sf (does not include drives and parking surfaces)

Fulton Hill
PROPERTIES

Concept Plan | 3303 Broadway *and* 2801 Jay Road | June 15, 2015

www.FultonHillProperties.com

2801 Jay Road

2801 Jay Road Concept

2801 Jay Road: family focused affordable housing

2801 Jay Road will be a family oriented residential neighborhood with a mixture of row houses and apartments. Approximately one half of the row houses on site will be large three-bedroom units providing affordable living space for families. The remainder will be primarily two-bedroom row house and apartment units with only a small number of one-bedroom apartments. This focus on larger units is dramatically different from what is happening in affordable housing across the City of Boulder today.

A portion of the row houses will have attached garages, some with alley access.

Neighborhood amenities will include a community room dedicated to serving both the residents of the development and residents of surrounding neighborhoods.

The neighborhood will have a streetscape that encourages resident interaction and a small pocket park with playground and open space.

2801 Jay Road is currently outside the city boundaries but the site is designated as Area II which indicates that the site is planned to be annexed into the city.

2801 Jay Road Program:

21 three-bedroom row houses

30 two-bedroom row houses

38 two-bedroom apartments

5 one-bedroom apartments

142 parking spaces

2801 Jay Road Concept: *site plan*

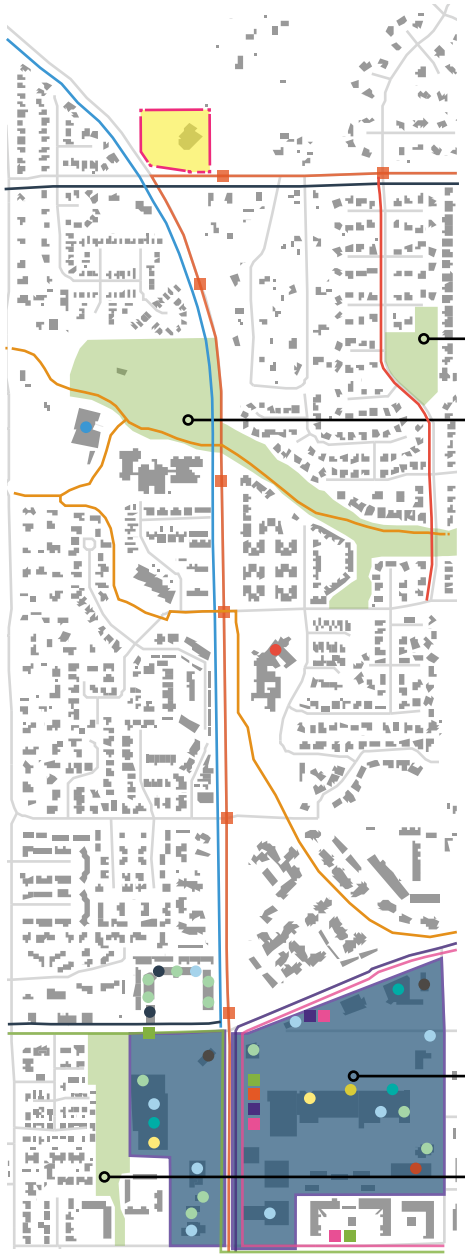
- 2 bedroom row house on street parking
- 3 bedroom row house alley access garage
- 3 bedroom row house with attached garage
- apartment block 1 & 2 bedroom flats
- community park
- dog park
- yoga park
- private yard
- woonerf

Highest and Best Use:
Affordable Multi-family Housing

Analysis of the site conditions and opportunities, discussions with City staff and consultation with the Church of the Nazarene, the current owner of the site, indicates that the highest and best use of the site is as an affordable residential neighborhood tailored to families. Development of the site with the proposed mix of residential units is supported by the following factors:

- **Continues an existing pattern of development on US 36 north of Iris**
- **Zoning and land use appropriate to surrounding properties**
- **Multi-modal transit opportunities to minimize vehicular traffic: bus route and bike lanes connect the site to commercial centers**
- **Close proximity to commercial and retail services at 28th and Iris.**
- **Quick and easy access to major employment centers: Center Green, 29th Street, Downtown**
- **Close to recreational assets: Open Space, Boulder Reservoir, Palo Park, Pleasant View soccer fields.**

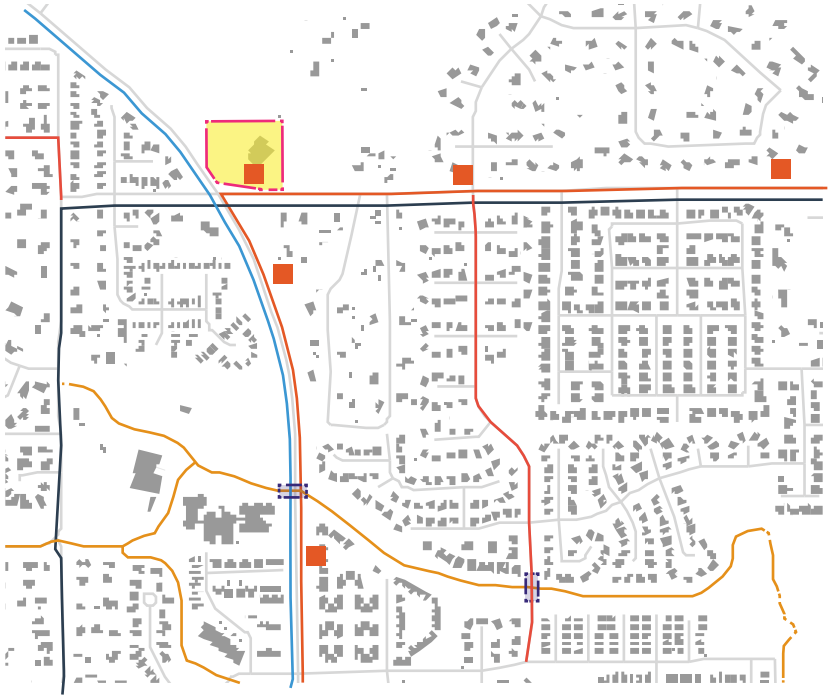
- Onstreet Bike Lane
- Designated Bike Route
- Multi Use Path
- Paved Shoulder
- 205 Bus Route
- 208 Bus Route
- BOLT Bus Route
- BOUND Bus Route
- school
- rec center
- market
- cafe or resturaunt
- bank
- beauty salon
- small specialty retail
- medical center
- outdoor swimming
- gas station
- open space
- shopping center



Multi-modal Access

This site offers excellent multi-modal access. It is served every 30 minutes by the 205 bus route along Jay Road. The 205 bus connects the site to the downtown transit center with linkages to nearly the entire RTD service area. The 205 provides access to job centers in the Gunbarrel area, the 29th Street area and Downtown.

The site is adjacent to or nearby several bike routes, on-street bike lanes and multi-use paths.



Onstreet Bike Lane
Designated Bike Route
Multi Use Path
Paved Shoulder
Underpass
205 Bus Route

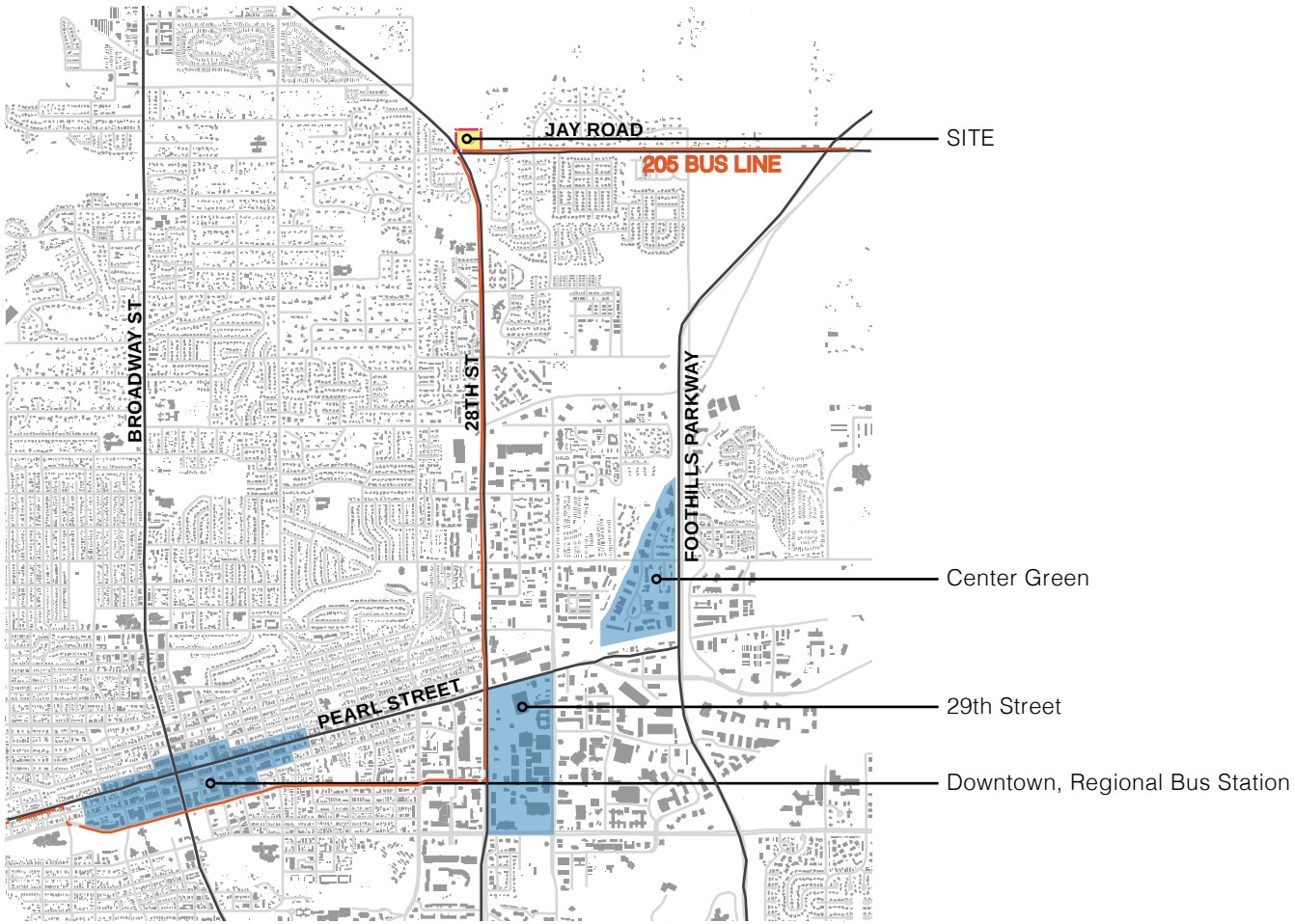
Proximity to Shopping

A wide range of commercial services are available on 28th Street. Within one mile south of the site are two grocery stores, a pharmacy, a laundromat, a dry cleaner, an urgent care facility, a fitness center, a bank, a hair salon, and cafes and restaurants.

