



CITY OF BOULDER

PLANNING BOARD STUDY SESSION AND MEETING AGENDA

DATE: December 5, 2013

TIME: 6 p.m.

PLACE: West Boulder Senior Center, 909 Arapahoe Avenue

1. CALL TO ORDER

2. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY
Select interim Chair

3. APPROVAL OF MINUTES

4. PUBLIC PARTICIPATION

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

6. PUBLIC HEARING ITEMS

- A.** Public hearing to consider Concept Plan, no. LUR2013-00049, for the phased subdivision and redevelopment of the 45.5-acre Western Disposal Services site at 2655 N. 63rd St. to include light industrial and technology development sites as well as a potential waster transfer station and public access drop-off facility adjacent to the existing compost facility. The site is zoned IM (Industrial- Manufacturing).

Applicant: Nancy Blackwood for Oz Architecture

Property Owner: Western Disposal Services

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

CITY OF BOULDER PLANNING BOARD MEETING GUIDELINES

CALL TO ORDER

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

AGENDA

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

PUBLIC PARTICIPATION

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

DISCUSSION AND STUDY SESSION ITEMS

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

PUBLIC HEARING ITEMS

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

1. Presentations

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

2. Public Hearing

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

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

3. Board Action

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

MATTERS FROM THE PLANNING BOARD, DIRECTOR, AND CITY ATTORNEY

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

ADJOURNMENT

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

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

**CITY OF BOULDER
PLANNING BOARD AGENDA ITEM**

MEETING DATE: December 5, 2013

AGENDA TITLE: Public hearing to consider **Concept Plan**, no. LUR2013-00049, for the phased subdivision and redevelopment of the 45.5-acre Western Disposal Services site at 2655 N. 63rd St. to include sites for light industrial and technology development businesses as well as a potential waste transfer station and public access drop-off facility adjacent to the existing compost facility. The site is zoned IM (Industrial- Manufacturing).

Applicant: Nancy Blackwood for Oz Architecture
Property Owner: Western Disposal Services

REQUESTING DEPARTMENT:

Community Planning & Sustainability

David Driskell, Executive Director

Susan Richstone, Deputy Director

Charles Ferro, Development Review Manager

Chandler Van Schaack, Planner I

OBJECTIVE:

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

SUMMARY:

Proposal: Concept Plan Review and Comment request for the phased subdivision and redevelopment of the 45.5-acre Western Disposal Services site at 2655 N. 63rd St. to include sites for light industrial and technology development businesses as well as a potential waste transfer station and public access drop-off facility adjacent to the existing compost facility.

Project Name: Western Industrial Park
Location: 2655 N. 63rd St.
Size of Tract: 45.5 acres
Zoning: IM (Industrial- Manufacturing)
Comprehensive Plan: General Industrial



Figure 1: Vicinity Map

Project Description:

Phased subdivision and redevelopment of the 45.5-acre Western Disposal Services site at 2655 N. 63rd St. to include sites for light industrial and technology development businesses as well as a potential waste transfer station and public access drop-off facility adjacent to the existing compost facility. The intent is to create a Master Plan for the site, to be known as the Western Industrial Park (WIP), that provides maximum flexibility in providing individual parcels for Light Industrial incubator type uses, in a “campus” like setting.

- The proposed WIP would consist of 12 subdivided development parcels ranging from 1.5 acres to 8.6 acres in size.
- Subdivision of the site is proposed to accommodate the phasing of the composting facility, initially establishing (4) four lots with frontage along 63rd Street that can be sold or leased.
- The site design and street layout are intended to allow for a future/potential transfer station and public access drop off facility within the site.

As proposed, the following modifications from the city's development code would be required at the time of Site Review:

- Section 9-9-5, "Site Access Control," to allow for multiple access points per parcel in the form of shared driveways.
- Section 9-9-6, "Parking Standards," to allow for a parking reduction for non-office uses.
- Section 9-7-1, "Form and Bulk Standards,"
 - Building Height - to allow for a potential waste transfer station that exceeds the 40' maximum allowable height for the IM zone district.
 - Setbacks - to allow for modifications to the required landscaped setbacks for buildings and parking

PROCESS:

Per section 9-2-14(b)(1), B.R.C. 1981, Concept Plan and Site Review are required for projects located in the IM zone district that are over 5 acres in size or include over 100,000 square feet of floor area.

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 staff and 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. Once the Planning Board has reviewed a Concept Plan application and provided comments at a public hearing as required by section 9-2-13(f), B.R.C. 1981, a Site Review will be required.

If the applicant chooses to develop a plan for a new transfer station and public access drop-off facility at the WIP that would be located adjacent to the current compost facility, then in addition to Concept Plan and Site Review, an application for a Use Review will also be required. Pursuant to section 9-6-1, "Schedule of Permitted Land Uses," B.R.C. 1981, "recycling collection facilities" and "recycling processing facilities" require a Use Review to operate in the IM zone district. Use Review is the discretionary review process to determine if the impacts of a proposed use on the surrounding area are minimized and acceptable. Use Review uses must be found to meet the applicable review criteria listed in section 9-2-15, B.R.C. 1981.

In addition to the Site Review (section 9-2-14) and Use Review (section 9-2-15) standards, the proposed Recycling Collection and Processing Facilities will be required to demonstrate compliance with the conditional use standards for such facilities set forth in section 9-6-9(h), B.R.C. 1981.

BACKGROUND:

The subject site was annexed into the city in 1988. In 2000, the site underwent a Concept Plan Review and Comment for the potential subdivision and redevelopment of the site. Because the scope of the project was not known at that time, in 2001, the site was subdivided into an undevelopable Outlot and a "minimal" Site Review was approved, with the intent that the site would have to undergo an additional

Subdivision and full Site Review prior to redevelopment. In May of 2002, City Council approved an ordinance to allow Western Disposal to conduct Class III yard waste composting operations on a portion of the property for a duration of two years. The yard waste composting operation was established to process materials collected at the city's Yard Waste Drop off Center and city's Spring Clean Up program. The pilot program has been very successful and has subsequently been extended every two years since that time. Currently, approximately 12 acres of the property, generally located west of the Jones Donnelly ditch, is being used by Western Disposal as one of the few processing facilities in the State of Colorado for compost (from yard waste and food scraps), mulch and wood waste such as clean and untreated dimensional lumber.

Boulder Valley Comprehensive Plan (BVCP) Designation

As shown in the map below, the property is designated General Industrial in the [BVCP](#), which is defined as areas "where the more intensive and heavy industries are located or planned."

