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

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1. **CALL TO ORDER**

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

3. **APPROVAL OF MINUTES**
   The October 17 and October 24 minutes are scheduled for approval.

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 ACTION MINUTES
October 17, 2013
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
Bryan Bowen
Crystal Gray
John Putnam
Mary Young, Chair
Sam Weaver
Leonard May

PLANNING BOARD MEMBERS ABSENT:
None

STAFF PRESENT:
Hella Pannewig, Assistant City Attorney
Susan Meissner, Administrative Assistant III
Charles Ferro, Development Review Manager for CP&S
Heidi Schum, Development Review Manager for PW
Elaine McLaughlin, Senior Planner
Chandler Van Schaack, Planner I
Jessica Stevens, Engineer II
David Thompson, Traffic Engineer

1. **CALL TO ORDER**
   Chair, **M. Young**, declared a quorum at 6:07 p.m. and the following business was conducted.

2. **APPROVAL OF MINUTES**
   There were no minutes scheduled for approval.

3. **PUBLIC PARTICIPATION**
   No one from the public spoke.

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

A. Staff Level Site Review (LUR2013-00024): 2445 33rd Street. Expires: October 17, 2013
This item was not called up.

B. Administrative Site Review (LUR2013-00031): 1738 Pearl Street. Expires: October 25, 2013
L. May called this item up. (**C. Gray** recused)

C. Administrative Site Review Amendment (LUR2013-00002): 6055 Reservoir Road, Boulder Regional Fire Training Center for the Wild Land Fire Station. Expires: October 22, 2013
C. Van Schaack answered questions from the board.

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This item was not called up.

D. Final Plat Technical Document Review (TEC2013-00030): 3333 Walnut Street. Expires October 22, 2013.
This item was not called up.

E. Wetland Permit (LUR2012-00052): Granite Property Wetland Restoration. Expires: October 23, 2013
J. Stevens answered questions from the board.
This item was not called up.

F. Wetland Permit (LUR2013-00046)**:** 5706 Baseline Road. Expires: October 23, 2013
J. Stevens answered questions from the board.
This item was not called up.

5. PUBLIC HEARING ITEMS

A. Public hearing and consideration of Site Review application for 800 28th Street, case no. LUR2013-00025 to redevelop the Boulder Outlook Hotel into a 100-unit multi-family residential development primarily for university student rental apartments, in two buildings. One of the proposed buildings will have a six level parking structure contained within the building, with the rental units wrapping the structure and two levels of parking below grade. The applicant is requesting a height modification through Site Review to 55 feet and the number of stories to four. A solar exception is requested for an encroachment over the hypothetical solar shadow fence and 13 percent parking reduction is also requested.

Applicant / Owner: American Campus Communities

Board Disclosures:
S. Weaver went on a ride-along with the Police Department and visited a property adjacent to the property in question.

Staff Presentation:
C. Ferro introduced the item.
E. McLaughlin presented the item to the board.

Board Questions:
E. McLaughlin answered questions from the board.

Applicant Presentation:
Chuck Carroll, the applicant, presented the item to the board.
Michael Smith, the project architect, presented to the board.

Board Questions:
Chuck Carroll, the applicant, answered questions from the board.
Michael Smith, the project architect, answered questions from the board.
Bruce Dierking, the project attorney, answered questions from the board.
Carol Adams, the project landscape architect, answered questions from the board.

Public Hearing:

1. **Dan King, 255 Manhattan Drive**, the owner of the Outlook Hotel, spoke in support of the

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development. He thought that ACC had a good reputation and would continue to care for the property well.

2. **Warren Barker, 197 Iroquois Drive**, did not think that this use should warrant a height variance. He asked that the drawings remove the steps and add a six-foot fence on the retaining wall between the Spanish towers and the proposed residence.
3. **Dave Shaw, 805 29th Street**, asked that the board consider the letters submitted by the residents. They are concerned that the height was misrepresented and that the parking overflows will impact the streets.
4. **Jordan May, 4750 Table Mesa Drive**, (pooled time with **Robert L. Schoppert, 16565 Grays Way, Broomfield**), noted that the residents do not feel that the viewshed and parking issues have been fully addressed. He would like for these issues to be reconciled prior to the project moving forward.
5. **Tom Tunner, P.O. Box 2134 Breckenridge**, owns two units in the Spanish Towers. He was concerned about the loss of views and consequent property values. He also thought that students would park on the streets to avoid paying for spaces.
6. **Alfred Flores, 1834 Marine Street**, manages the CU apartments. He endorsed the applicant for the successful management of other similar properties.
7. **Kathleen Jones, 805 29th Street**, noted that parking is difficult in the area due to density. She feared that the ratio of spaces to beds in not sufficient and was concerned about rooftop parties.
8. **McKenna Neises, 2600 Taft Drive**, a CU student living in University Village endorsed the project. She felt that students choosing to live in these apartments are respectful and aiming to get away from the Hill.
9. **Angelique Espinoza, 2440 Pearl Street**, thought that this type of project would help to change the culture of the campus away from a party scene.
10. **Zhihua Long, 2723 Slate Ct, Superior** was concerned about the loss of views and property values.

Board Questions:
Dan King, the owner of the Outlook Hotel, answered questions from the board.
E. McLaughlin answered questions from the board.
Chuck Carroll, the applicant, answered questions from the board.
Bruce Dierking, the applicant's attorney, answered questions from the board.

Board Comments:

Height Compatibility, Viewshed and Solar Exception:
S. Weaver thought that the student residential use and density were in line with the BVCP and that the viewshed protection consideration is to be weighed more heavily for public spaces. Everything about this project sits within the allowed height. He complimented the applicant for working with the city and neighbors and thought the viewshed impacts were much improved over the first Concept Plan. The revised setbacks and orientation warrant the height exemption.

A. Brockett agreed with **S. Weaver**. The layout has improved substantially and impacts of a building of that size have been minimized as much as possible. It is important to house students near to campus thereby reliving some of the city's affordable housing options. The positive impact of housing students near to campus would be reduced if the building were lowered to three stories. He sympathized with the residents of the Spanish Towers but felt comfortable with the height and viewshed impacts.