Shopping Center,
home of Safeway and Walmart

Proximity to Employment Centers

Within a single bus ride or short bike ride of the site are the following employment centers: Downtown, the University of Colorado, 29th Street, Center Green. A single bus ride also takes riders to the Downtown transit center with easy connections to buses accessing all parts of Boulder and regional service to Denver, Longmont, Golden and Denver International Airport.



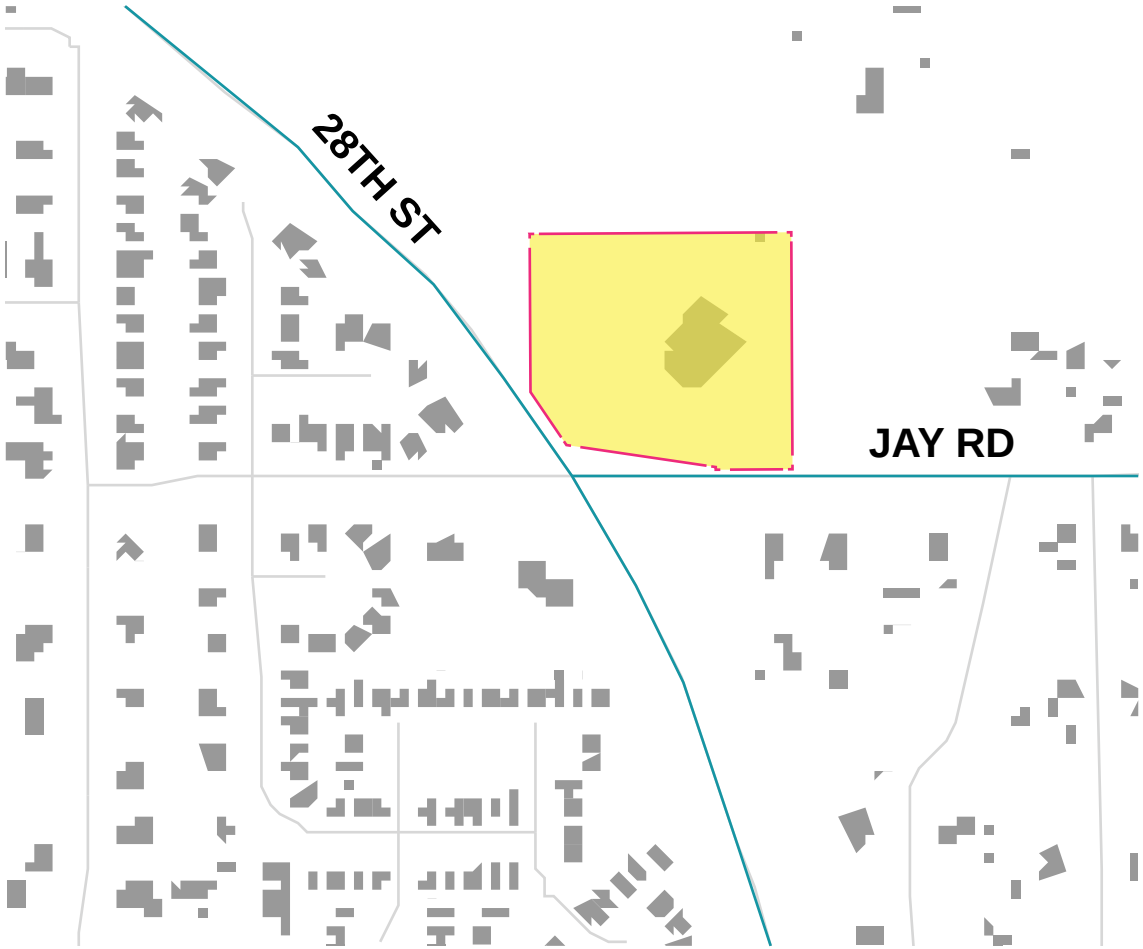
Proximity to Recreation

Nearby is the Four Mile Creek path which links to hiking trails on OSMP land both west of Broadway and east of the Diagonal Highway. Along this path are also Pleasant View soccer fields and the Elks Club pool. A little farther away is the Boulder Reservoir with links to open space.

Palo Park is within five blocks to the south of the site.

Site Access

The site is easily accessed by two major arterial roads, US 36/28th Street and Jay Road. US 36 provides easy access to much of central Boulder's commercial core. Jay Road provides a convenient connection to Foothills Parkway and the Diagonal Highway providing linkages to the greater Front Range metro area.



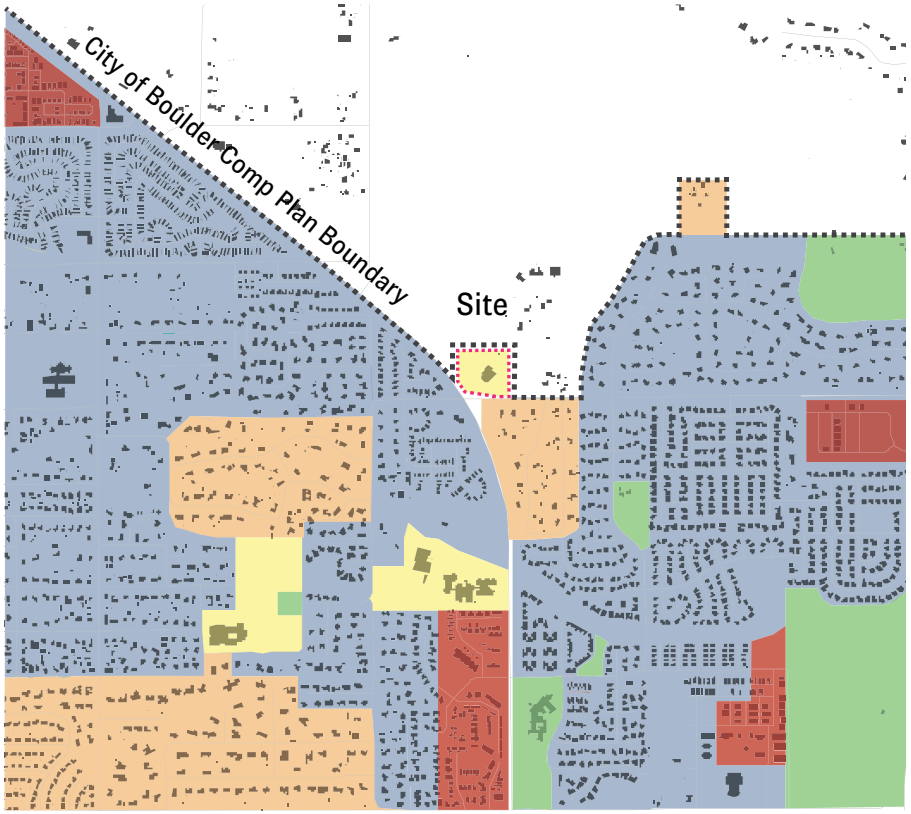
Annexation/Planning Reserve

The project site currently sits outside of the city limits. Land to the west and south is within the City of Boulder. The site is currently served by an out of city utility agreement and has sufficient contiguous boundary with existing city property to meet the state mandated 1/6th contiguous border with the municipality to allow annexation. No additional right-of-way along Jay Road will need to be annexed into the city.

The City of Boulder and the Boulder Valley Comprehensive Plan have designated the land as Area II, within the service area of the city, and eligible for future annexation into the city.

Annexation of the site fits within both the city's long term goals and objectives of careful, limited and carefully planned growth while addressing its short term goals as well.

Development of this site today in no way limits or diminishes the future development possibilities of the Area III Planning reserve to the north. Given the city's current need for housing and the likelihood of a continuing need for housing in the future, it seems that development of the Planning Reserve will contain some form of housing within its program. It seems equally unlikely that the Planning Reserve would ever be developed with low density single family residential. Viewed through this lens, the medium density multi-family housing proposed for the site at 2801 Jay Road acts as an appropriate transition between the single family neighborhoods to the west and south and a future development of the Planning Reserve whether that be as a commercial, mixed use or medium to high density residential use. The program proposed at 2801 Jay Road addresses the City of Boulder's current needs while leaving many options open for the Planning Reserve in the future.



- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public
- Park, Urban and Other

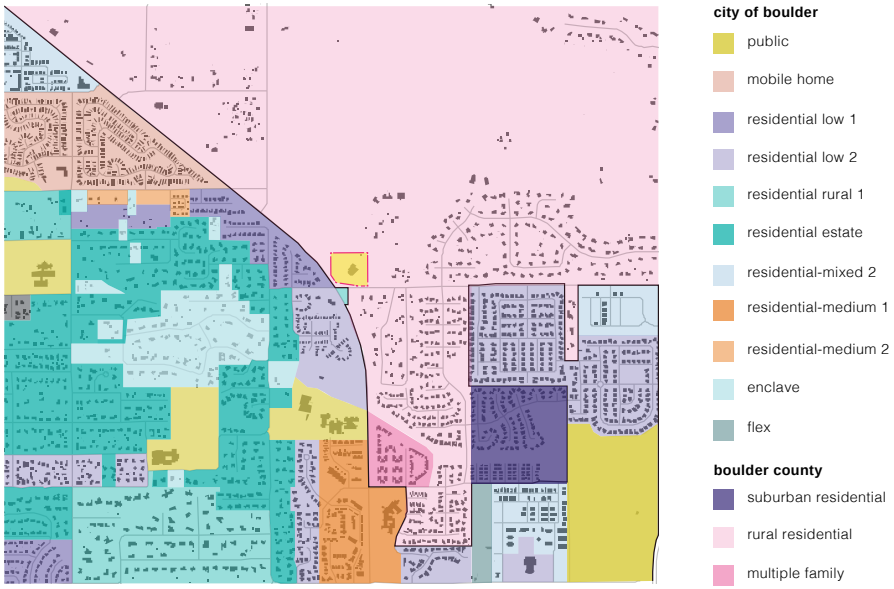
Existing and Proposed Zoning

The current zoning designation of the site is P / Public.