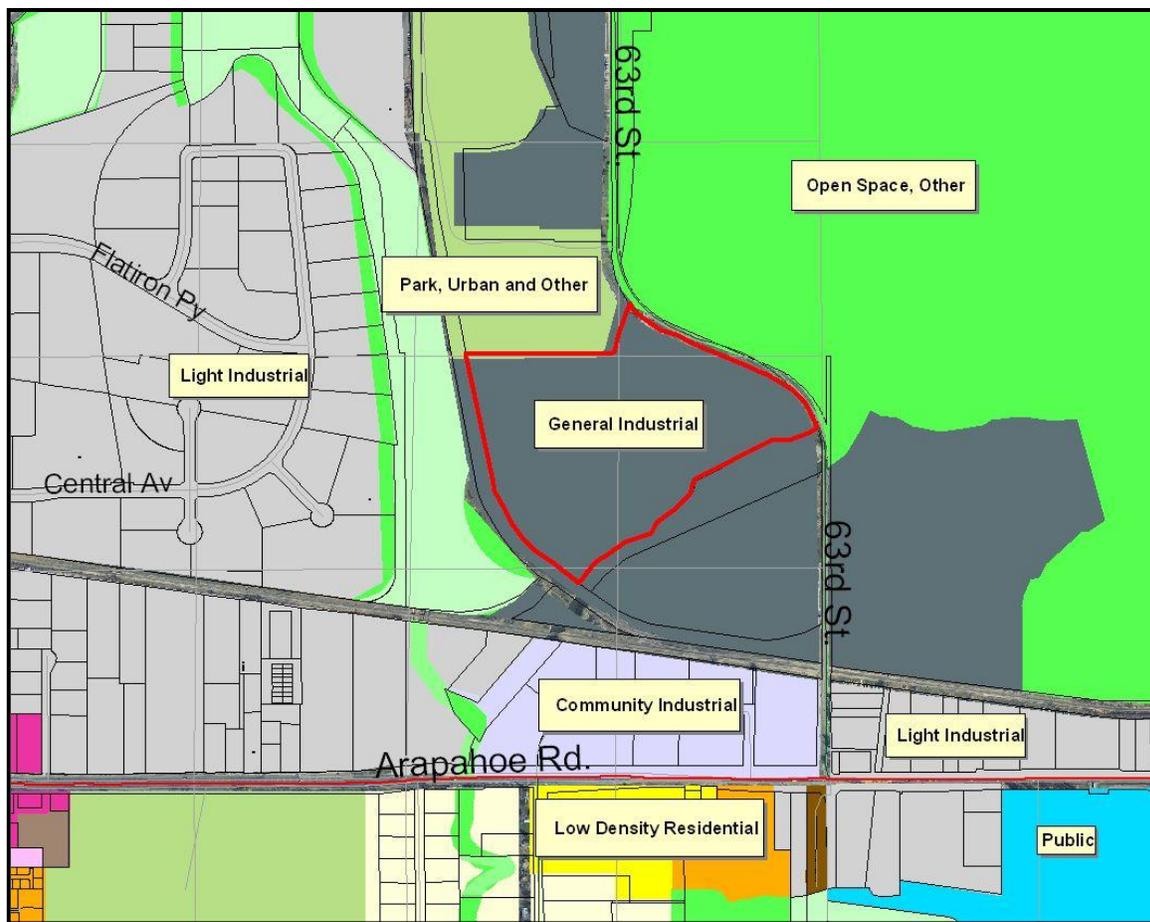


Figure 2: BVCP Land Use Designation

Zoning Designation

The site is zoned Industrial- Manufacturing (IM), which is defined per section 9-5-2(c)(4)(C), B.R.C. 1981, as:

"Industrial manufacturing areas primarily used for research, development, manufacturing, and service industrial uses in buildings on large lots. Residential uses and other complementary uses may be allowed in appropriate locations."

The Stazio Fields park / recreation complex lies north of the subject site across the Leggett Outfall Canal and is zoned Public, and the Boulder County Recycling Center is located south of the site and is zoned I-M. The site also sits between two areas of unincorporated Boulder County, with the Union Pacific railroad and the South Boulder Creek Path on the West and the Public Service plant and Leggett-Owen Reservoir to the east across 63rd Street. Refer to **Figure 3** below.