J. Putnam agreed with **S. Weaver** and **A. Brockett**. He thought that the impacts are less than those granted by right and that this project met the city's objectives. He noted that there are other taller

buildings in the vicinity. The solar exception was acceptable.

B. Bowen agreed with all previous comments. He noted that this is similar to the second Concept Plan and has good articulation of facades, strong edge to 28th Street and varied building heights. He agreed that a height variance was warranted by the benefits from the proximity to campus, density of housing along the 28th St corridor, relief on workforce housing and concentration of students close to campus. The solar access has a minimal impact. The building to the north is not reliant on passive solar.

M. Young would like for the applicant and the Spanish Towers reconcile differences in the viewshed before the project moves forward but noted that the actual height limit for the site is 55 feet.

B. Bowen recommended that the residents of the Spanish towers rent a scissor lift to see how their views will be impacted. This might assuage their fears.

S. Weaver did not want to make the reconciliation a condition of approval because it could hang up progress and would not change the Planning Board's mind.

Noise:
B. Bowen noted that there are two kinds of sound that will be perceived off site: voice projection from outside and sound coming out of open windows. Balconies will not have an effective impact on sound. He noted that the management plan already addresses noise and includes contact information for the neighbors, and the city has a noise ordinance. There is not much else that can be done about noise at Site Review.

J. Putnam suggested that the neighbors inform themselves about the noise ordinance and noted that iPhones have an app with a decibel reading. That could help neighbors to know what is acceptable.

S. Weaver had been concerned about internal and external noise but did not think that this would be too much of an impact due to the management plan.

Parking Reduction:
M. Young suggested that the neighbors discuss parking issues that may arise with the management. She is inclined to provide a greater parking reduction dependent on whether there are complaints from the Spanish Towers.

A. Brockett was comfortable with the parking reduction for bike parking. He did not want to see it used for other purposes and thought that parents would likely pay for parking for their children. He noted that the garage would be used for vehicle storage but that city streets do not allow vehicle storage for greater than 72 hours.

Architecture:
B. Bowen asked staff to assure that the base level not be a large band of concrete. He liked the remainder of the architecture.

Other Comments:
A. Brockett thanked the client for returning to the board with the second Concept Plan. This made the review much easier. He also appreciated how little of the site plan is taken up by parking, leaving the rest open for living and playing.

M. Young suggested adding a friendly amendment to make the parking reduction approval contingent

upon an assurance that resident parking would not encroach on the Spanish Towers.

A. Brockett suggested that the parking reduction be contingent upon the number of unrented parking spaces.

S. Weaver did not think that a count would be accurate due to students parking on the streets and did not know how that would be administered.

J. Putnam noted that the applicant has a financial incentive to rent the parking spots. He thought the issue would more likely be on 29th Street. If this becomes a problem, the City could look into a parking district.

B. Bowen appreciated the tone of respect between the applicant and the members of the public.

S. Weaver and **A. Brockett** asked whether the applicant could provide clarification about the loss of viewshed to quelch the fears of the residents by providing views to the Flatirons from the second and third floors.

Bruce Dierking suggested that the applicant have a good neighbor meeting corresponding with the TEC Doc process to show additional information.

A good neighbor meeting at the time of TEC Doc was sufficient for the board.

Motion:
On a motion by **A. Brockett**, seconded by **S. Weaver**, the Planning Board voted 5-0 (**C. Gray** and **L. May** recused) to approve Site Review #LUR2013-00025 incorporating this staff memorandum and the attached Site Review Criteria Checklist as findings of fact, and subject to the recommended conditions of approval found in the Planning Board packet with the following modifications:

Condition 1 is to be revised to read: The Applicant shall be responsible for ensuring that the development shall be in compliance with the approved plans dated August 5, 2013 and, to the extent they ensure compliance with the site review criteria in the Boulder Revised Code applicable to this application, the written statement dated August 5, 2013, and the management plan dated October 2013 on file with the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of approval.

The following shall be added to Condition 2.b. An additional parking reduction that increases the parking reduction to up to 20% is approved provided that the additionally reduced number of parking spaces (7%) is converted to bike parking spaces.

A friendly amendment offered by **S. Weaver** was accepted by **A. Brockett** and **J. Putnam** to incorporate change to Condition 1.

5. **MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY**
   Staff has been operating off of the assumption that staff will provide plans at request.

   At the board's request, staff will provide paper plan sets for Concept and Site Reviews**.**

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J. Putnam reported on Council's 2nd Reading of the Land Use Alcohol Code changes. Council was curious to hear the Planning Board's perspective on North Boulder in respect to this. He thought that **K. Guiler** made an excellent presentation that included Planning Board's recommendations.

The board does not need to attend the next Council meeting.

H. Pannewig made some revisions to the communication guidelines. She recommended that the board not have ex parte communications for Concept Review.

6. DEBRIEF MEETING/CALENDAR CHECK

7. **ADJOURNMENT**

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

APPROVED BY

_____
Board Chair

_____
DATE

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CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
October 24, 2013
1777 Broadway, Council Chambers

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PLANNING BOARD MEMBERS PRESENT:
Aaron Brockett
Bryan Bowen
Crystal Gray
John Putnam
Mary Young, Chair
Sam Weaver

PLANNING BOARD MEMBERS ABSENT:
Leonard May

STAFF PRESENT:
Hella Pannewig, Assistant City Attorney
Susan Meissner, Administrative Assistant III
Charles Ferro, Development Review Manager for CP&S
Elaine McLaughlin, Senior Planner
Sloane Walbert, Associate Planner
David Thompson, Transportation Engineer
Scott Kuhna, PW Development Review

1. **CALL TO ORDER**
   Chair, **M. Young**, declared a quorum at 6:04 p.m. and the following business was conducted.

2. **APPROVAL OF MINUTES**
   There were no minutes scheduled for approval.

3. **PUBLIC PARTICIPATION**
   No one from the public spoke.

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

There were no call ups for discussion.