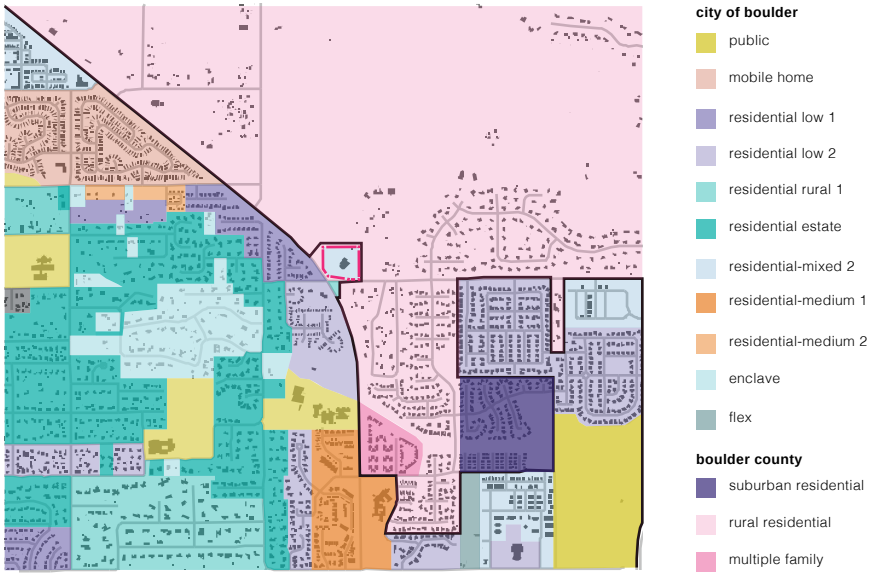
In order to provide affordable housing, a stated high-priority goal of the Boulder Valley Comprehensive Plan, the development team proposes the site be annexed into the City of Boulder and assigned a zoning designation that allows a mix of densities that will provide a framework for a flexible and successful residential development. The RMX-2 zone classification meets these requirements as stated in 9-5-2 of the Boulder Land Use Code:

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

This is a common zone designation in the north Boulder area where new medium density multi-family housing is to be constructed adjacent to or nearby low density single family neighborhoods. Three sites near 2801 Jay: Northfield Commons between Palo Parkway and Kalmia, Northfield Village at 47th and Jay Road and the Holiday Neighborhood along US 36 between Yarmouth and Lee Hill have been recently developed with an RMX-2 zone designation.



Existing Zoning

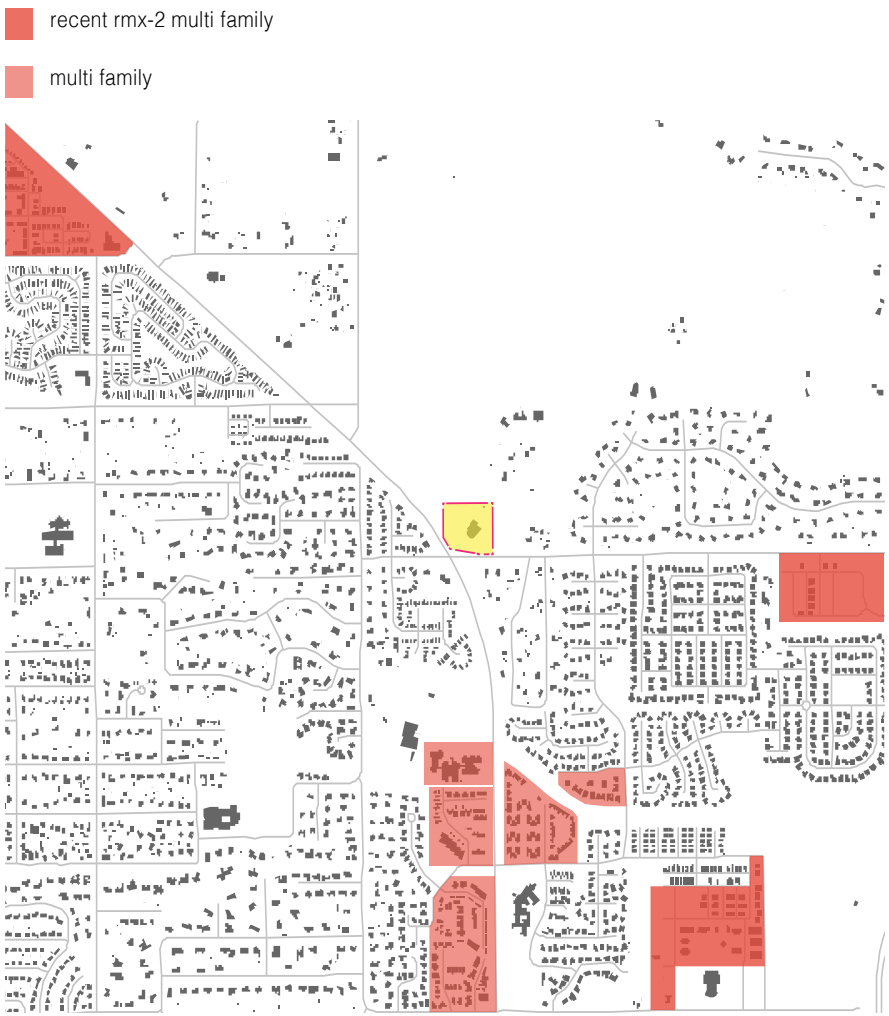


Proposed Zoning

Existing Pattern of Multi-family Development Along 28th Street and Jay Road

Twenty-eighth Street between Iris and Jay is characterized by a substantial amount of multi-family housing along both sides of the street. Farther to the north on the west side of US 36 is the multi-family development at Holiday.

Although development of the Planning Reserve remains out in the future it will in all likelihood contain some housing, probably at densities greater than what is proposed at 2801 Jay Road.



Existing Site and Surrounding Context

The site is at the northeast corner of the intersection of Jay Road and US 36. The site has a single point of vehicular access, at the southeast corner of the site onto Jay Road.

An existing church building is sited in the center of the property. Parking paved with asphaltic concrete occurs along the eastern edge of the site.

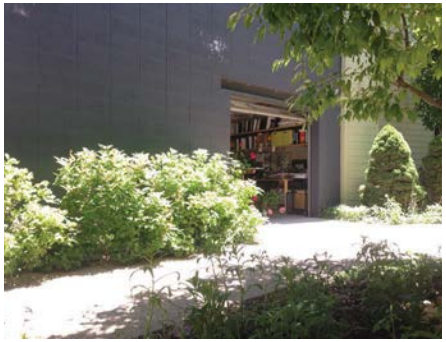
The western half of the site is minimally landscaped with native short grasses.

Surrounding Neighborhood Context

These images illustrate the context in and around the project site.

Surrounding Neighborhood Context

These images show structures near the project site.



Architectural Character: 2801 Jay Road

Site organization and building form/massing/organization

The new neighborhood at 2801 Jay Road is planned to be family friendly and create a strong sense of place and neighborhood identity. The development is focused around a small pocket park at the heart of the site and a "woonerf" approach to streets and vehicular circulation in order to make the site as kid safe as possible.

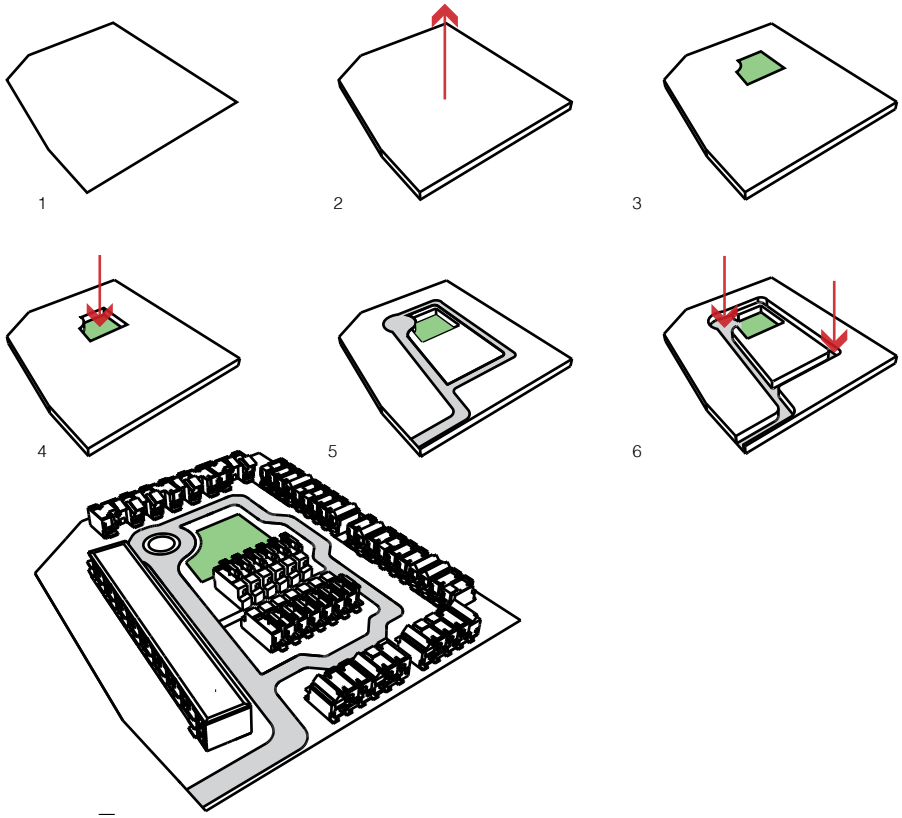
A three story apartment block sets the south edge of the site along Jay Road providing an appropriate urban scale to the arterial street. Parking along the south side of the building under the building's second floor minimizes ground surface area dedicated to parking. This still allows residential units on the north side of the ground floor that face the small neighborhood street and enhance the pedestrian experience.