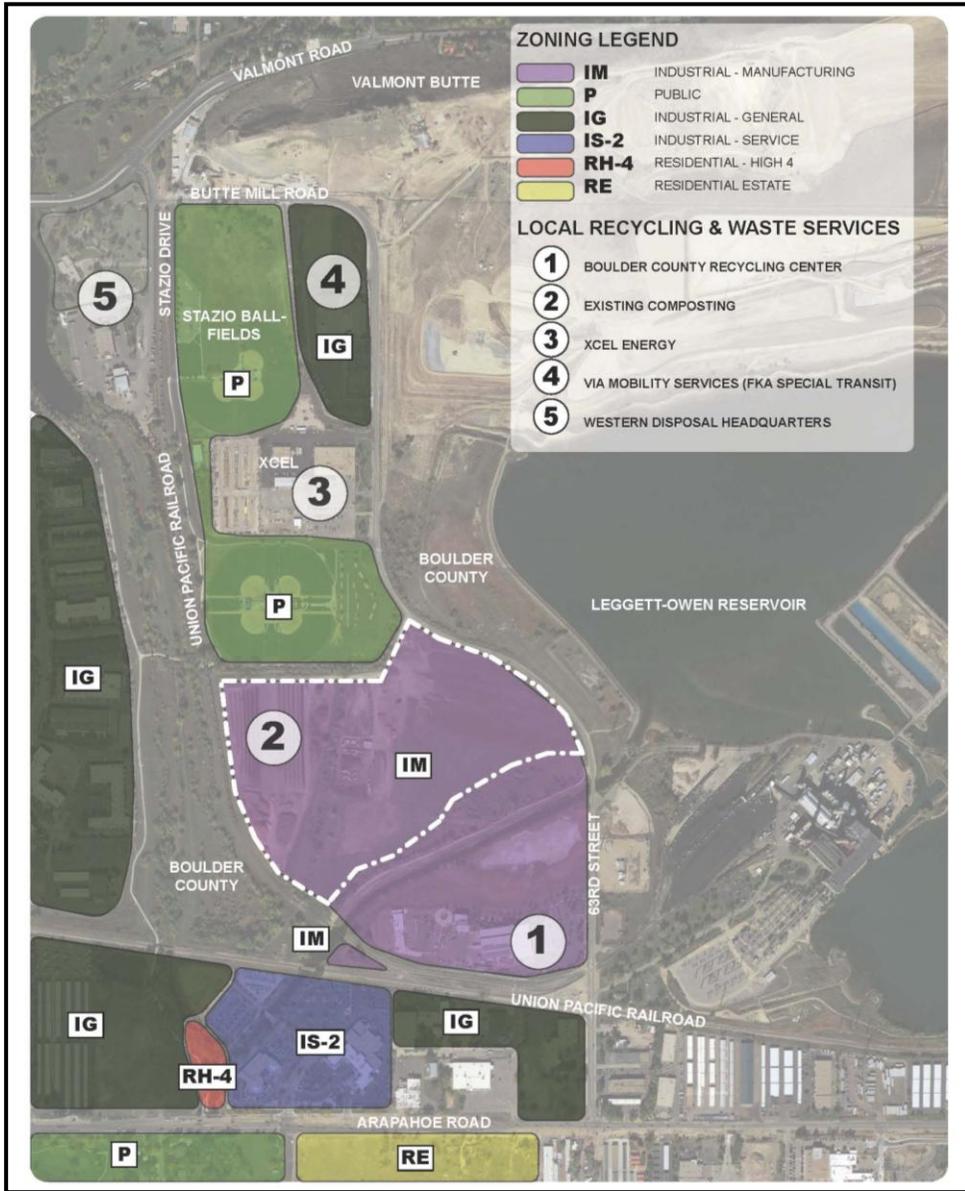


Figure 3: Zoning Map

Previous Development Review Applications

As discussed above, from 2000 to 2001, the site underwent both a Concept Plan Review and Comment and Site Review; however, both of these applications were intended mainly to establish the long-term process requirements for the site and did not include details on the intended redevelopment. In June 2013, a Pre-Application was submitted for the proposed subdivision and redevelopment of the subject site. The staff comments addressed engineering issues with the site and outlined the process required for the proposed redevelopment, including a recommendation to submit a second Concept

Plan for review and comment prior to submitting a Site Review application.

ANALYSIS:

Guidelines for Review and Comment

The following guidelines may be used to guide the Planning Board's discussion regarding the 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 existing zoning for the site is I-M ("Industrial Manufacturing areas primarily used for research, development, manufacturing, and Service Industrial uses in buildings on large lots.") and allows the Waste Transfer Station and Public Access Drop-Off facilities through a Use Review. East of the site across 63rd Street is the Public Service plant and Leggett-Owen Reservoir, zoned agricultural in the County. The Stazio Fields complex, which lies north of the site across the Leggett Outfall Canal within City limits, is zoned Public. The Boulder County Recycling Center is located south of the site and is zoned I-M. West of the site is the Union Pacific RR and the South Boulder Creek Path that is within the County. The proposed Western Industrial Park Conceptual Site Plan being submitted for review respects and is generally consistent with the adjacent land uses and the proposed I-M zoning.

The Jones Donnelly Ditch runs north-south through the property. Western Disposal Services is currently working with the Jones Donnelly Ditch Company to pipe the ditch through the site, in its current alignment. WDS operates a composting facility/Yard Waste Drop off between the UP RR and the Jones Donnelly Ditch which will remain in Phase 1 of the development.

There are a number of mature trees on the site, predominantly native cottonwoods and Siberian Elms (considered invasive), along the north and south edges of the site and along the Jones Donnelly ditch. Many of the existing trees have reached full maturity. A tree inventory will be undertaken to assess tree health prior to Site Review, which may provide an opportunity to preserve healthy trees located on the site at that time.

The site has dramatic long range views northwest, west, and southwest to the foothills and distant Flatirons.

- 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;***

There are several community policy considerations that are relevant to the proposed development. Because the development proposal includes two potential development scenarios, one in which the existing compost facility is relocated off-site and the entire site is then subdivided and redeveloped as light industrial and technology development businesses, and another in which the existing off-site Western Disposal waste transfer station and public access drop-off facility are relocated onto the site adjacent to the existing compost facility and the remainder of the site is then redeveloped

as light industrial and technology development businesses, the community policy considerations may vary depending on which scenario the applicant chooses to pursue.

In general, both development scenarios are consistent with a number of Boulder Valley Comprehensive Plan (BVCP) policies, including subsections 2.20, *Boulder Creek, Tributaries and Ditches as Important Urban Design Features*; 4.05, *Energy-Efficient Building Design*; 5.06, *Industry Clusters*; and 5.14, *Employment Opportunities*.

Staff finds the scenario that involves the relocation of the waste transfer station and public access drop-off facility onto the subject site adjacent to the existing compost facility to be more consistent with the city's broader sustainability-oriented goals as well as the long-term community vision contained in the [Master Plan for Waste Reduction](#) (MPWR), adopted by City Council in 2006. The MPWR implements the policies contained in the BVCP for the area of Energy and Climate, specifically subsections 4.06, *Construction Waste Minimization* and 4.07, *Waste Minimization and Recycling*.

The consolidation of Western's facilities onto the subject site as outlined above supports the further development of "Recycle Row" as outlined in the MPWR, wherein the one mile section of 63rd Street between Arapahoe and Valmont Roads should serve as a one-stop-shop where Boulder residents and businesses can access facilities to meet all their waste reduction and recycling needs. The existing uses within the "Recycle Row" corridor currently include Eco-Cycle and the Center for Resource Conservation, Boulder Recycling Center, and Western Disposal's composting operations, construction and wood waste processing center, and transfer station and public access drop off; however, Western's facilities are split between two sites, so the consolidation of the facilities onto the subject site would increase convenience for customers and provide greater efficiencies for Western Disposal as well. While the Concept Plan does not provide much detail regarding the potential relocation of the compost facility, relocation of the compost facility to a location outside of "Recycle Row" would not be consistent with the MPWR or therefore the BVCP Energy and Climate policies.

In addition to the waste reduction goals discussed above, the MPWR includes the following intent language:

"As the population centroid of Boulder County, this section of the city can serve as a gateway to Boulder from the east, providing a human-scale planned development that reflects the values of our community and is welcoming to visitors."

Overall, staff finds the proposed reference images included in the Concept Plan design guidelines to be consistent with the above intent language as well as with the Site Review criteria found in section 9-2-14(h)(F), *Building Design, Livability and Relationship to the Existing and Proposed Surrounding Area*, B.R.C., 1981. As discussed in the staff comments to the applicant (see [Attachment B](#)), in moving forward with a Site Review application, consideration should be given to the following with regard to site and building design:

- Creation of detailed design guidelines to create predictability in future phases and to ensure the use of high quality materials and modern building design;
- Screening of parking areas through the use of landscaping and other design features;

- Scale and massing of buildings to maintain visual interest at the pedestrian level;
- Site access and circulation patterns to ensure the safe and efficient movement of people and vehicles into and through the site;
- Capitalizing on views from the site and preservation of mature landscaping where possible; and
- Utilizing site design and construction techniques that encourage energy efficiency.

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

At the time of Site Review, the applicant will be required to demonstrate compliance with the following:

- Site Review criteria found in section [9-2-14\(h\)](#), B.R.C. 1981
- All exterior lighting shall be required to meet the Outdoor Lighting standards found in [section 9-9-16](#) of the Boulder Revised Code.
- All signage shall be required to meet the standards found in [section 9-9-21](#), B.R.C. 1981, unless specific variations are approved through the Site Review process.

