

# The Alexan Flatirons

Concept Plan Review City Council Call- Up  
3600 Diagonal Hwy.

August 6, 2015

# Overview: Summary- Staff Analysis of Concept Plan

- Process
- Context
- Summary of Proposed Project
- Key Issues for Consideration:
  1. Consistency with the BVCP Land Use Designations
  2. Consistency with BVCP “Edge and Entryway” policy
  3. Proposed residential use consistency with BVCP Policies

# Concept Plan Review Purpose (§9-2-13 B.R.C. 1981)

Determine a general development plan, including:

- ✓ Land uses
- ✓ Arrangement of uses
- ✓ General circulation patterns
- ✓ Methods of encouraging alternative transportation
- ✓ General architectural characteristics
- ✓ Environmental preservation

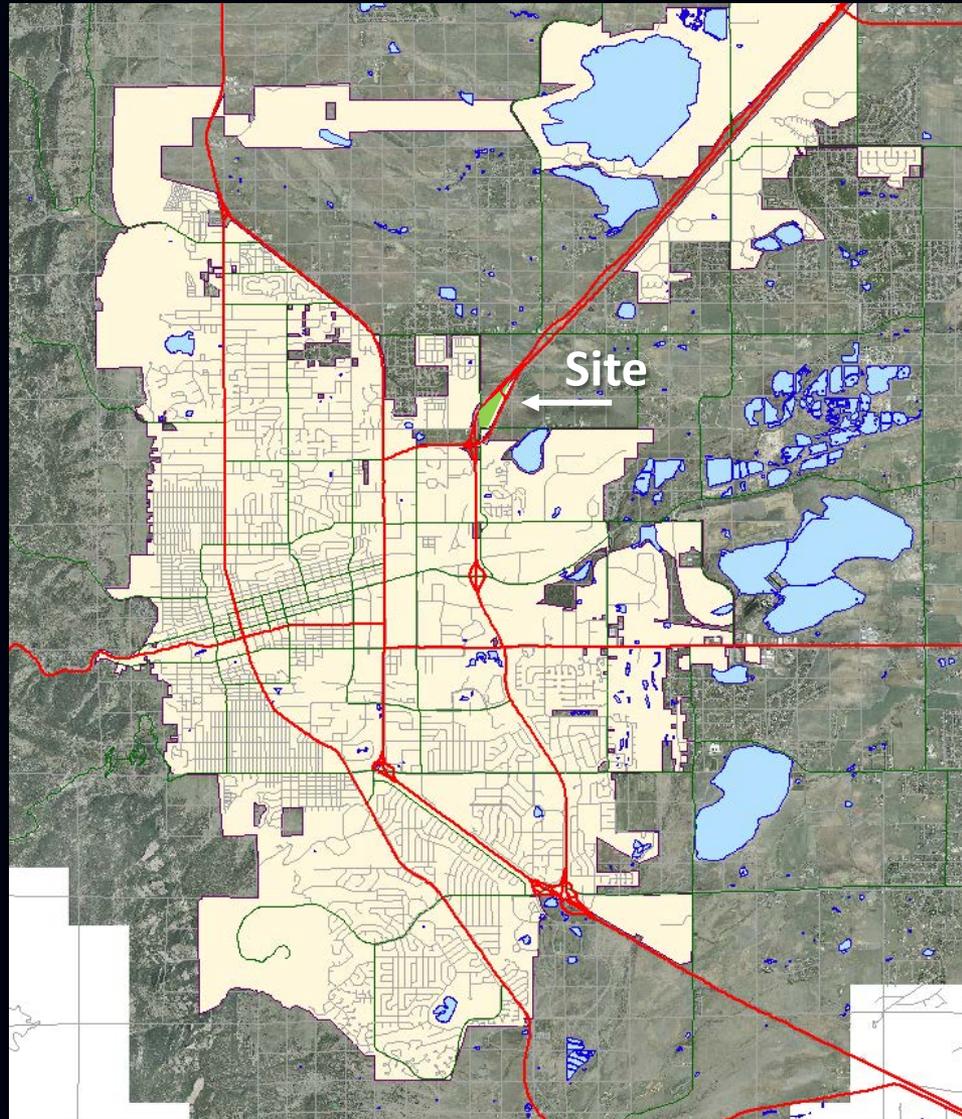
Intended to give the applicant comments from the public, city staff, Planning Board and City Council early in the process