On the north end of the ground floor of the apartment structure a community room faces north across a small plaza and the street to the pocket park. In the south-east corner of the park is a small playground with play equipment but also a varied environment of natural elements that support play and engage the imaginative minds of children: mounds to roll down, rocks to hide behind and trees to climb. Parents will be able to gather and sit at a table in the community room or on chairs on the plaza and watch their children play.

The Woonerf concept uses winding streets and blurred boundaries between areas for cars and areas for pedestrians. People and cars share the same space, effectively giving the street back to people. This causes cars to slow down making the neighborhood safer for children.

Woonerf concept: pedestrians first

Park



Architectural Character: 2801 Jay Road

To the north of the apartment structure blocks of row houses wrap the edges of the site, define internal streets and enclose the pocket park. Each row house is articulated as a distinct volume to give individual identity and variety and to break down the scale of the overall mass. The row houses are two stories in height, some with a small stair tower giving access to a roof deck.

Every row house has a small covered front porch, just big enough to hold two chairs and flower pot. Many of the row houses have a private fenced backyard for kids, pets and gardens.

The row houses are divided among two-bedroom units with on-street parking, three-bedroom units with attached garages and three-bedroom units with attached garages and alley access.

Architectural expression

Building volumes, both on the row houses and the apartment building, are clad in varied materials to reduce the scale of the structure and give visual interest to the streetscape. A material palette of stucco, cement fiber and metal panels and a small amount of wood will be intermixed with the varied plans and forms of the structures to create a significant amount of variety so that the property does not feel like a repetitive set of elements.

Large windows admit lots of natural light and on the ground floor connect the interior of the units to the streetscape. Covered front porches and small gardens in front of every unit give scale, character and an opportunity for individual expression to the neighborhood.

Broader Community Benefit

We propose a unique solution, two sites in different parts of the community with vastly different programs, to provide more high quality affordable housing in the configuration the city needs than could be achieved by either site developed separately. In this instance it's true, the whole is greater than the sum of its parts.

This is a project that does so much more than just provide housing on two sites. The effects of this project will be felt by the people who live on the sites, by the residents of the neighborhoods surrounding the sites who work in the micro offices and use the community rooms, by the people who stop at the coffee shop to chat with friends. It doesn't stop there, however. The effects of this project will extend far and wide to people who live across the entire community:

- **Mental Health Partners**
- **Church of the Nazarene**

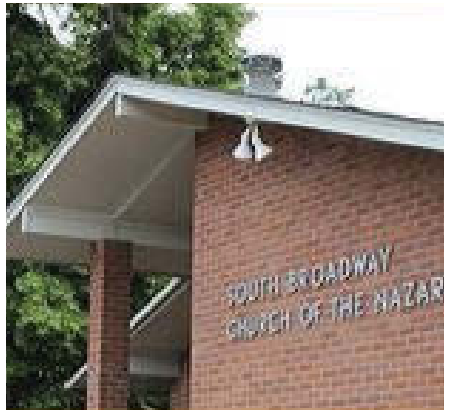
Community Benefit: *Church of the Nazarene*

The Colorado District Church of the Nazarene owns the site at 2801 Jay Road. Although they no longer operate a church at this location, they do have an active congregation in Boulder, the South Broadway Church of the Nazarene. In its own words, the South Broadway Church of the Nazarene is "a varied group that includes children and teenagers, students, singles, married couples, parents, and grandparents and range in age from newborn to 98! We live in and around Boulder including Golden, Longmont, Superior, Broomfield, Louisville and, of course, the Martin Acres neighborhood in Boulder."

The Church of the Nazarene has a strong commitment to community development. As part of their mission, they offer space and facility free or at low cost to outside groups for uses such as, but not limited to: Community groups, other non-profit organizations, government organizations, schools, day-cares, disaster shelters, distribution centers for food and clothing to the needy, scouting and other youth organizations, sports leagues, substance abuse and rehabilitation organizations and its subsidiaries, and others, in keeping with the furtherance of their religious mission.

The Church has programs to sponsor children, eliminate poverty, provide education, health care, economic development and disaster relief and many other programs to help women and children locally and worldwide. The Nazarene Compassionate Ministries (NCM) partners with local Nazarene congregations around the world to clothe, shelter, feed, heal, educate, and live in solidarity with those who suffer under oppression, injustice, violence, poverty, hunger, and disease.

The Church is a partner on this project, as they believe the development of affordable housing in Boulder is in keeping with their mission.



Summary:

The conversation about housing in Boulder is inextricably linked with conversations about the number of workers commuting into the City and the need for affordable and workforce housing. Boulder has set goals for the direction of housing that will allow the character and spirit of the community to continue while accommodating growth. These goals include: making 10 percent of housing be permanently affordable units; the creation of a variety of housing options in every part of the city, including existing single-family neighborhoods, while preserving neighborhood character; establishing minimum density standards or alternative approaches to managing density to avoid creating new areas that offer only large, high-priced, single-family homes; provide developers with an incentive to go above and beyond the current Inclusionary Housing requirements by providing a density bonus for additional affordable units. Our vision is to help the City meet these goals. We believe we have demonstrated a level of community benefit that warrants a Special Ordinance, so that we may work with staff to realize our project on these two sites. We hope that staff, Planning Board members and members of Council will walk with us towards this vision, and provide support.

TRANSPORTATION
CONSULTANTS, INC.

LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

June 12, 2015

Ms. Margaret Freund
Fulton Hill Properties, LLC
1000 Carlisle Avenue
Richmond, VA 23231

Re: 2801 Jay Road
Boulder, CO
(LSC #150540)

Dear Ms. Freund:

In response to your request, LSC Transportation Consultants, Inc. has prepared this Trip Generation and Assignment Report for the proposed 2801 Jay Road redevelopment. As shown on Figure 1, the site currently includes a church and is located north of Jay Road, west of Voilet Avenue, and east of 28th Street (US 36) in Boulder, Colorado.

IMPACT AREA

Figure 1 shows the vicinity map.

Area Roadways

The major roadways in the site's vicinity are shown on Figure 1 and are described below.

- **Jay Road** is an east-west, two-lane roadway south of the site. The intersection with US 36 is signalized with auxiliary turn lanes. The posted speed limit in the vicinity of the site is 35 mph.

- **28th Street (US 36)** is a north-south, two-lane street west of the site. It is classified as NR-A (Non-Rural Principal Highway) by CDOT. The intersection with Jay Road is signalized with auxiliary turn lanes. The posted speed limit in the vicinity of the site is 45 mph.

- **Voilet Avenue** is a north-south, two-lane local gravel street east of the site that provides access to a few individual residential properties. The intersection with Jay Road is unsignalized.

PROPOSED LAND USE AND ACCESS

The development is proposed to include 51 residential townhome dwelling units and 43 apartment dwelling units. The conceptual site plan is shown in Figure 2. The existing church on

the property will be removed as part of the redevelopment. A portion of the units will be affordable and a portion will be market rate.

ALTERNATIVE TRAVEL MODES

An alternate travel mode share of 20 percent is expected. The site is well positioned to take advantage of the City's extensive network of bike lanes and bike routes as well as the existing bus routes along 28th Street (US 36) and Jay Road. A Travel Demand Management (TDM) Plan will be provided with Site Review if appropriate.

TRIP GENERATION

Table 1 shows the estimated typical weekday, morning peak-hour, and afternoon peak-hour trip generation for the site based on the rates from *Trip Generation, 9th Edition,* 2012, by the Institute of Transportation Engineers (ITE) and the implementation of a TDM Plan.

The proposed land use on the site is projected to generate about 466 new vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about seven vehicles would enter and about 30 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:30 p.m., about 29 vehicles would enter and about 14 vehicles would exit the site.

TRIP DISTRIBUTION

Figure 3 shows the estimated distribution of site-generated traffic.

TRIP ASSIGNMENT

Figure 4 shows the assignment of site-generated traffic.