5. PUBLIC HEARING ITEMS

A. Public hearing and consideration of application no. LUR2012-00005 including the

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following request within the approximately 32 acre site:

1. Annexation and Initial Zoning for approximately 18.2 acres located at 6234 Arapahoe Road and 1492 Cherryvale Road with portions to be zoned Residential Medium-1 (RM-1) and Rural Residential (RR-1);
2. Site Review to develop the property located at 5980, 6160, 6180 and 6234 Arapahoe, and 1492 Cherryvale as the Boulder Jewish Commons, for educational activities; and
3. Use Reviews for an adult education facility use, a daycare center use, and an indoor recreation or athletic facility use at the proposed building housing the Boulder Jewish Community Center.

Disclosures:
M. Young, C. Gray, S. Weaver and **A. Brockett** visited the site.

Staff Presentation:
C. Ferro introduced the item.
E. McLaughlin presented the item to the board.

Board Questions:
E. McLaughlin answered questions from the board.

Applicant Presentation:
Lindsay Weaver presented the item to the board.
Scott Peppet presented to the board.
Rebecca Spears, the architect for the applicant, presented the item to the board.

Board Questions:
E. McLaughlin answered questions from the board.
C. Ferro answered questions from the board.
D. Thompson answered questions from the board.
Scott Peppet, the applicant, answered questions from the board.
Rebecca Spears, the architect for the applicant, answered questions from the board.
Vince Porreca, a member of the public, answered questions from the board.

Public Hearing:

1. **Linda Loewenstein, 365 Oneida Street**, the former director of the JCC spoke in support of the project. She noted that the facility is a cultural asset for the entire community.
2. **Emily Cooper, 3199 Noble Ct.**, a mother of a child attending the JCC preschool, spoke in support of the facility and its role in the community.
3. **Diana Smadbeck, 1468 Cherryvale Road**, lives directly to the South of the proposed site. Her only concerns pertain to the water table in the area.
4. **Warren Smadbeck, 1468 Cherryvale Road**, lives directly to the South of the JCC site. He supports the project but asked that the water table not be lowered because it also fills his well. He was also concerned with flooding. He liked the current location of the bus stop because it is convenient for those living on Cherryvale. He requested a

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meeting to discuss the wetlands and flooding issues.

5. **Judy Renfroe, P.O. Box 17100, Boulder**, lives nearby and requested that the transit stop not be moved because it serves the residents and children on Cherryvale Road. She noted that there are no neighborhood objections to this project. She did not want it to be delayed due to flooding issues.

Board Comments:
C. Gray thought the application addressed the key issues and did a good job of placemaking.

A. Brockett agreed that this project meets all of the criteria and community needs. He commended the designers and team members for their collaboration with the neighbors. He thought the site was well laid out and liked the Southern courtyard. While he thought that the majority of people will arrive by car, he wanted to attract people via bike or bus by making the Northern entrance more enticing. He was concerned that the service and Northern pedestrian entries are not well differentiated from the street.

M. Young echoed **A. Brockett's** sentiments strongly. She recommended additional bike racks, especially on the North side.

S. Weaver suggested that these comments be added to the recommendations in the motion language.

A. Brockett and **S. Weaver** recommended that a bus stop be added to Arapahoe to encourage access through alternate modes of transportation. They did not want to replace or move the Cherryvale stop.

C. Gray thought the service entry would be primarily used for refuse collection.

A. Brockett did not think that the sidewalk and service area would conflict very often. He was more concerned that Arapahoe facade did not provide as much of an entrance and had large setbacks.

B. Bowen noted that the vehicular entrances along Arapahoe Avenue could impact bike safety.

S. Weaver recommended a solution to tidy up the hammerhead-shaped driveway on the north service entrance.

A. Brockett suggested that the current configuration be improved to better accommodate the pedestrian. The service entry might potentially entice pedestrians from Arapahoe because it's a shorter route than the formal walkway. This conflict should be reconciled.

B. Bowen recommended running the service drive along the East side to allow for a presentation-only presentation to Arapahoe.

S. Weaver thought that the project was consistent with the State Statute, Site Plan review criteria

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and BVCP. He thought the roundabout and uses were consistent with the site review criteria.

Motion:

On a motion by **S. Weaver**, seconded by **A. Brocket**, the Planning Board voted 5-0 (**L. May** and **J. Putnam** absent) to recommend approval of the proposed annexation of the subject properties subject to the annexation conditions recommended in the staff memorandum with initial zoning of RR-1, RM-1, and P respectively.

On a motion by **S. Weaver**, seconded by **C. Gray** the Planning Board voted 5-0 (**L. May** and **J. Putnam** absent) to recommend approval of the Site Review and Use Review applications of case no. LUR2012-00005 for the project located at 5980, 6160, 6180 and 6234 Arapahoe Avenue, and 1492 Cherryvale Road**,** incorporating the staff memorandum and the attached criteria checklists as findings of fact and subject to the conditions of approval for the site review and use reviews proposed in the staff memorandum with the following modifications to the conditions of approval for the site review:

To add to condition 2.b. The final site plan shall be revised to create more convenient pedestrian connection to the North entrance of the Boulder Jewish Commons building and further minimize potential conflicts between pedestrians and vehicles using the service entrance to the building. The final site plan shall be revised to show additional bike parking on the site.

On a motion by **S. Weaver**, seconded by A. Brockett, the Planning Board voted 5-0 (**L. May** and **J. Putnam** absent) to have the applicant and staff work to suggest to RTD to locate a bus stop at the North entrance of the facility on the South side of Arapahoe.

S. Weaver commended the applicant and recommended that staff follow up with the public's request to discuss water and flood issues.

B. Bowen thought this project would provide a benefit to the community.

B. Public hearing for consideration of Site Review application LUR2013-00033 to redevelop the former Boulder County fire training center site into 31 single-family homes with a mixture of attached and detached garages. The units are proposed to range from approximately 2,060 to 3,940 square feet in area. The project would involve the extension of Zamia Avenue to the east and the construction of 10th Street as a connection from Yellow Pine Avenue to Lee Hill Drive.

Applicant: Coburn Development for Allison Management/Thistle Communities
Property Owner: Boulder County

Board Disclosures:
B. Bowen was contacted by a neighbor. He did not discuss the item and suggested that the person contact the city.

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C. Gray volunteered on an affordable housing project with Mary Duvall from Thistle communities many years ago.