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;*

These include:

- Site Review
- Use Review
- Technical Document for final plans (i.e. landscape, architecture, engineering)
- Building Permit

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.*

1. Transportation Opportunities: The site is located just north of Arapahoe Ave. on 63rd Street. There is an existing multi-use path that runs through the Stazio Ballfields to the north before turning west at the northwest corner of the WIP site and heading across South Boulder Creek to link up with the South Boulder Creek Path. Development of this site would allow the existing Stazio path to be connected to the proposed on-street bike lanes on 63rd Street through the site. In addition, the site's large size allows for many opportunities to create intra-property connectivity. The current proposal shows two pedestrian/ bike paths within the property boundaries, and there may be opportunities for additional connections. Please see [Attachment A](#) for the Concept Plan proposal.
2. Transportation Constraints: There are some transportation constraints affecting the site. Primarily, the site is constrained by one frontage along 63rd Street and is bounded by South Boulder Creek and the Union Pacific railroad on the west and the Leggett inlet to the south. These constraints make the provision of any future vehicular connections unlikely.

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;*

1. Environmental Opportunities: The site has broad views of the mountains to the west from 63rd. To the extent possible, these views should be framed and celebrated from 63rd Street through careful site design and building orientation. In addition, the very large (45+ acres) size of the site as well as the fact that it is bounded on two sides by ditches and transected by a third ditch presents opportunities in terms of landscaping and useable open space.
2. Environmental Constraints: The site contains a number of mature deciduous trees. Additional information is required to determine whether the existing trees should be preserved or whether they're at the end of their useful lives. At the time of Site Review, it will be necessary to submit a tree inventory that includes the location, size, species and general health of all trees with a diameter of six inches and over measured fifty-four inches above the ground on the property or in the landscape setback of any property adjacent to the development. In addition, the southeast portion of the site contains wetlands, so special consideration will have to be given to this area to ensure that development meets applicable standards.

7) *Appropriate ranges of land uses; and*

While the applicant has not provided specific information on specific uses that would occupy the new parcels, they have indicated that the sites will be used for Light Industrial incubator type uses, in a "campus" like setting, with some lots supporting smaller, industrial and technology development uses allowed by the underlying zoning. There is also the possibility that WDS may develop a plan for a new transfer station and public access drop-off facility at the WIP that would be located adjacent to the current compost facility. Given that Western's existing compost facility is located on the site and the MPWR identifies the 63rd Street corridor as "Recycling Row," consolidation of Western's facilities to that site would make sense and would further support the city's zero waster goals. Other light industrial uses that are consistent with the zoning standards would also be appropriate.

8) *The appropriateness of or necessity for housing.*

Not applicable; there is no housing associated with the development proposal.

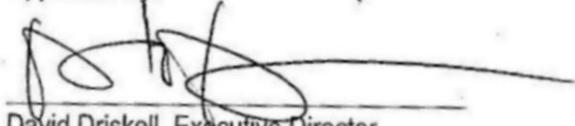
PUBLIC COMMENT AND PROCESS:

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. Staff did not receive any comments in response to the public notice.

STAFF FINDINGS AND RECOMMENDATION:

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:

A handwritten signature in black ink, appearing to be 'David Driskell', written over a horizontal line.

David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENTS:

A: [Concept Plan.](#)

B: [Development Review Committee \(DRC\) comments dated October 11, 2013.](#)

CONTEXT LEGEND

-  POWER POLE EASEMENT (POLE)
-  SOUTH BOULDER CREEK TRAIL
-  EXISTING VEGETATION/ VISUAL BUFFER
-  SOUTH BOULDER CREEK
-  JONES DONNELLY DITCH (TO BE PIPED)
-  LEGGET INLET / LEGGET OUTLET
-  ACCESS ROAD
-  63RD STREET
-  ARAPAHOE ROAD
-  UNION PACIFIC RAILROAD
-  MOUNTAIN VIEWS
-  STAZIO BALLFIELDS
-  ROADWAY INTERSECTION





1805 29th Street
Suite 2054
Boulder, Colorado 80301
phone 303.449.8900

WESTERN INDUSTRIAL PARK

2655 N. 63RD STREET
BOULDER, CO

PROJ. NO. 112057.00
DRAWN: JA
CHECKED: NB
APPROVED: NB
DATE: 9/16/2013
REVISIONS

© OZ ARCHITECTURE

WESTERN INDUSTRIAL PARK
ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
CONCEPTUAL SITE PLAN

SCALE: As indicated
SHEET NUMBER

A1.00

SITE DATA

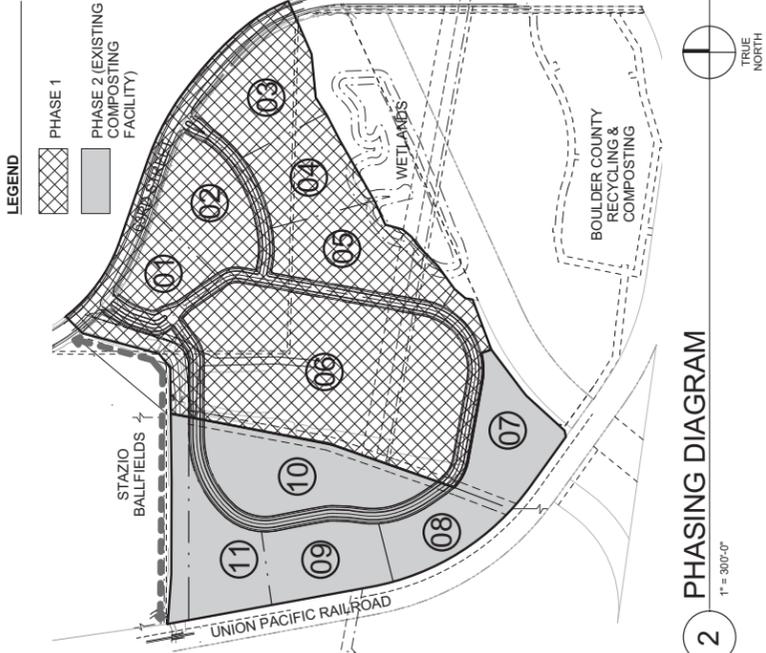
ITEM	ACRE	SF	% SITE
NET SITE AREA	45.50	1,981,980	100.00%
INTERNAL STREET ROW	8.33	362,869	18.31%
NET SITE AREA WITHIN DEVELOPMENT PARCELS	37.17	1,618,997	81.69%
MAXIMUM FLOOR AREA ALLOWED	14.87	647,599	32.67%
COMMON OPEN SPACE (POCKET PARK, JONES DD EASEMENT, LEGGETT OUTLET EASEMENT (WITHIN SITE))	3.54	154,345	7.79%
MAX HEIGHT (TRANSFER STATION)	55'-0"	-	-
MAX HEIGHT (DEV. PARCELS)	45'-0"	-	-