* * * * *

We trust this information will assist you in planning for the proposed 2801 Jay Road development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

COLORADO LICENSED
CHRISTOPHER S. MCGRANAHAN
39018
PROFESSIONAL ENGINEER

By: _____
Christopher S. McGranahan, P.E., PTOE
Principal

6-12-15

CSM/wc

Enclosure: Table 1
Figures 1 - 4

Z:\LSC\Projects\2015\150540-2801JayRoad\Report\2801Broadway-061215.wpd

Table 1
ESTIMATED TRAFFIC GENERATION
2801 Jay Road
Boulder, CO
(LSC #150540; June, 2015)

Trip Generating Category	Quantity	Trip Generation Rates[1] Average Weekday	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour In	PM Peak Hour Out	Vehicle - Trips Generated Average Weekday	AM Peak Hour In	AM Peak Hour Out	PM Peak - Hour In	PM Peak - Hour Out
Townhomes											
2-Bedroom Row Homes [2]	30 DU [3]	5.81	0.075	0.365	0.348	0.172	174	2	11	11	5
3-Bedroom Townhomes [2]	8 DU	5.81	0.075	0.365	0.348	0.172	47	1	3	3	1
3-Bedroom Row Homes [2]	13 DU	5.81	0.075	0.365	0.348	0.172	76	1	5	5	2
Apartments											
2-Bedroom Flats [4]	38 DU	6.65	0.102	0.408	0.403	0.217	253	4	16	15	8
1-Bedroom Flats [4]	5 DU	6.65	0.102	0.408	0.403	0.217	33	1	2	2	1
Total	**94 DU**					**Total**	**583**	**9**	**37**	**36**	**17**
						20% Alternative Travel Mode Reduction	117	2	7	7	3
						Net Total Trips	**466**	**7**	**30**	**29**	**14**

Notes:
(1) Source: *Trip Generation*, Institute of Transportation Engineers, 9th Edition, 2012.
(2) ITE Land Use No. 230 - Residential Condominium/ Townhouse
(3) DU = Dwelling Units
(4) ITE Land Use No. 220 - Apartment

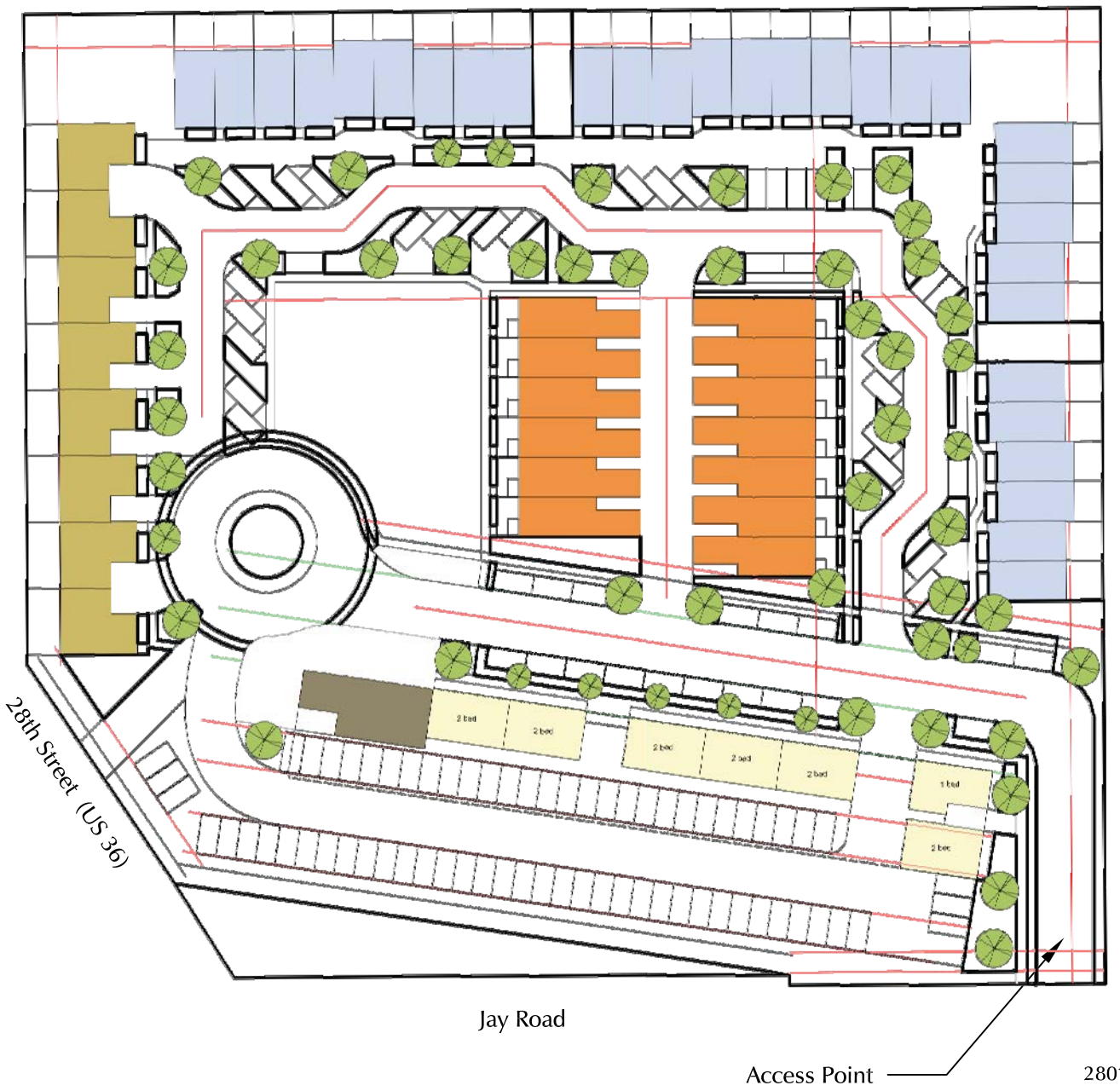
Approximate Scale
Scale: 1"=600'

LSC TRANSPORTATION CONSULTANTS, INC.

Figure 1

Vicinity Map

2801 Jay Road (LSC #150540)



Approximate Scale
Scale: NTS

Figure 2

Rough Site Plan

2801 Jay Road (LSC #150540)

Approximate Scale
Scale: 1"=600'

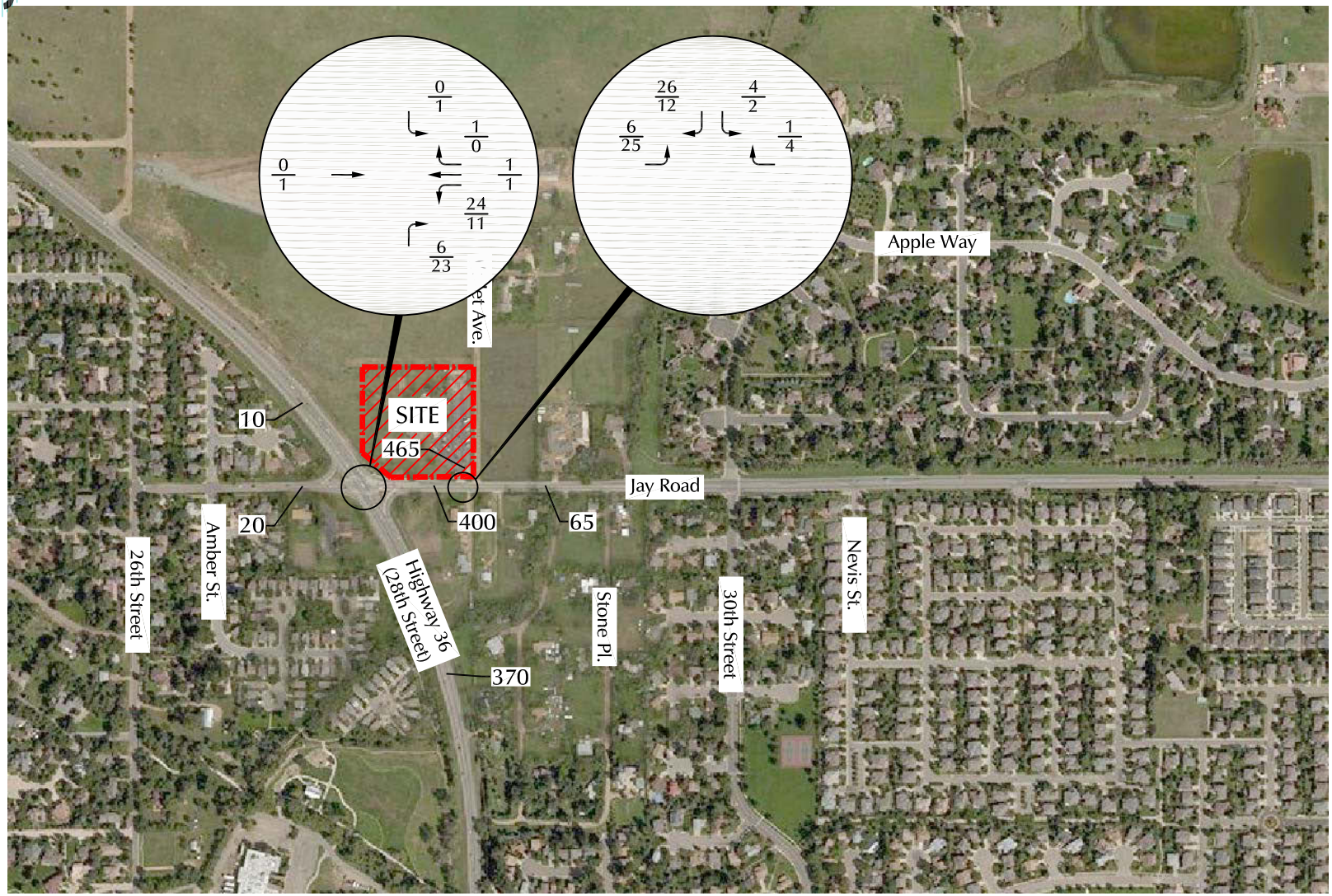
LEGEND:

65% = Percent Directional Distribution

Figure 3

Directional Distribution of Site-Generated Traffic

2801 Jay Road (LSC #150540)



Approximate Scale
Scale: 1"=600'

LEGEND:

$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

2,500 = Average Daily Traffic

Figure 4

Assignment of Site-Generated Traffic

2801 Jay Road (LSC #150540)

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:	**August 31, 2015**
CASE MANAGER:	**Sloane Walbert**
PROJECT NAME:	**2801 JAY ROAD RESIDENTIAL REDEVELOPMENT**
LOCATION:	**2801 JAY RD**
COORDINATES:	**N08W04**
REVIEW TYPE:	**Concept Plan Review & Comment**
REVIEW NUMBER:	**LUR2015-00074**
APPLICANT:	**MARGARET FREUND**
DESCRIPTION:	**CONCEPT PLAN REVIEW AND COMMENT on a proposal for a new 94-unit multi-family development. Development consists of 30 two-bedroom row houses in four buildings, 21 three-bedroom row houses in three buildings and 38 two-bedroom and 5 one-bedroom apartments in one building. Proposal includes a community room, 148 parking spaces and a neighborhood pocket park. Reference LUR2015-00058 for additional information.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:
No variations indentified at this time. Proposal would require annexation, land use designation change and initial zoning.