No formal action: approval or denial on the application

# Process:

- **Public Notification:** sent to property owners within one-half mile
  - *16 comment letters received, two phone calls*
  - *Concerns: traffic, parking, appropriateness for residential*
- **Planning Board:** May 7, 2015
- **City Council Called Up Concept Plan:** June 2, 2015

# Site Location



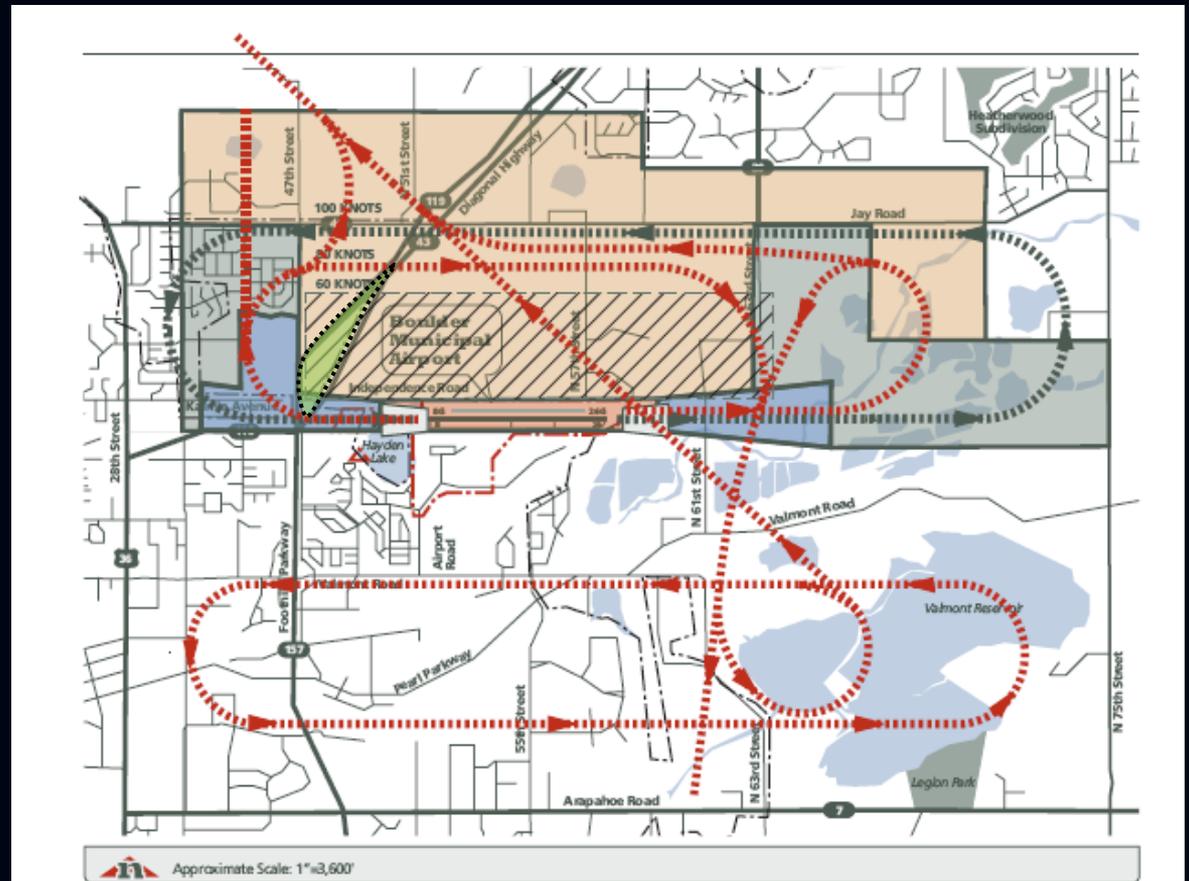
# Context: Site Location



# Context

## AIRPORT INFLUENCE OVERLAY ZONE

“...providing for certain land development controls on the area surrounding the airport which may be affected by aircraft accidents and by noise, vibrations, fumes, dust, smoke, fuel particles and other annoyances and influences from airport operations.”