DEVELOPMENT PARCEL SUMMARY

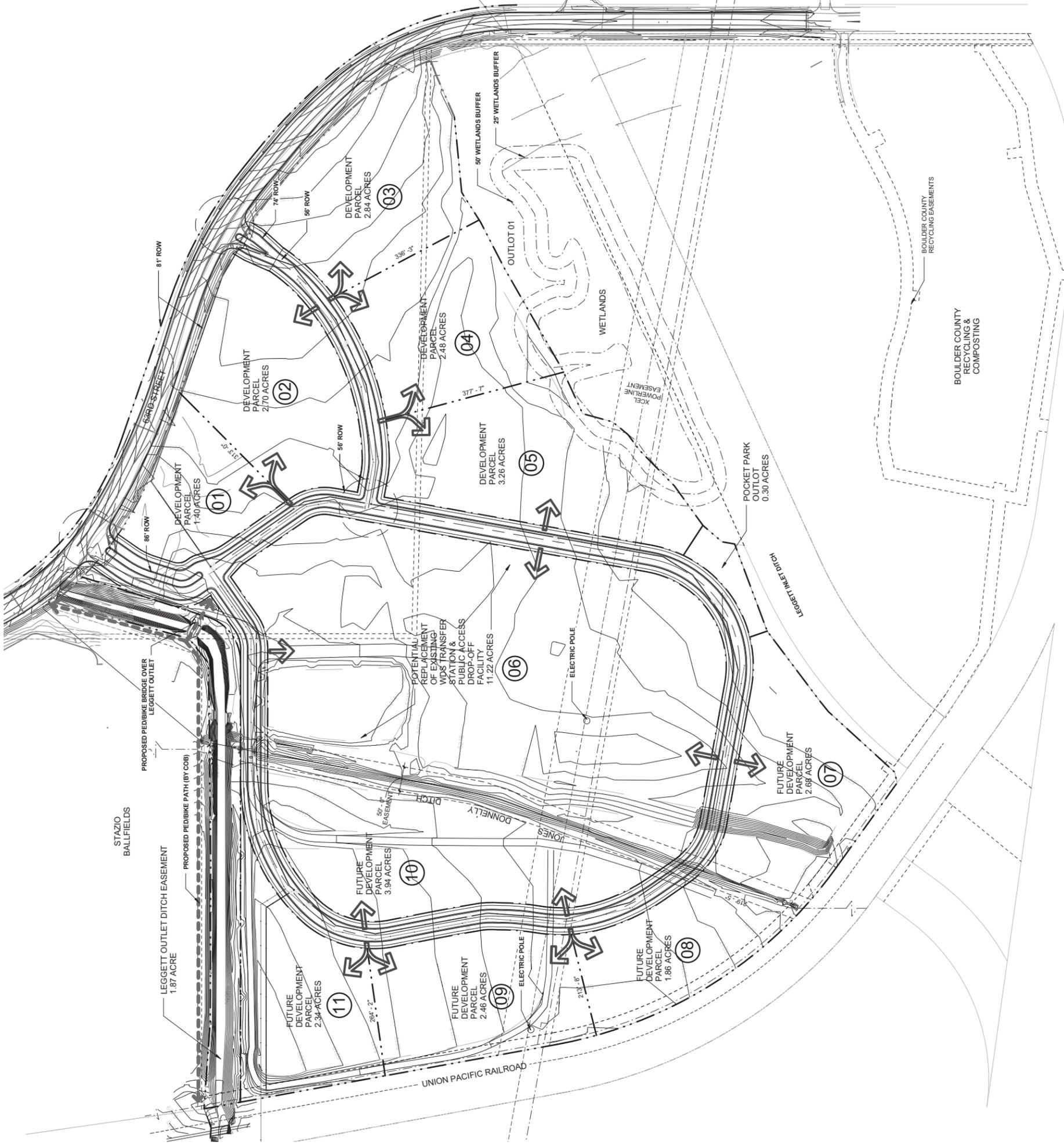
PARCEL	PARCEL AREA (SF)	MAX FLOOR AREA (SF)	MAX PAR
1	60,865	24,346	40:100
2	117,576	47,030	40:100
3	123,503	49,401	40:100
4	108,071	43,228	40:100
5	141,859	56,744	40:100
6	488,647	195,459	40:100
7	116,782	46,713	40:100
8	81,235	32,494	40:100
9	107,245	42,898	40:100
10	171,485	68,594	40:100
11	101,729	40,691	40:100
TOTAL SF	1,618,997	647,599	
TOTAL ACRE	37.17	14.87	

STREET SECTIONS

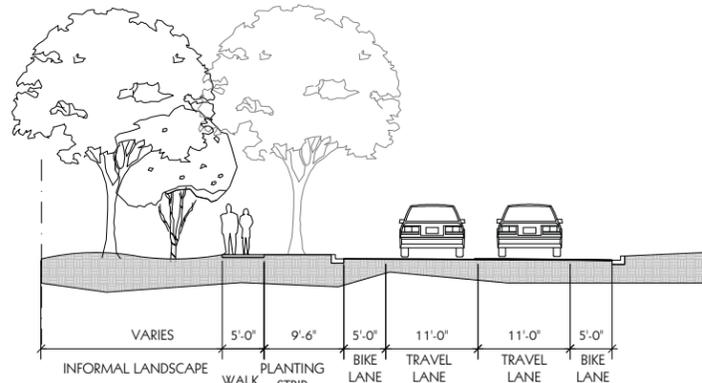
SECTION	WIDTH
86'-0" ROW (NORTH ENTRY ROAD)	16'-0"
16" TRAVEL LANE (EXIT)	4'-0"
(2) 2" CURB/GUTTER	12'-0"
12" MEDIAN	24'-0"
(2) 12" TRAVEL LANES (IN)	4'-0"
(2) 2" CURB/GUTTER	16'-0"
(2) 5' SIDEWALKS	10'-0"
74'-0" ROW (SOUTH ENTRY ROAD)	16'-0"
16" TRAVEL LANE (EXIT)	4'-0"
(2) 2" CURB/GUTTER	12'-0"
12" MEDIAN	12'-0"
(2) 12" TRAVEL LANES (IN)	4'-0"
(2) 2" CURB/GUTTER	16'-0"
(2) 8" TREE LAWNS	16'-0"
(2) 5' SIDEWALKS	10'-0"
56'-0" ROW (INTERNAL STREETS)	24'-0"
(2) 12" TRAVEL LANES	4'-0"
(2) 2" CURB/GUTTER	16'-0"
(2) 8" TREE LAWNS	16'-0"
(2) 5' SIDEWALKS	10'-0"
(2) 1' ZONES	2'-0"



2 PHASING DIAGRAM
1" = 300'-0"



1 CONCEPTUAL SITE PLAN
1" = 100'-0"



2 63RD STREET SECTION (proposed)

1" = 10'-0"

SOUTH BOULDER CREEK TRAIL / 63rd STREET CONNECTION

- EXTENSION OF TRAIL
- CONNECT TO 63RD STREET (off site)

BRIDGE

- CONSTRUCTION TO BE CONCURRENT WITH TRAIL CONNECTION

INTERIOR STREETScape

- STREET TREES REQUIRED 40' O.C.
- 8' PLANTING STRIP - sustainable plants!