Staff Presentation:
C. Ferro introduced the item.
S. Walbert presented the item to the board.

Board Questions:
S. Walbert answered questions from the board.
S. Kuhna answered questions from the board.
C. Ferro answered questions from the board.

Applicant Presentation:
Andy Allison, the applicant, presented the item to the board.
Peter Webber, the architect, presented the item to the board.
Mary Duvall, the applicant from Thistle Communities, presented the item to the board.

Public Hearing:

1. **John Moore, 4647 7th Street**, expressed concern regarding the vagrant population that could convene in the unprogrammed open space. He recommended preserving some pine trees along 8th Street.
2. **Gail Promboin, 944 Yellow Pine Avenue,** spoke to concerns regarding the Land Use Code. She did not think that the plan yet complied with the code due to the number of setback variances.
3. **Bruce Goldstein, 4669 7th Street,** (pooled time with **Bob Burnham, 944 Yellow Pine, Joe Glynn, 4787 6th Street, Neal Zaun, 755 Zamia Ave**), a representative from the HOA and North Boulder Alliance presented to the board. The neighborhood fears that the design is too insular and would create a neighborhood within a neighborhood. He recommended several ideas to better integrate the park into the greater neighborhood.

Board Comments:
C. Gray appreciated that the neighborhood devised a solution for the park and would like to explore their proposal.

J. Putnam noted that the applicant did not need to provide any open public space but did it as a public benefit. He wanted to balance the needs of the applicant and neighbors and did not want to deter future developments from doing such things. He saw benefits for both parties with the current configuration and did not see a compelling case to move it.

A. Brockett agreed that the park is an optional amenity and noted that it will function as a public space for the surrounding neighborhoods because it will front on a public street. He did not think it would be more functional if it were moved to the West.

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B. Bowen agreed with **A. Brockett**. He thought the applicant's proposed park location is preferable; he did not think the alternate options were as good. It is important to locate it at the axis of the woonerf. The bike path will run through the park per the board's comments at Concept Review.

C. Gray preferred one larger park and would support a location in alignment with the woonerf. She thought a larger open space would provide better solar access and connect better to the neighborhood.

B. Bowen noted that there are already large setbacks in the park allowing ample solar access and that the drainage area needs to be located on the southeast corner. He thought the homes could more successfully face the parks.

S. Weaver agreed with neighbors that the southeast park space could cause challenges to neighborhood security. It is located behind commercial buildings and is isolated from the neighborhood.

A. Brockett agreed with **S. Weaver** but thought that the design did need a water quality feature in that location. He thought that it could be reduced in size but that the function was necessary.

M. Young would like to see the water quality feature deeper, smaller and less inviting.

C. Ferro noted that this was discussed with the applicant. The current configuration was thought to be the safer option from a crime prevention perspective.

C. Gray requested that the developer meet with the neighborhood and staff to discuss this issue.

B. Bowen did not think it was necessary to ask them to meet again.

S. Weaver did not feel that it was the board's purview to ask the applicant to redesign the site though he agreed with the neighbor's concerns about the safety of the water quality feature.

J. Putnam noted that sight lines, lighting and visibility would be the key to making this a safer place. He recommended that this be addressed during the TEC Doc review.

S. Weaver recommended incorporating motion-triggered lighting options.

C. Gray thought this would be a missed opportunity to provide enhanced social benefits through the creation of a better park for the neighborhood.

Consistency with North Boulder Subcommunity Plan and Site Review Criteria:
S. Weaver cited the need for housing affordability and diversity in Boulder and found it challenging that it is still unknown how this development will comply with these criteria. The addition of floor area in basements would enlarge homes, making them more expensive.

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B. Bowen would like to see the affordable housing accommodated on site and suggested incorporating accessory dwelling units.

A. Brockett shared some of **S. Weaver's** concerns about affordability. He thought that the diversity of home sizes fell short and expressed concern about the number of larger homes.

J. Putnam noted that there is already a large concentration of affordable housing in this area. Community comments relating to the North Boulder Subcommunity plan requested that new affordable housing projects be moved to other areas of town.

S. Weaver responded that the concentration of affordable housing in North Boulder occurred because developers chose cash in lieu options. He found value with keeping the affordable units on site and did not want to propagate the problem.

A. Brockett noted that the board cannot mandate that affordable housing remain on the site despite preferences.

C. Gray thought that there was a value in keeping the affordable housing on site. She thought that it would justify some of the flexibility granted with the site.

S. Weaver noted that the variances requested by the applicant could be offset by requirements for greater compliance with the BVCP's desire for affordable housing.

J. Putnam wanted to revisit the possibility of adding ADU's on site.

B. Bowen thought additional rental units above garages could be appealing for homeowners and provide affordable housing options. ADU's are not allowed per code; individual homeowners would be required to apply for them through conditional reviews.

S. Weaver cited the solar site review criteria and noted that only half of the homes have good PV solar access with ridgelines oriented from East to West. It would have been preferable to continue the grid established by the woonerf in the North end of the site.

B. Bowen agreed with **S. Weaver** but noted that the houses on the South side of the site could have good passive solar qualities and shade one another for passive cooling. The change in orientation in the southern portion of the site allowed for a rich street frontage.

A. Brockett suggested that the applicant increase the amount of roof that could accommodate solar panels.

J. Putnam did not feel comfortable requesting a condition for solar requirements that might not be reasonably met.

Setback Modifications:

A. Brockett did not have any grave concerns with regard to the proposed setbacks. All of the modifications would be internal, would not affect the neighbors and would allow for the open

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space.

J. Putnam and **B. Bowen** agreed with **A. Brockett**.

B. Bowen liked the setback modifications because they would allow the development to depart from the typical suburban model and allow the front yards to become more garden-like.

C. Gray noted that the setback modifications would allow for pathways through the site. The success of the small side yards will depend on the placement and details of the windows.

Solar Access modifications:
S. Weaver was less concerned with the solar access modifications and more concerned with the solar site review criteria discussed earlier in the meeting.

A. Brockett did not like the solar access modifications as proposed because the taller third story developments shaded the neighbors. He did not see a benefit resulting from the modification. He would support these for increased density but not for increased square footage.