I. REVIEW FINDINGS

This plan will be neither approved or denied, but rather is an opportunity for the city staff, the Planning Board and residents to comment on the general aspects of the proposal. Based on our initial analysis, medium density residential development on this site could potentially be supportable if the residential design is found to be compatible with the surrounding area. As proposed, staff finds that the proposal is not compatible with the surrounding area and should be modified to be sensitive to the existing neighborhood character and to meet the policies in the Boulder Valley Comprehensive Plan (BVCP). The area is surrounding by single-family residential development to the south and west and the planning reserve to the north and east. Any proposed land use should be appropriate to the context. Several policies are designed to protect and enhance neighborhood character and promote sensitive redevelopment, including *2.10* Preservation and Support for Residential Neighborhoods, *2.14* Mix of Complementary Land Uses and *2.30* Sensitive Infill and Redevelopment. In addition, the BVCP states that private sector projects should become a coherent part of the neighborhood in which they are placed (see policy *2.37(b)* Enhanced Design for Private Sector Projects). This issue is discussed more depth below under 'Land Use' and 'Zoning'.

These comments and all neighborhood correspondence received will be forwarded to the Planning Board for review. The Planning Board hearing on this item is tentatively scheduled for October 1, 2015. While the applicant is welcome to submit a written response to all the comments found herein prior to that hearing, it should be noted that the Concept Plan process is not an iterative process and that alternative designs cannot be considered without an additional Concept Review application.

II. CITY REQUIREMENTS (TO BE COMPLETED PRIOR TO MEETING)

Plan Documents, Sloane Walbert, Case Manager, 303-441-4231

1. Please clarify the proposed unit mix. The application states the proposal is for 30 two-bedroom row houses, 21 three-bedroom row houses and 38 two-bedroom and 5 one-bedroom apartments. However, the letter dated 8/14/2015 describes 26 three-bedroom and 17 four-bedroom row houses, 8 four-bedroom town houses and 38 two-bedroom and 5 one-bedroom apartments. Update the letter describing the proposed unit mix, floor area and open space accordingly. Note that staff review was based on the proposal included on the application.

2. Provide add a scale bar to all site plans contained in the plans (not necessary for vicinity maps). Forward copies of the revised digital copies to staff.
3. Provide eight 11' by 17' paper copies of the plans for distribution to the Board prior to the meeting.

III. STAFF REVIEW AND COMMENT

Access/Circulation, David Thompson, 303-441-4417

1. As a condition of annexation and pursuant to section 9-9-8(d) of the Boulder Revised Code 1981 (B.R.C.), the applicant will be required to dedicate right-of-way for the following public improvements:
   - A 14-foot wide public access easement parallel to the property's west boundary line from Jay Road to the property's north property line in order to accommodate a planned multi-use path as shown in the City's Transportation Master Plan, which will provide access to a future City Park.
   - A public access easement for the existing shared driveway at the east end of the site, which provides access from Jay Road to the properties east of the site.
   - The additional right-of-way required on Jay Road to accommodate a 12-foot wide center median/left-turn lane; a 5-foot wide bike lane, 8-foot wide landscape strip along with a 8' wide detached sidewalk on the north side of Jay Road consistent with the City's design standards for an arterial roadway.
2. As a condition of annexation and pursuant to section 9-9-8(g), B.R.C. 1981, the applicant will be required to construct the following public improvements at either subdivision or any redevelopment application for the site:
   a. Reconstruct Jay Road from the road's existing centerline to the edge of pavement to include the following:
      - A 2-inch mill of the roadway
      - Removal and replacement of failed sections of asphalt with an asphalt patch
      - A 2-inch asphalt concrete overlay of the roadway.
   b. Construction of the following improvements to the existing RTD bus stop on westbound Jay Road:
      - A 10' x 40' concrete bus stop pad on Jay Road
      - A 8' x 30' concrete boarding area between the back of curb and sidewalk
      - A 7' x 20' concrete shelter pad behind the sidewalk
      - One RTD standard transit shelter, bench and two inverted "u" bicycle racks.
   c. Construction of the following public improvements on Jay Road:
      - A 12' wide center median/left turn lane on Jay Road
      - A 5-foot bike lane on the north side of Jay Road
      - An 8-foot wide landscape strip and 8' wide detached sidewalk on the north side of Jay Road.
3. At the time of Site Review:
   a. In accordance with section 2.02 of the City's Design and Construction Standards (DCS), a Traffic Impact Study is required since the development's trip generation is shown to exceed the residential development threshold of 20 vehicles trips or greater during any single hour in the peak period. The transportation consultant preparing the Traffic Impact Study should contact David Thompson after the project is heard by Planning Board and City Council to discuss staff's review comments on the trip generation letter and to discuss the study parameters prior to initiating the study.
   b. A Transportation Demand Management (TDM) plan consistent with section 2.03(I) of the DCS and section 9-2-14(h)(2)(D)(iv) and (v) of the B.R.C. is required to be submitted which outlines strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternate modes of travel.
   c. Please show the short-term and long-term bicycle parking to be provided on the site following the requirements found in section 9-9-6(g), B.R.C. 1981.
   d. Please remove the fire truck access off US-36, which is a CDOT highway with limited access and provided the required emergency access circulation / turnaround on the site.

e. In accordance with section 9-9-5, B.R.C. 1981, which limits the number of access points serving the property to one, please remove the curb cut being shown serving the property and show access to the site being taken from the shared driveway at the east end of the site.

f. Please detail the design elements of the proposed Woonerf along with the pedestrian and bicycle circulation/connections to be provided within the site and connecting to Jay Road.

g. Staff will evaluate the requirement for the applicant to construct a 10' wide multi-use path to provide access from Jay Road to the City Park planned for the north of the site. That said, the applicant might consider showing the multi-use path at the east end of the site in order to provide connectivity between the site and Jay Road.

Affordable Housing, Michelle Allen, 303-441-4076
Applicant proposes to meet the inclusionary requirement for 3303 Broadway by providing the required affordable units off-site at this site, 2801 Jay Road.

2801 Jay Rd. was submitted for review and approval through a pre-application on February 9, 2015. Applicant requested consideration of the location based on development of between 96-143 units, approx. 30 units per acre. The location was denied based on the following criteria:

a. The site is surrounded on three sides, to the north, east and west, by the Area III Planning Reserve Area. Across 28th Street and directly to the east of the site are zones RL-1 and RL-2, low density residential. To the south and southeast of the site is Area II Service Area. Further east and south of the site are zones RL-2 and RMX-2, low-density residential and residential mixed 2.

b. The planned density of the proposed receiving site is incompatible with the three mixed-income developments, Northfield Commons, Kalmia38, and Northfield Village, which are affordable to low to moderate, middle, and market-rate households. The three sites have significantly less density e.g. Kalmia38 an approximately 10 acre site with 57 units, 5.7 dwelling units per acre.

c. Without a study of the Area III Planning Reserve staff finds it premature to consider this site for high density residential.

Based on Planning Board feedback for this Concept Plan, applicant may consider resubmitting this site as a location for off-site affordable units.

Acceptance of this concept plan is dependent on the following factors:

- Approval of the site as an off-site affordable housing location;
- Successful completion of annexation including a land use map change and appropriate zoning;
- Successful completion of Site Review;
- Agreement on the number and details of the affordable units;
- Timing for the off-site units; concurrency with the development that created the requirement;
- Provision of security to ensure performance;
- Execution of required documents; and
- Successful completion of all required inspections.

If the above requirements can be met, staff is supportive of this site as an off-site affordable housing development. Many aspects of this concept plan meet city affordable housing objectives including:

- Affordable units in addition to those required to meet the IH and annexation requirements for both sites.
- Three and four bedroom family friendly units;
- Private yards;
- A pocket park; and
- Possible mix of for-sale and rental affordable units.

Area Characteristics and Zoning History, Sloane Walbert, 303-441-4231
The subject property is located in Boulder County near the intersection of 28th Street and Jay Road. 28th Street/U.S. 36, serves as the general city limits for the City of Boulder in this area, although incorporated portions of the city can be found further east. The 207,274 square foot lot is located immediately east of the city limits. The subject property contains a church constructed circa 1953 and a parking lot. The Boulder First Church of the Nazarene operated on the property for many years and the property is currently owned by the Colorado District of the Church of the Nazarene. The property is served by city water per an out-of-city utility agreement and revocable permit signed in 1987. The property contains a 42-

foot tall monopole for telecommunications equipment, which would not be permissible per city zoning standards. The site was approved in 1997 for a daycare center (which operates at night) for over-flow activity from the Boulder Shelter for the Homeless.

The surrounding area is characterized by primarily low-density single-family residential development. However, a variety of uses exists in the immediate area. A single-story worship building (the Lubavitch Synagogue) is currently under construction immediately to the south, across Jay Road (2810 Jay Road). The Foothills Animal Clinic is located east of the synagogue (2810 Jay Road). In addition, the Peace Evangelical Lutheran Church is located catty-corner to the site on the southwest corner of the intersection of Jay Road and 28th Street.

Building Design, Sloane Walbert, Case Manager, 303-441-4231
Staff is concerned that the scale and multi-family character of the buildings is not compatible with the character of the surrounding area, which is primarily low-density single-family development. If the proposed development advances to the Site Review phase, consideration should be given to utilizing a palate of simple, high quality building materials. The site review criteria state "exteriors of buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing."

Community Benefit, Michelle Allen, 303-441-4076
Annexation including a land use designation change would be necessary to support the proposed Concept Plan.

Proposed annexations with additional development potential need to demonstrate community benefit consistent with BVCP policies in order to offset the negative impacts of additional development in the Boulder Valley. For proposed residential development, emphasis is given to the provision of permanently affordable housing. The BVCP lists the following additional benefits that may be considered as part of an annexation request: Receiving sites for transferable development rights; Reduction of future employment projections; Land or facilities for public purposes over and above that required by the land use regulations; Environmental preservation; or other amenities determined by the city to be a special opportunity or benefit.

The policy and practice for the past several years has been that 40 to 60 percent of the new residential development in annexations be permanently affordable.