3 PHASING DIAGRAM

1" = 500'-0"

63RD STREETScape

- INFORMAL STREET TREES TO BLEND WITH OPEN SPACE
- STREET TREES REQUIRED @ 40' O.C.
- 5' WALK w/ 8' PLANTING STRIP ADJACENT TO STREET
- ORNAMENTAL TREES AT ENTRIES
- NATIVE MATERIALS IN SHRUB BEDS TRANSITION TO OPEN SPACE TO EAST

WETLANDS BUFFER / TRAIL

- OPPORTUNITY FOR SOFT SURFACE WALKING TRAIL ALONG EDGE
- NATIVE MATERIALS TRANSITION TO OPEN SPACE TO EAST
- CONSTRUCTION OF TRAIL CONTINGENT WITH * DEVELOPMENT OF LOTS 3-6

UNITED PACIFIC RR BUFFER

- SCREEN RR TRACKS W/IN WATER LINE EASEMENT
- USE NATIVE PLANTS IN BUFFER
- PRESERVE EXISTING TREES AS POSSIBLE

JONES DONNELLY DITCH

- INTERIOR PATH CONNECTION W/IN 50' EASEMENT
- NATIVE MATERIALS TRANSITION TO DEVELOPMENT PARCELS
- OPPORTUNITY FOR BENCHES

POCKET PARK

- CONNECT SOFT SURFACE WALKING TRAIL TO DONNELLY DITCH AND SIDEWALK SYSTEM.
- NATIVE MATERIALS TRANSITION TO OPEN SPACE TO EAST
- OPPORTUNITY FOR PICNIC TABLES, INFORMAL GATHERING
- CONSTRUCTION OF PARK CONTINGENT WITH DEVELOPMENT OF LOTS 3-6

1 CONCEPTUAL LANDSCAPE PLAN

1" = 100'-0"

Agenda Item 6A

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1805 29th Street
Suite 2054
Boulder, Colorado 80301
phone 303.449.8900

WESTERN INDUSTRIAL PARK
2655 N. 63RD STREET
BOULDER, CO

PROJ. NO: 112057.00
DRAWN: sg
CHECKED: osla
APPROVED: osla
DATE: 09/16/2013
REVISIONS

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WESTERN INDUSTRIAL PARK
ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
CONCEPTUAL SITE PLAN

SCALE: 1" = 100'-0"
SHEET NUMBER
L1.00



CITY OF BOULDER
Community Planning & Sustainability

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CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **October 11, 2013**
 CASE MANAGER: **Chandler Van Schaack**
 PROJECT NAME: **Western Industrial Park Concept Plan Review**
 LOCATION: **2655 N 63RD ST**
 COORDINATES: **N03E02**
 REVIEW TYPE: **Concept Plan Review & Comment**
 REVIEW NUMBER: **LUR2013-00049**
 APPLICANT: **Nancy Blackwood for Western Disposal Services**
 DESCRIPTION: **Concept Plan Review for Western Industrial Park. Proposed 45.5 acre site to include new industrial uses and a potential waste transfer station for Western Disposal.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- Section 9-9-5, "Site Access Control"
- Section 9-9-6, "Parking Standards"
- Section 9-7-1, "Form and Bulk Standards"
 - Setbacks.

I. REVIEW FINDINGS

Overall, staff finds the proposed concept to be to a well-designed development . Staff acknowledges the applicant's efforts to create design guidelines that allow for flexibility and diversity of style while maintaining a high standard of quality. Many of the comments below are informational and are meant to prepare the applicant for Site Review submittal. Some of the comments identify issues that should be addressed prior to submittal to make the project more consistent with the Site Review criteria. Staff is happy to meet with you at your convenience in advance of the preparation of your Site Review materials. The process for Concept Plan will not result in an approval or a denial but rather an opportunity for the city staff, Planning Board, and community members to comment on the proposed redevelopment plan in preparation for the submittal of Site and Use Review Applications.

The Planning Board date has been tentatively scheduled for December 5, 2013. Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or vanschaackc@bouldercolorado.gov with any questions.

II. CITY REQUIREMENTS

Access/Circulation, David Thompson, 303-441-4417

1. The geometric design of the internal streets must meet the minimum standards outlined for a local road in Section 2.07 of the City of Boulder Design and Construction Standards (DCS).
2. The internal streets must provide a minimum paved street section width of 36-feet (curb face to curb face) as shown in Table 2-3 of the DCS. Please note the right-of-way width will need to be increased in order to accommodate the minimum paved street section.
3. At time of site plan submittal, a traffic study and transportation demand management (TDM) plan must be completed for the build-out of the site. Staff is available to meet with the applicant to discuss the parameters of the traffic study and TDM Plan.
4. At time of site plan submittal and pursuant to Section 9-9-7 of the Boulder Revised Code (BRC) sight triangles must be shown at street intersections.

5. At time of site plan submittal and per Section 2.10(D)(4) of the DCS, the site submittal must show that the north and south entrances from North 63rd Street and the street intersection within the site can accommodate the minimum turning radius of an SU-30 emergency vehicle.
6. Pursuant to Section 9-9-5(c)(1) of the BRC, only one access point per lot is permitted unless a traffic study demonstrates that additional access points and curb cuts are required to adequately address accessibility, circulation and driveway volumes. Additional accesses and curb cuts must be shown to not impair any public use of any right-of-way or create safety or operational problems or be detrimental to traffic flow on adjacent public streets.

Building Design Chandler Van Schaack, Case Manager

1. With regards to the proposed building materials palette included in section 4.6 of the Concept Review Design Guidelines, while overall the intent appears to align with the Site Review criteria, please note that section 9-2-14(h)(2)(F)(xii) of the Site Review criteria requires that “*Exteriors or 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.*” While staff acknowledges that the buildings will be used for industrial purposes, materiality and fenestration will be important factors upon review of a site review application. Many of the proposed precedent images submitted include materials and architecture that deviate significantly from a traditional tilt up industrial building or a typical suburban style stucco coated industrial park building. Staff encourages the applicant to continue to pursue high quality, modern design.
2. While staff fully supports the applicant’s desire to incorporate cutting-edge sustainability features into the design of the buildings, it is staff’s understanding that Colorado water law prohibits rainwater harvesting, water storage tanks and gray water systems. Please note that staff cannot support any design guidelines which state law would prohibit.