M. Young and **S. Weaver** agreed with **A. Brockett**.

S. Weaver noted that living spaces would be shaded. This could breach a site review criteria.

J. Putnam thought the three taller homes could have been justified as adding variety, but did not do so because they are placed side by side.

Site Review Criteria:
S. Weaver noted that there is a criterion stating that residential projects should assist the community in providing a variety of housing types and forms. He did not think that this proposal met that criterion.

A. Brockett thought that the three story homes fall short on the Site Review criteria.

Trash and Recycling Access
M. Young expressed concerns about the woonerf access for trash and recycling trucks. She would like for it to be functional.

J. Putnam would prefer a turnaround as opposed to opening the woonerf to Lee Hill Drive.

A. Brockett did not think that the woonderf would function as intended if connected to Lee Hill Drive. It is a step beyond an alley. He recommended taking trash receptacles to 8th or 10th Streets.

S. Weaver agreed with **A. Brockett** and noted that bears will still need to be addressed.

J. Putnam suggested that this be addressed in conditions.

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Summary:
A. Brockett commended the applicant for devising a well-designed, community-minded and creative solution to a difficult site. He thought the park was a good addition and that the application was approvable and workable with some conditions.

J. Putnam agreed with **A. Brockett**.

C. Gray agreed with **A. Brockett** but did not think that the park met the Site Review criteria. She thought the neighbors made a good case that the park should be larger and have a more outward focus.

S. Weaver thought the application was much improved but still did not entirely meet the Site Review criteria. He would like to see a greater variety of housing types, improved solar orientation, reduced shading, a lighting plan addressing security concerns, and more resolution of neighbor issues. He did not think that added conditions would resolve these big issues and suggested that the applicant consider a continuation.

M. Young would like for the applicant to address potential security issues in the park on the southeast corner of the site.

A. Brockett suggested that the applicant consider orienting windows toward the streets and park spaces for additional security.

B. Bowen did not think that the project provided much variety in housing styles and types or that it would be possible to achieve the solar orientation that **S. Weaver** requested. Though it could be improved, he did not feel the issues at hand warranted a continuation. He was comfortable with the setbacks and thought the proposal aligned with the NoBo Subcommunity Plan and Site Review criteria.

J. Putnam agreed with **B. Bowen**. He thought a continuance would fundamentally change the project.

M. Young thought that the project met the Site Review criteria by providing a transition to the existing neighborhood.

C. Gray would like to see more eyes on the park and did not think that lighting would help the situation. She thought the park configuration could create a problem for the neighborhood and missed an opportunity to serve the larger community. She was disappointed that there may not be on-site affordability and agreed with many of **S. Weaver's** comments regarding solar orientation.

B. Bowen suggested adding landscaping to Lee Hill Drive.

Motion:

On a motion by **A. Brockett**, seconded by **M. Young**, the Planning Board voted 5-1 (**C. Gray** in

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opposition and **L. May** absent) to approve Site Review #LUR2013-00033 incorporating this staff memorandum and the attached Site Review Criteria Checklist as findings of fact, and subject to the following recommended conditions of approval with the following modifications:

Condition 3.b. shall be revised to read: A **final site plan** and building elevations which illustrate the approved final site configuration and has been revised to show orientation of windows on buildings adjacent to the park in the south-east corner of the site towards the park creating transparency and activity at the pedestrian level and promoting a safe and vibrant pedestrian experience.

Add to Condition 3.f.: The final landscape plan shall be revised to increase the landscaping along Lee Hill Drive.

Condition 3.g. shall be revised to read: A **detailed lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981 and that in an energy conserving manner augments the safety and functionality of the open space in the south-east corner of the site.

A new Condition 7. shall be added reading: The Applicant shall provide a trash management plan for the project to minimize impacts to natural systems.

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

A. AMPS Guiding Principles

M. Winter asked for the board's input on the city's parking and access management strategies: guiding principles and areas of focus.

S. Weaver suggested that the language under Issues and Opportunities be changed to reflect that there are areas within the city that do not have a compact, high density mixed use development model.

J. Putnam requested that the plan ensure and enhance economic vitality and elevate it to a guiding principle. In Areas of Focus, encourage alternative modes of transportation such as benches, air for bike tiers, etc.

A. Brockett requested that the plan clearly state that its purpose is to discourage vehicle use. Consider the formation of new parking districts.

M. Young suggested that the plan provide incentives for shared parking in areas transitioning from suburban to urban character.

S. Weaver would like to assure that economic vitality is in check with the city's other sustainability goals.

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B. C. Ferro announced that Jessica Vaughn and Heidi Schum will be leaving the City.

C. City Council passed the Alcohol Land Use Code changes for the Hill area. **C. Ferro** will send a summary to the board.

D. **H. Pannewig** revised the Communication Guidelines per the board's comments.

6. DEBRIEF MEETING/CALENDAR CHECK

7. **ADJOURNMENT**

The Planning Board adjourned the meeting at 11:23 p.m.

APPROVED BY

_____

Board Chair

_____

DATE

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C I T Y O F B O U L D E R
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."*