For-sale pricing would typically be split between low/moderate (inclusionary housing) prices and prices affordable to middle income households. If the affordable units were offered for rent, rents would be set to be consistent with inclusionary housing low/moderate rents. Pricing and rents would be set when the affordable covenant is put in place prior to building permit submittal. The overall percentage of affordable units is based on the level of additional community benefit provided by the annexation.

Drainage, Scott Kuhna, 303-441-4071

1. Storm water runoff and water quality treatment are issues that 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)* is required at time of Site Review application. The required report and plan must also address the following issues:
   - Storm water detention
   - Water quality for surface runoff using "Best Management Practices"
   - Minimize Directly Connected Impervious Areas (MDCIA)
   - Water Quality Capture Volume (WQCV)
   - Storm sewer construction
   - Farmer's Ditch Company
   - Groundwater discharge
   - Erosion control during construction activities

2. Discharge of groundwater to the public storm sewer system may be necessary to accommodate construction and operation of the proposed development. 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.

3. A construction storm water discharge permit is required from the State of Colorado for projects disturbing greater than 1 acre. The applicant is advised to contact the Colorado Department of Public Health and Environment.

Groundwater, Scott Kuhna, 303-441-4071
Groundwater is a concern in many areas of the city of Boulder. Please be advised that if it is encountered at this site, an underdrain/dewatering system may be required to reduce groundwater infiltration, and information pertaining to the quality of the groundwater encountered on the site will be required to determine if treatment is necessary prior to discharge from the site. City and/or State permits are required for the discharge of any groundwater to the public storm sewer system.

Historic Preservation, Marcy Cameron, 303-441-3209
County records show that the existing building was constructed in 1953. As a non-designated building over 50 years old, any proposal for demolition will need to be reviewed in order to formally assess whether it may have historic or architectural significance per section 9-11-23, B.R.C. 1981.

Irrigation Ditches, Scott Kuhna, 303-441-4071
The applicant is responsible for obtaining approvals for any relocations or modifications to irrigation ditches or laterals from the impacted ditch company. This includes the release of stormwater runoff into any ditch or lateral. The applicant is advised that revisions to any approved city plans necessary to address ditch company requirements may require reapplication for city review and approval at the applicant's expense.

Land Uses, Sloane Walbert, Case Manager, 303-441-4231 and Jeff Hirt, 303-441-4497
Land Use Designation and Zoning:
The property is located in unincorporated Boulder County with a county zoning of RR – Rural Residential, which is defined as "Residential areas developed at a density and character compatible with agricultural uses (Article 4-103, Boulder County Land Use Code).The underlying Boulder Valley Comprehensive Plan (BVCP) land use designation is Public (P), which reflects the current religious assembly use. Public land use designations encompass a wide range of public and private nonprofit uses that provide a community service.

The property is located in Area II in the BVCP, which is the "area now under county jurisdiction, where annexation to the city can be considered consistent with policies *1.16* Adapting to Limits on Physical Expansion, *1.18* Growth Requirements and *1.24* Annexation. New urban development may only occur coincident with the availability of adequate facilities and services and not otherwise." Per Annexation Policy *1.24(b,)* the city will actively pursue annexation of county enclaves, Area II properties along the western boundary, and other fully developed Area II properties. Policy *1.24* states that annexation shall provide some type of special opportunity or community benefit.

The subject property is surrounded to the north and east by the Area III-Planning Reserve. This area is that portion of Area III with rural land uses where the city intends to maintain the option of limited Service Area expansion. The location and characteristics of this land make it potentially suitable for new urban development, based on the apparent lack of sensitive environmental areas, hazard areas, and significant agricultural lands, the feasibility of efficient urban service extension, and contiguity to the existing Service Area, which maintains a compact community.

Given the BVCP Public land use designation, the zone district designation assigned to the property would be Public. The Public zone district is defined as "*public areas in which public and semi-public facilities and uses are located, including without limitation, governmental and educational uses*" (section 9-5-2(c)(5), B.R.C. 1981). Since the predominant proposed use is residential it cannot be considered a public land use. Annexation of the subject property provides an opportunity to make the zoning and land use designation more consistent with the proposed use and surrounding area. Since the proposed redevelopment would not meet the intent of the land use designation or zoning, the project would require a rezoning and BVCP land use designation change. The criteria for requested changes to the land use map can be found in Section II.a.1 of the BVCP.

The applicant has proposed a zoning designation of Residential - Mixed 2 (RMX-2) as part of annexation. This zone district is described as *"medium density residential areas which have a mix of densities from low density to high density and where complementary uses may be permitted"* (section 9-5-2(c), B.R.C. 1981). However, note that the comprehensive plan defines medium density residential development as six to 14 dwelling units per acre. Thus, the proposal of 19.7 dwelling units per acre would be considered high-density development (more than 14 units per acre).

The property is surrounded by low-density residential uses and zoning districts. However, the site is located on both a busy highway/principal arterial (28th Street) and minor arterial road (Jay Road). As a result, as discussed in the Review Findings and Building Design sections above, well-scaled, contextual, medium density multi-family residential could potentially be supportable. However, staff would need to consider the property within the larger context of the area. Staff would be glad to work with the applicant to do more research and analysis to determine what this might look like relative to the immediate and broader areas.

The city is currently updating the Boulder Valley Comprehensive Plan, which brings with it an opportunity to request BVCP future land use changes. Please contact Jeff Hirt at the phone number above if you wish to proceed with this process outside of the concept plan process.

Proposed Uses:
For the purposes of this discussion, the project has been reviewed against possible P (which is what the current BVCP Land Use map designation would support) or RMX-2 zoning.

Residential uses are permitted in the P zone district with use review approval, including a public hearing before Planning Board (section 9-6, "Use Standards," B.R.C. 1981). However, as stated above, the residential use would need to meet the public intent of the public zone district. A comparison of the proposed uses to various applicable zoning districts is found in Table 1 below

TABLE 1

	Attached dwellings	Duplexes	Row Houses/ Town Houses	Community room (accessory use)*
P	Use Review	Use Review	Use Review	Allowed
RMX-2	Conditional	Conditional	Conditional	Allowed

* As described in the concept plan review application the community room would be considered an accessory use. If, however, the space were ever converted to be rented for events, etc. it would no longer be an accessory use and would be required to comply with the zoning.

Residential uses are considered conditional uses in the RMX-2 zone district because residential development in this zone district must meet the standards in section 9-8-4, "Housing Types and Density Bonuses within an RMX-2 Zoning District." For lots or parcels that are greater than one acre but less than five acres, at least two housing types must be provided. No more than fifty percent of any one housing type may be provided in the RMX-2 zoning district. Housing type means the particular form which an attached or detached dwelling unit takes, including, without limitation, the following: single-family detached houses and mobile homes; single-family attached dwellings such as townhouses and row houses; duplexes, triplexes, and apartments.

In 2014-2015, the Housing Boulder initiative developed a set of goals to advance the city's housing priorities. These city council-supported goals include a focus on middle income and family-supportive housing types. Given the surrounding area's low density, single family detached character, staff would support a medium density (as defined by the BVCP medium density land use classification) product that is both context sensitive in its design and creates middle income, family-supportive housing types. Examples may include attached townhomes but likely not high density (over 14 dwelling units/acres, as defined by the BVCP). More information can be found on the Housing Boulder website.

Landscaping, Elizabeth Lokocz, 303-441-3138

1. Modifications – Please be aware that per the Site Review criteria, this project should exceed the by-right landscaping standards of section 9-9-12, "*Landscaping & Screening*" and section 9-9-13, "*Streetscape Design*," B.R.C. 1981, in quantity and size. Any requested modifications should be called out and an explanation of how the project continues to meet the Site Review criteria included at the time of Site Review submittal.

2. A detailed tree inventory including the species, size and condition of all existing trees on the site will be a requirement at Site Review (see 9-2-14(h)(2)(iii), B.R.C. 1981) and should be submitted with the initial application. The proposed site plan acknowledges the existing mature trees on the site, but does not appear to include them as elements worthy of preservation. Special attention should be given to incorporating any healthy mature tree into the overall layout and circulation plan. An update to the previously submitted plan is required. The project should consider the current condition of the trees and the probability of being able to protect them during construction.

3. Parking areas containing more than five cars are required to be screened from the street and adjacent lots per 9-9-14(b) and (c), B.R.C. 1981. The proposed parking lot adjacent to Table Mesa does not seem consistent with current design practices and a building forward solution. Evaluate if the Site Review Criteria of section 9-2-14(h)(2)(E) can be better addressed especially relevant to efficiency of the parking layout, separation of pedestrian movements and impacts on adjacent properties.

4. The internal vehicular and pedestrian circulation pattern, although private, should establish a pedestrian friendly streetscape and shade hardscape whenever possible. Refer to the site review criteria of section 9-2-14(h), B.R.C. 1981 as a guide for designing the streetscape elements

5. It is unclear how detention and/or water quality will be accommodated on the site. Consider low impact techniques such as pervious paving systems, porous landscape detention and green roofs.
6. Large maturing street trees are required along all streets per section 9-9-13 B.R.C. 1981. Identify any potential utility conflicts as early as possible in the design development process. Please see access/circulation comments for coordination with sidewalk and multi-use path locations.

Neighborhood Comments, Sloane Walbert, Case Manager, 303-441-4231
Staff has received a large number of written and verbal responses regarding the proposed project (refer to **Attachment A**). Many neighbors in the surrounding neighborhoods are concerned about the scale of the proposal and compatibility with the character of the area. The general themes of public comment have been summarized below.

- Traffic and Access – Jay Road is heavily trafficked and congested and the proposed project would exacerbate these issues. The intersection of Jay Rd. and 28th St./U.S. 36 is dangerous and very accident-prone (both automobile and bicycle). A large number of special events along Jay Road contribute to these issues.
- Compatibility – The proposal is not compatible with the comprehensive plan and the existing character of the surrounding area. The scale of the buildings is not compatible with the area.
- Wildlife – Proposal would affect the existing ecosystem, which includes prairie dogs, deer, fox and birds.
- Connectivity – There is not safe walking access to/from the site, especially along Jay Rd. The site needs to be integrated into a trail system.
- Density – The proposal includes too many units and is too intense to be compatible with the surrounding neighborhood.
- Parking – There is no consideration of overflow parking from residents in proposed development. Street parking is not available.
- Increased noise and air pollution.
- Proposal represents unnecessary sprawl. A larger planning effort needs to be undertaken if the property is to be redeveloped.
- The required affordable units created by the development at 3303 Broadway should not be segregated, especially in an area with minimal public transportation.