Fees Chandler Van Schaack, Case Manager

Typically, Concept Plan Review and Comment consists of a single staff review followed by a Planning Board public hearing review and comment of the initial Concept Plan submittal. Therefore, no hourly billing fees would apply following these comments.

Fire Protection: David Lowrey, 303.441.4356

Fire has no issues with concept plan. All buildings that will be built on the site will be required to have a fire sprinkler system installed, system monitored and interior notification. Access in and around the site appears to be acceptable however, more detailed review will be on the site plans.

Landscaping Elizabeth Lokocz, 303-441-3138

The layout provides space for significant amounts of street trees and landscaping. As the plan develops, consider how storm water (detention and water quality) can be met through low impact design options. To the extent practicable, incorporate both into the larger site planning and landscape design efforts. Design guidelines might be a useful tool given the size of the project, future changes in ownership and potential phasing.

Existing trees are concentrated along existing ditches and in or adjacent to the wetlands on the south side of the project. A few cottonwoods exist outside of these areas. These should be given particular attention during the Site Review analysis and design development and included in a detailed tree inventory. Trees within the wetlands and ditch easements that are not being impacted by future construction need not be included.

Neighborhood Comments Chandler Van Schaack, Case Manager

Staff has not received any comments from the public regarding the proposed Concept Plan.

Parking Chandler Van Schaack, Case Manager

Per the parking requirements for nonresidential uses and their accessory uses in the IM zone district, 1 space is required per 400 square feet of floor area. While the proposed parking ratios contained in the Concept Review Design Guidelines of 1:300 for office, 1:400 for manufacturing, 1:1,000 for warehouse and 1:500 for the transfer station may be supportable, at Site Review the request will have to be presented in terms of the percentage reduction from the amount of parking required per 9-9-6, B.R.C. 1981. A request for a parking reduction shall meet the standards found in section 9-9-6(f), B.R.C. 1981 as well as the additional Site Review criteria in section 9-2-14(h)(2)(K), B.R.C. 1981.

Review Process Chandler Van Schaack, Case Manager

Per section 9-2-14(b)(1), B.R.C. 1981, Concept Plan and Site Review are required for projects located in the IM zone district that are over 5 acres in size or include over 100,000 square feet of floor area. Therefore, development of the 45.5

acre site requires both a Concept Plan and Site Review. Per section 9-2-13(b), B.R.C. 1981, an applicant for a development that exceeds the "Site Review Required" thresholds shall complete the concept review process prior to submitting an application for site review.

Once the Planning Board has reviewed a Concept Plan application and provided comments at a public hearing as required by section 9-2-13(f), B.R.C. 1981, a Site Review will be required. The Site Review application form can be found online at: <http://www.bouldercolorado.gov/www/publications/forms/208.pdf>. Please note that a request for a Height Modification to allow for the transfer station to be 55' in height will require Planning Board approval at a public hearing.

If the applicant chooses to develop a plan for a new transfer station and public access drop-off facility that would be located adjacent to the current compost facility at the WIP, then in addition to Concept Plan and Site Review, an application for a Use Review will also be required. Pursuant to section 9-6-1, "Schedule of Permitted Land Uses," B.R.C. 1981, "Recycling collection facilities" and "recycling processing facilities" require a Use Review to operate in the IM zone district. Use review is the discretionary review process to determine if the impacts of a proposed use on the surrounding area are minimized and acceptable. Use review uses must be found to meet the applicable review criteria listed in [section 9-2-15](#), B.R.C. 1981.

Applications for Site and Use Reviews are submitted to the Planning and Development Services Center and are reviewed through the Land Use Review process. This review process takes approximately three to four months to complete, and may include Site and Use Review applications concurrently. Use and Site Review approvals are valid for three years, after which they expire if they have not been implemented. Note that applications for Preliminary and Final plat will be required as well and can be process concurrently with the Site Review application.

Signage Chandler Van Schaack, Case Manager

1. All signage shall be required to meet the standards found in [section 9-9-21](#), B.R.C. 1981, unless specific variations are approved through the Site Review process. Per section 9-9-21(k), B.R.C. 1981, the only sign standards which may be varied through the Site Review process are those subsections dealing with sign setbacks from property lines, spacing between projecting and freestanding signs, and sign lettering and graphic symbol height for wall signs. Please note that any requested variation to the sign code standards must be specifically referenced in the Site Review application materials and clearly shown on the approved plan set. Sign permit review and approval will be required for all new signage.
2. Staff recommends creating a uniform sign program as part of the Site Review package in order to ensure a reasonable degree of sign quality and uniformity and coordination within the development. Please refer to [section 9-9-21\(k\), B.R.C. 1981](#) for additional information.

Site Design Chandler Van Schaack, Case Manager

1. Section 9-2-14(h)(2)(E)(iii) of the Site Review criteria requires that "*Parking areas and lighting are designed to reduce the visual impact on the project, adjacent properties, and adjacent streets;*" however, Section 2.4(A) of the Concept Review Design Guidelines shows parking setbacks as being less than building setbacks in nearly every instance. While it may be supportable to allow for parking area setbacks to be less than building setbacks for side and rear yards in certain contexts, staff recommends that the front yard setbacks for parking areas be at least the same distance as buildings in order to ensure a building-forward design.

Utilities Scott Kuhna, 303-441-4071

1. Per Section 5.10 of the City of Boulder *Design and Construction Standards (DCS)* all distribution mains shall be looped into the existing water system to ensure at least two feed sources and to maintain system strength. Only one connection to the existing system is shown on the plans.
2. Water main extensions for additional fire hydrants within the individual lots may be necessary to meet the coverage requirements 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.

III. INFORMATIONAL COMMENTS

Addressing, Sloane Walbert, 303-441-4231

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. Please submit a Final Address Plat and list of all proposed addresses as part of the Technical Document Review process.

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:
 - Detention ponding facilities
 - Minimize Directly Connected Impervious Areas (MDCIA)
 - Water Quality Capture Volume (WQCV)
 - Water quality for surface runoff using "Best Management Practices"
 - Storm sewer construction
 - Irrigation Ditches and Laterals
 - Groundwater discharge
 - Erosion control during construction activities
2. The applicant is notified that detention and water quality ponds intended to detain and treat stormwater runoff for multiple lots (not each individual lot) shall be located in "Outlots", with maintenance responsibilities remaining with the Owner's Association.
3. 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.
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.

Miscellaneous 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 crossing of any irrigation ditch or lateral for pedestrian, vehicular, or utility purposes and 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.

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 will be required. All proposed public utilities for this project shall be designed in accordance with the *DCS*. A Utility Report per Sections 5.02 and 6.02 of the *DCS* will be required at time of Site Review to establish the impacts of this project on the City of Boulder utility systems.
2. 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.
3. 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.
4. 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.
5. Landscape irrigation systems require a separate water service and meter. A separate water Plant Investment Fee must be also be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.