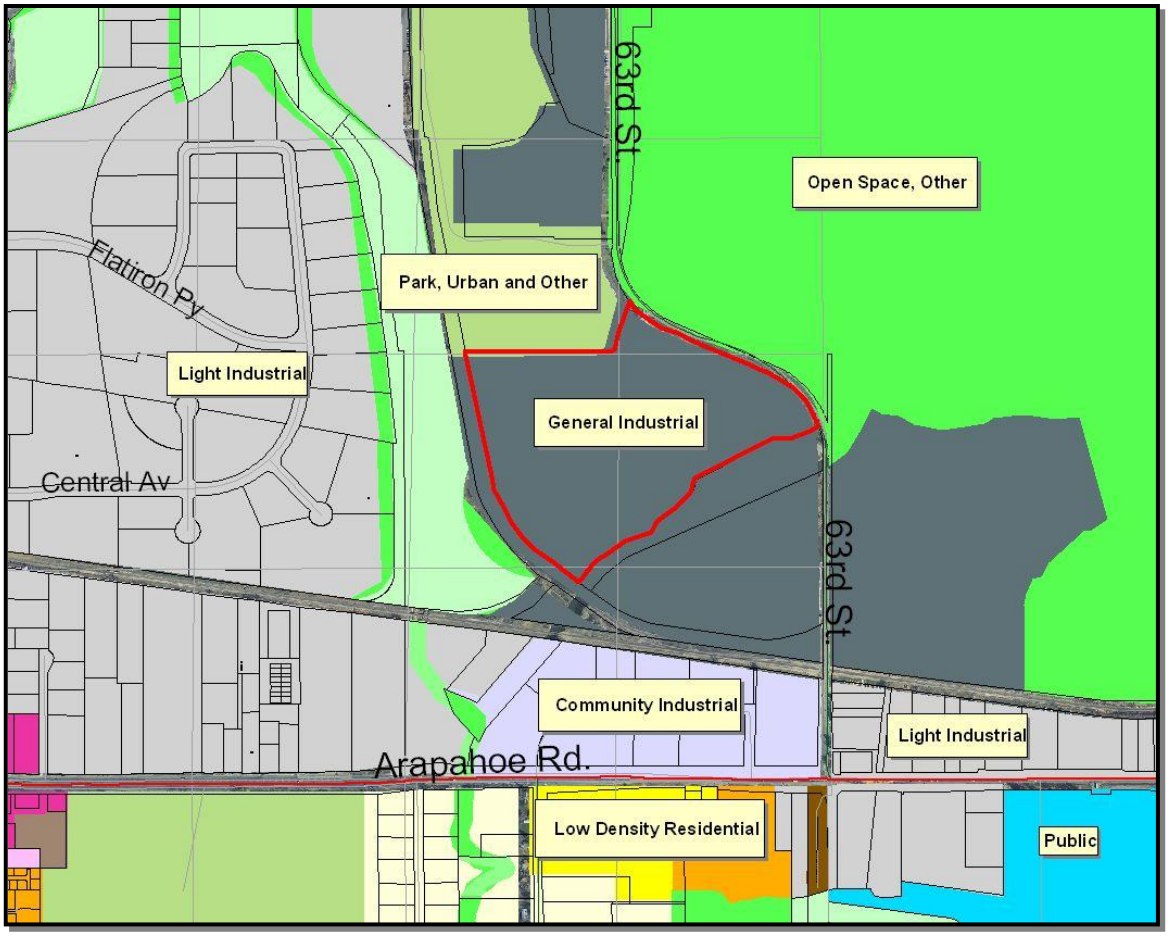


Figure 2: BVCP Land Use Designation

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.

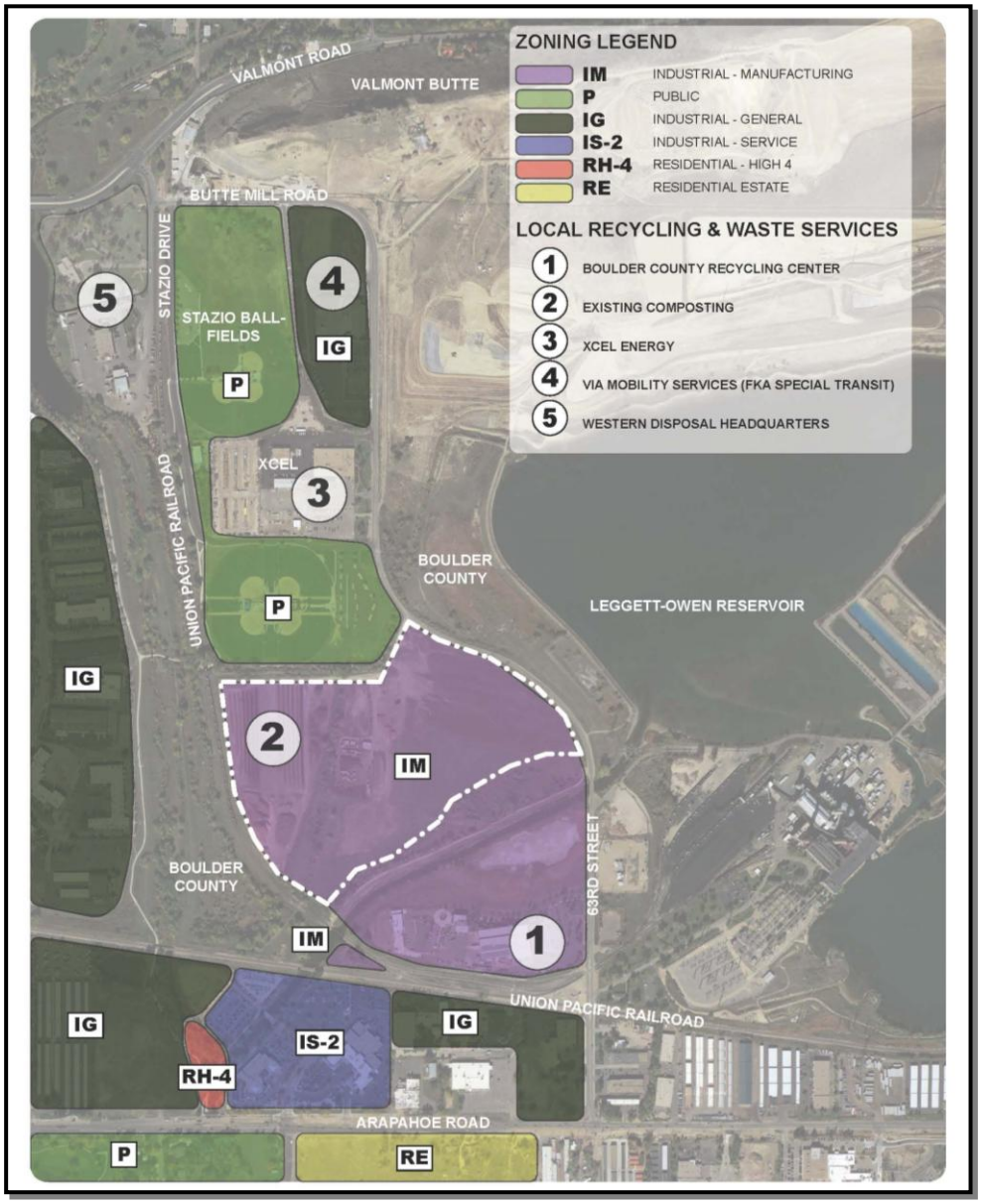


Figure 3: Zoning Map

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 potion 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:

David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENTS:

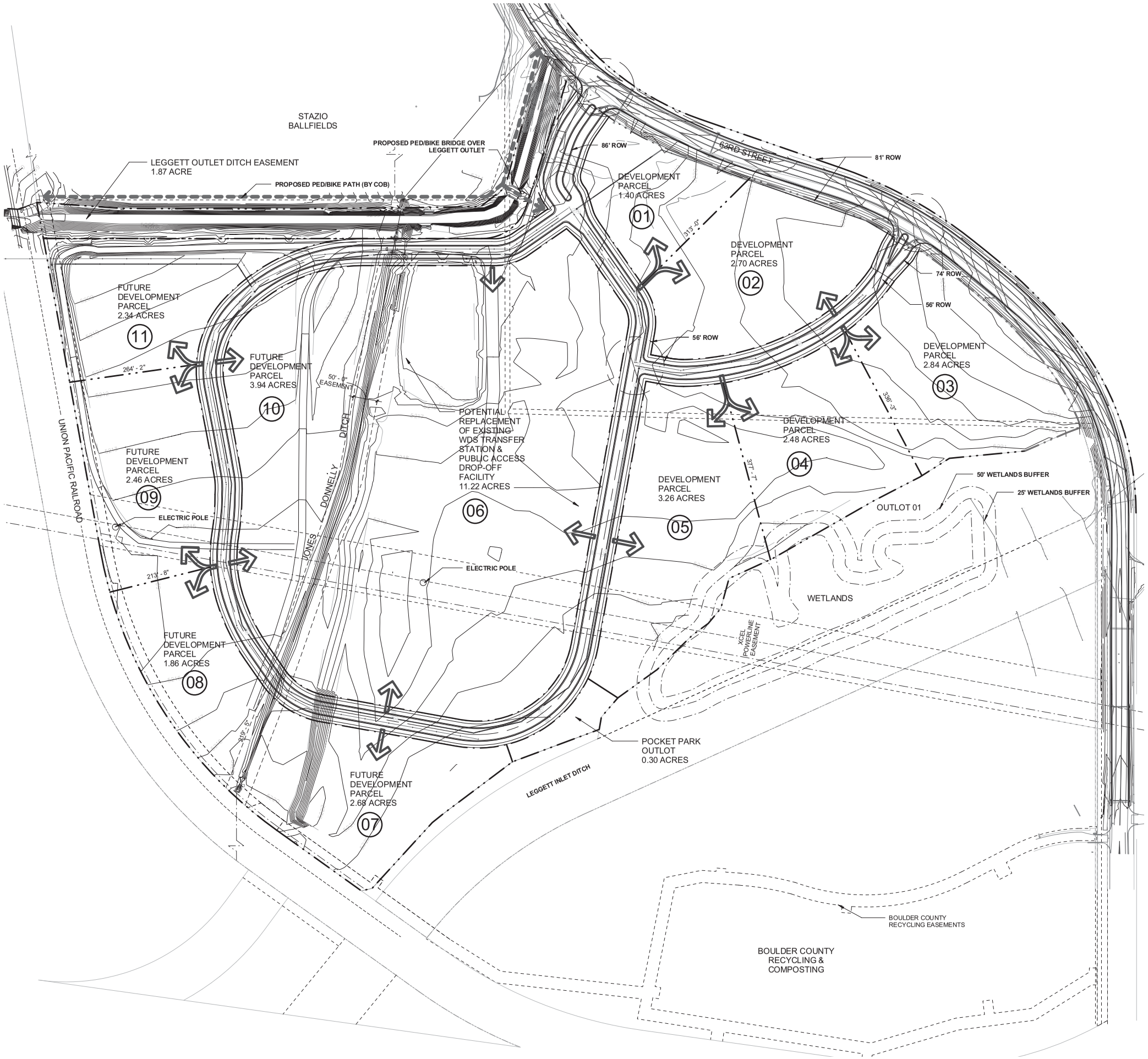
A: Concept Plan.

B: Development Review Committee (DRC) comments dated October 11, 2013.

OPPORTUNITIES & CONSTRAINTS **B**

WESTERN INDUSTRIAL PARK BOULDER, COLORADO

112057.00 • DESIGN GUIDELINES FIGURES • SEPTEMBER 2013



1 CONCEPTUAL SITE PLAN

1" = 100'-0"

0' 50' 100' 200' 400'

TRUE NORTH

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 FAR
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**	

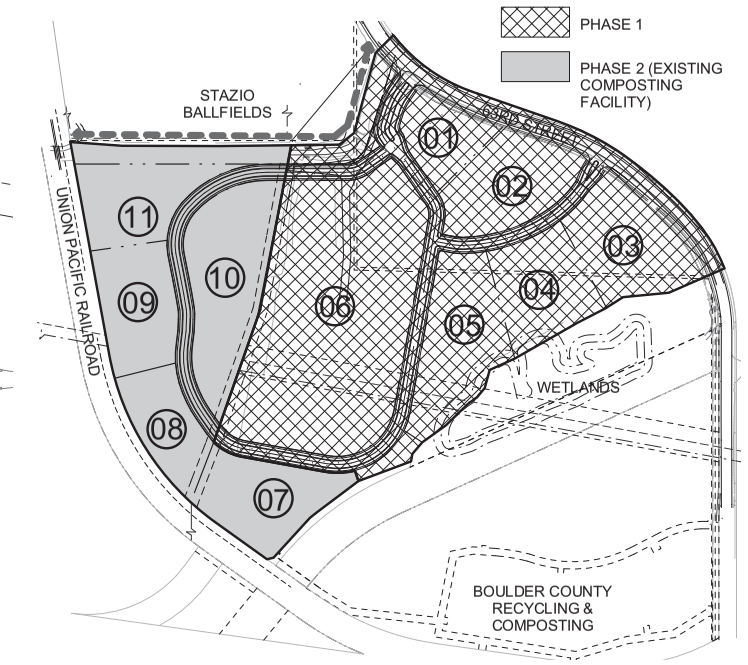
STREET SECTIONS

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

LEGEND

PHASE 1

PHASE 2 (EXISTING COMPOSTING FACILITY)