Parking, Sloane Walbert, Case Manager, 303-441-4231 and David Thompson, 303-441-4417
Staff's preliminary estimate for the required parking for the project based on P zoning is 149 on-site parking spaces. Under RMX-2 zoning the project would be required to provide 104 spaces. The submitted plan shows 142 on-site spaces located in attached and detached garages, along drive aisles and in parking lots. Thus, a 10 percent parking reduction would be required at the Site Review stage under P zoning. Very limited on-street parking is available in the vicinity of the site. The site is served by the local 205 bus route, which runs between Gunbarrel and the downtown Boulder Transit Center. A bus stop is located on the south end of site. Jay Road contains an on-street bike lane but no other connections to the larger bike network exist. A parking reduction could only be supported if the specific criteria found in section 9-9-6(f) can be satisfied and supported by a robust Parking Study/TDM Plan.

Review Process, Sloane Walbert, Case Manager, 303-441-4231
The project is required to complete Concept Plan and Site Review concurrent with annexation because the site meets the minimum thresholds in both the P and RMX-2 zone districts. Projects that contain 100,000 square feet of floor area in the P zone district and projects over 2 acres or 20 dwelling units in the RMX-2 are required to complete a Concept Plan Review and Site Review. The applicant has submitted a Concept Plan Review prior to an application for Annexation in order to receive initial feedback on the proposal before submitting an annexation package. "Concept Plan Review and Comment" requires staff review and a public hearing before the Planning Board. Planning Board, staff and neighborhood comments made at the public hearings are intended to be advisory comments for the applicant to consider prior to submitting any detailed "Site Review" plan documents. Note that Concept Plan review applications may be called up for consideration after Planning Board's review. While a second Concept Plan would not be required, a post annexation, second Concept Plan may be helpful for the applicant.

The project is scheduled to go before the Planning Board on **October 1, 2015**. The plan will neither be approved nor denied, but rather is an opportunity for the City and residents to comment on the general aspects of the proposal. The Planning Department and Planning Board will review the applicant's Concept Review and Comment plans against the

guidelines found in section 9-2-13(f), B.R.C. 1981.

Site Design, Sloane Walbert, Case Manager, 303-441-4231
Despite the provision of a variety of housing types, the proposed design primarily "reads" like a high-density multi-family development because the 3-story apartment building is located closest to the street. The site design should be modified to be sensitive to the existing neighborhood character. In addition, consideration should be given to locating parking on the interior of the site rather than along the street. Staff has concerns about the function of the "woonerf" and circulation throughout the site.

The subject property is considered a gateway site and the design of the site must be enhanced to meet policy *2.05* Design of Community Edges and Entryways in the BVCP. This policy states that well-defined edges and entryways for the city are important because they support an understanding and appreciation of the city's image, emphasize and preserve its natural setting, and create a clear sense of arrival and departure.

Urban Wildlife, Valerie Matheson, 303-441-3004
There is an active prairie dog colony on the 2801 Jay Road site. In 2005, the City of Boulder passed a Wildlife Protection Ordinance limiting lethal means of control for prairie dogs (refer to section 6-1-11, B.R.C. 1981). The 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;
- One of the following three conditions exists:
    1. The land on which the prairie dogs are located will be developed within 15 months of the date of the application,
    2. A principal use of the land will be adversely impacted in a significant manner by the presence of prairie dogs on the site, or
    3. 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.

The 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.

Utilities, Scott Kuhna, 303-441-4071

1. There is no city wastewater main near this property. City data indicates that the extension of a wastewater main will likely require crossing the 28th Street right-of-way, which is a Colorado Department of Transportation (CDOT) highway. CDOT will not permit open cuts within the highway. Off-site wastewater main construction per the City of Boulder *Design and Construction Standards (DCS)* as necessary to serve the development is required. All proposed public utilities for this project shall be designed in accordance with the *DCS*.
2. On-site and off-site water main construction per the City of Boulder *Design and Construction Standards (DCS)* as necessary to serve the development will be required. All proposed public utilities for this project shall be designed in accordance with the *DCS*.
3. A water system distribution analysis will be required at time of Site Review in order to assess the impacts and service demands of the proposed development. Conformance with the city's *Treated Water Master Plan, October 2011* is necessary.
4. A collection system analysis will be required at time of Site Review to determine any system impacts based on the proposed demands of the development. The analysis will need to show conformance with the city's *Wastewater Collection System Master Plan, March 2009*.
5. The applicant is notified that, though the city allows Xcel and Qwest to install their utilities in the public right-of-way, they generally require them to be located in easements on private property.

6. 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.

Zoning, Sloane Walbert, Case Manager, 303-441-4231
For the purposes of this discussion, the project has been reviewed against possible P or RMX-2 zoning. A comparison of the project to other possible zoning districts is found in Tables 2 and 3 below:

Density
Under P zoning, 29 residential units would be possible with use review approval. The P zone permits up to 6.2 units per acre. The base density in the RMX-2 zone district is 10 dwelling units per acre, which would allow 47 residential units on the subject property. However, up to 20 dwelling units per acre is allowed with density bonuses in the RMX-2 district through Site Review as long as the proposal meets the criteria in section 9-8-4(c), B.R.C. 1981 for the provision of affordable housing. The proposal includes a request for 94 permanently affordable residential units, or a proposed density of 19.7 dwelling units per acre. The project would be eligible for a ten unit per acre bonus, for a total density of 20 dwelling units per acre, which is consistent with the RMX-2 zone district. However, the proposal is not consistent with P zoning. For the proposal to move forward, a land use designation and rezoning or an ordinance (approved by the City Council) would be required. The applicant has requested preliminary consideration of these possibilities.

Floor Area
There is no maximum Floor Area Ratio (FAR) under P or RMX-2 zoning. The proposed project includes approximately 114,950 square feet of floor area. The proposed FAR is 0.55.

Building Height
It does not appear that any of the building will exceed the permitted 35 feet.

Building Setbacks
The side of the property facing 28th Street is considered the 'front' yard since the open space adjacent to the shorter street right of way is considered the front yard. It appears that the building meets the setback standards of both the P and RMX-2 districts. Any setback modifications proposed through the Site Review process would be evaluated against the Site Review criteria.

Open Space
The allowable intensity of residential development in the P zone district is determined based on a minimum lot area per dwelling unit and a maximum number of dwelling units per acre. As noted in "density" comments above, the proposal far exceeds these limitations. However, allowable intensity in the RMX-2 zone district is determined based on both maximum dwelling units per acre and minimum open space. Residential uses in the RMX-2 zone district are required to provide 15% of the development as usable open space, meeting the requirements of section 9-9-11, B.R.C. 1981. The proposal would meet this requirement with 79,300 square feet of open space. The proposal includes a formal neighborhood park for the central part of the site to be used for active recreation with formal elements like a playground. Two smaller parks are proposed for the northwest and northeast corners of the site, bordering the planning reserve. The design and functionality of the open spaces and its qualifying aspects would ultimately be reviewed in more depth at the Site Review stage.

Parking
Refer to "parking" comments above.

Solar Access
The property would be located in Solar Access Area III under P or RMX-2 zoning, where a twenty-five foot solar fence is hypothesized. It does not appear that shading caused by the proposed structures would exceed this hypothetical fence. Please review section 9-9-17, Solar Access, of the Land Use Regulations before Site Review submittal to determine compliance with the requirements of that section.

Initial Rezoning Analysis:
Table 2 on the following page is a summary comparing the proposal to various applicable zoning districts and their specific floor area limits, open space minimums, and parking space requirements. Setbacks are not included as they can be modified through Site Review if found compliant with the criteria in section 9-2-14(h).

TABLE 2

	Density	# of Units	Floor Area	Open Space	Parking
Proposal	19.7 du/ac	94	114,950 sf	79,300 sf	142 spaces
P	6.2 du/ac	29	Determined by bulk standards and other requirements	Determined by bulk standards and other requirements	149 spaces
RMX-2	10 du/ac (up to 20 du/ac with review)	47 (95 with review)	Determined by bulk standards and other requirements	31,091 sf (15%)	104 spaces
RM-2	12.4 du/ac	59	Determined by bulk standards and other requirements	Determined by bulk standards and other requirements	149 spaces
RMX-1	7.3 du/ac	34	Approximately 87,055 sf (max FAR is 0.42)	56,400 sf (600 sf per DU)	149 spaces
RL-2	Determined by open space	13 (based on open space provided)	Approximately 51,819 sf (max FAR is 0.25)	564,000 sf (6,000 sf per DU)	149 spaces
RM-1	Determined by open space	26 (based on open space provided)	Determined by bulk standards and other requirements	282,000 sf (3,000 sf per DU)	149 spaces

Conclusion
Based on Table 2, the only feasible zoning district to accommodate the project as proposed would be RMX-2. This is due to the possibility of the project to meet the standards for a density bonus up to 20 dwelling units per acre, if it meets the provisions of section 9-8-4(c), B.R.C. 1981. All other possible districts restrict the number of units to far less than the number proposed.

V. NEXT STEPS

These comments and neighborhood correspondence will be forwarded to the Planning Board to review. The Planning Board hearing on this item is tentatively scheduled for **October 1, 2015**. The applicant is welcome to submit a written response to these comments prior to that hearing, if desired. Alternative designs that have not yet been evaluated by Planning Staff are not encouraged at the public hearing.

Staff will forward a final staff memorandum to the applicant upon completion.

VI. CITY CODE CRITERIA CHECKLIST

Concept Plans are reviewed in accordance with the guidelines for review and comment under section 9-2-13 of the Land Use Regulations. A complete checklist will be provided with the staff memorandum to Planning Board.