IV. NEXT STEPS

The Planning Board date has been tentatively scheduled for December 5, 2013. Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or vanschaack@bouldercolorado.gov with any questions.

V. CITY CODE CRITERIA CHECKLIST

CONCEPT PLAN REVIEW AND COMMENT Section 9-2-13

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

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

The existing zoning for the site is I-M (“Industrial Manufacturing areas primarily used for research, development, manufacturing, and Service Industrial uses in buildings on large lots.”) and allows the Waste Transfer Station and Public Access Drop-Off facilities through a Use Review. East of the site across 63rd Street is the Public Service plant and Leggett-Owen Reservoir, zoned agricultural in the County. The Stazio Fields complex, which lies north of the site across the Leggett Outfall Canal within City limits, is zoned Public. The Boulder County Recycling Center is located south of the site and is zoned I-M. West of the site is the Union Pacific RR and the South Boulder Creek Path that is within the County. The proposed Western Industrial Park Conceptual Site Plan being submitted for review respects and is generally consistent with the adjacent land uses and the proposed I-M zoning.

The Jones Donnelly Ditch runs north-south through the property. Western Disposal Services is currently working with the Ditch Company to pipe the ditch through the site, in its current alignment. WDS operates a composting facility/Yard Waste Drop off between the UP RR and the Jones Donnelly Ditch which will remain in Phase 1 of the development.

There are a number of mature trees on the site, predominantly native cottonwoods and Siberian Elms, along the north and south edges of the site and along the Jones Donnelly ditch. Many trees have reached their prime. A tree inventory will be undertaken to assess tree health prior to Site Review.

The site has dramatic long range views northwest, west, and southwest to the foothills and distant Flatirons.

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

The original Master Plan for Waste Reduction (MPWR) was accepted by City Council in 2006. This Master Plan attempts to address both material use and waste minimization. The MPWR fits under the policy umbrella of the Boulder Valley Comprehensive Plan (BVCP) and implements the broader community vision contained in the BVCP for the area of Energy and Climate, specifically subsections 4.06, *Construction Waste Minimization* and 4.07, *Waste Minimization and Recycling*. This MPWR covers all forms of solid waste, excluding wastewater treatment biosolids, whether it originates from residents, businesses, or the city organization.

As part of a multi-year capital improvement project, city staff has been working with Eco-Cycle, Western Disposal, and ReSource to plan and conceptually develop “Recycle Row,” the one mile section of 63rd Street between Arapahoe and Valmont Roads, as a one-stop-shop where Boulder residents and

businesses can access facilities to meet all their waste reduction and recycling needs. The existing uses with the “Recycling Row” corridor currently include: Eco- Cycle and the Center for Resource Conservation (both just southeast of Arapahoe and 63rd Street), Boulder Recycling Center, WDS’s Composting operations, construction and wood waste processing center, WDS’s Transfer Station and Public Access Drop off and WDS’s headquarters. Recycle Row is also part of the City’s Master Plan for Waste Reduction.

In addition, the MPWR includes the following intent language:

“As the population centroid of Boulder County, this section of the city can serve as a gateway to Boulder from the east, providing a human-scale planned development that reflects the values of our community and is welcoming to visitors.”

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

The project would be subject to all applicable criteria in Section 9-2-14(h) of the Land Use Regulations. Submission requirements would have to satisfy the requirements of Section 9-2-14(d).

Review of the Site Review application would follow a three-week review track where comments or a decision would be rendered at the end of that time. If revisions were required, two additional review tracks could be scheduled. If the project required Planning Board review, it would be scheduled during that time. If the project could be decided by staff, it would be subject to Board or citizen call-up.

(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;

If the applicant chooses to develop a plan for a new transfer station and public access drop-off facility that would be located adjacent to the current compost facility at the WIP, then in addition to Concept Plan and Site Review, an application for a Use Review will also be required. Pursuant to section 9-6-1, “Schedule of Permitted Land Uses,” B.R.C. 1981, “Recycling collection facilities” and “recycling processing facilities” require a Use Review to operate in the IM zone district. Use review is the discretionary review process to determine if the impacts of a proposed use on the surrounding area are minimized and acceptable. Use review uses must be found to meet the applicable review criteria listed in [section 9-2-15](#), B.R.C. 1981. Applications for Preliminary and Final Plat will also be required and may be processed concurrently.

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

(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;

1. Transportation Opportunities: The site is located just north of Arapahoe Ave. on 63rd Street. There is an existing multi-use path that runs through the Stazio Ballfields to the north before turning west at the northwest corner of the WIP site and heading across South Boulder Creek to link up with the South Boulder Creek Path. Development of this site would allow the existing Stazio path to be connected to the proposed on-street bike lanes on 63rd Street through the site. In addition, the site’s large size allows for many opportunities to create intra-property connectivity. The current proposal shows two pedestrian/ bike paths within the property boundaries, and there may be opportunities for additional connections.

2. Transportation Constraints: There are some transportation constraints affecting the site. Primarily, the site is constrained due to the fact that it only has one frontage, along 63rd Street, and is bounded by South Boulder Creek and the Union Pacific railroad on the west and the Leggett inlet to the south. This relative isolation makes the provision of any future transportation connections unlikely.

(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;

1. Environmental Opportunities: The site has broad views of the mountains to the west. To the extent possible, these views should be preserved through careful site design and building orientation. In addition, the very large (45+ acres) size of the site as well as the fact that it is bounded on two sides by ditches and transected by a third ditch presents opportunities in terms of landscaping and open space. Redevelopment of the site presents a major opportunity to improve both the aesthetics and environmental functionality of the site.

2. Environmental Constraints: The site contains a number of mature deciduous trees. Additional information is required to determine whether the existing trees should be preserved. At the time of Site Review, it will be necessary to submit a tree inventory that includes the location, size, species and general health of all trees with a diameter of six inches and over measured fifty-four inches above the ground on the property or in the landscape setback of any property adjacent to the development. In addition, the southeast portion of the site contains wetlands, so special consideration will have to be given to this area to ensure that development meets applicable standards.

(7) Appropriate ranges of land uses; and

While the applicant has not provided specific information on the proposed uses that would occupy the new parcels, they have indicated that the sites will be used for Light Industrial incubator type uses, in a “campus” like setting, with some lots supporting smaller, industrial and technology development sites. There is also the possibility that Western may develop a plan for a new transfer station and public access drop-off facility that would be located adjacent to the current compost facility at the WIP. Given that Western’s existing compost facility is located on the site and the MPWR identifies the 63rd Street corridor as “Recycling Row,” consolidation of Western’s facilities to that site would make sense and would further support the city’s zero waster goals. Other light industrial uses that are consistent with the zoning standards would also be appropriate.

(8) The appropriateness of or necessity for housing.

Not applicable, as no residential uses are proposed.

VI. CONDITIONS ON CASE

Not applicable to Concept Plan Review.