2 PHASING DIAGRAM

1" = 300'-0"

TRUE NORTH

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

WESTERN INDUSTRIAL PARK

2655 N. 63RD STREET
BOULDER, CO

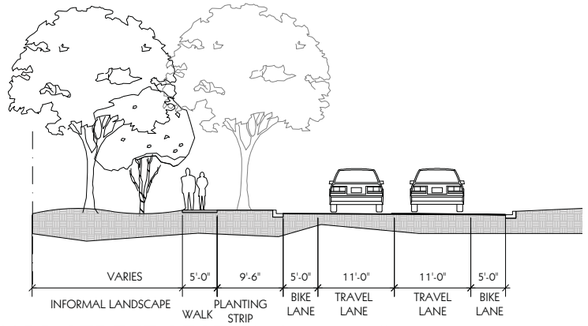
PROJ. NO. 112057.00
DRAWN: JA
CHECKED: NB
APPROVED: NB
DATE: 9/16/2013
REVISIONS

© OZ ARCHITECTURE

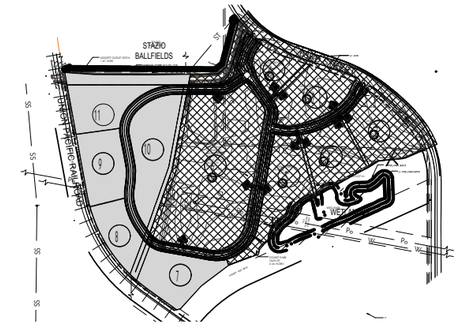
WESTERN INDUSTRIAL PARK
ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
CONCEPTUAL SITE PLAN

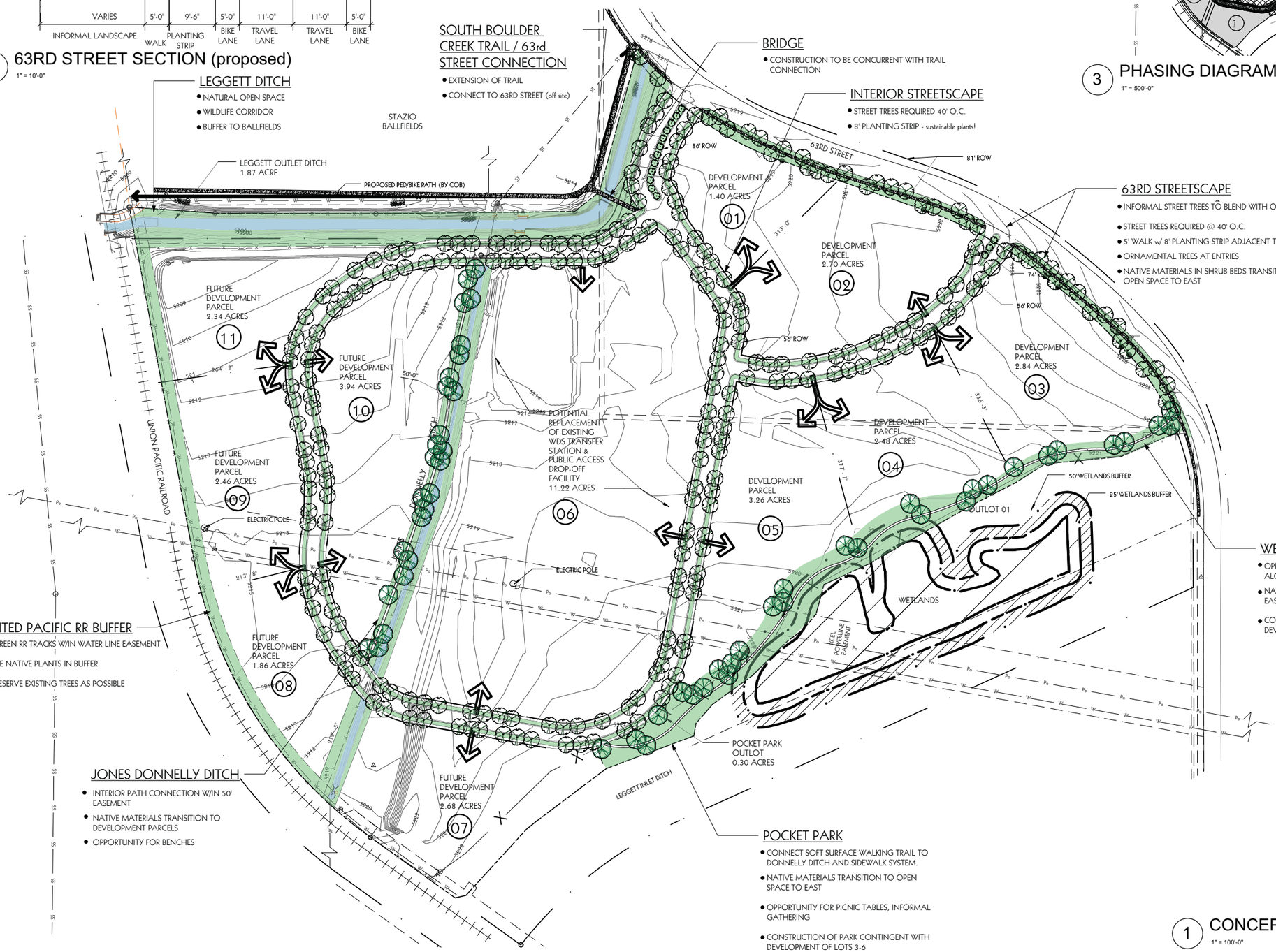
SCALE: As indicated
SHEET NUMBER
A1.00



2 63RD STREET SECTION (proposed)
1" = 10'-0"



3 PHASING DIAGRAM
1" = 500'-0"



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

OZ ARCHITECTURE
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

© OZ ARCHITECTURE

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

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:	**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 vanschaackc@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 potion 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.