**Airport Influence Overlay Zone Map with Flight Tracks**

- |               |                               |
|---------------|-------------------------------|
| Zoning Area 1 | Gliders                       |
| Zoning Area 2 | Powered Aircraft Flight Track |
| Zoning Area 3 | Glider/Tow Plane Flight Track |
| Zoning Area 4 | Helicopter Traffic            |
| City Boundary | Runway Protection Zone        |

**Boulder Municipal Airport**  
**Airport Master Plan Update**



Hwy 119

Diagonal

47<sup>th</sup> St.

Kalmia Avenue

Diagonal Hwy

Independence Road

Diagonal Hwy 119

Foothills

BNSF Railroad

Boulder Municipal Airport



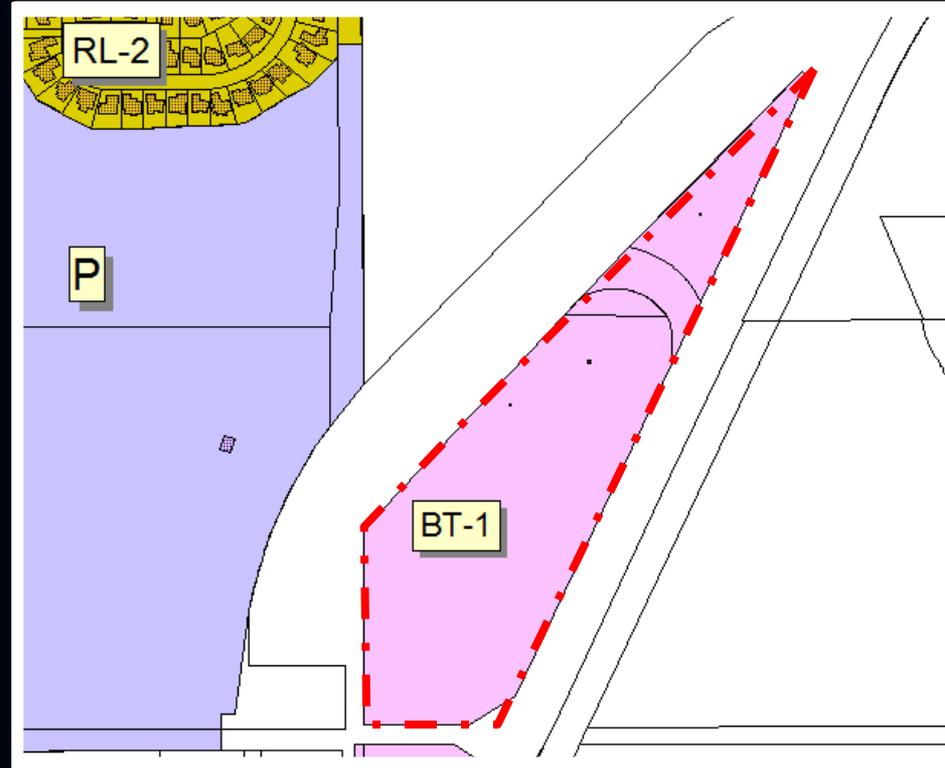
# BVCP Land Use



## TRANSITIONAL BUSINESS:

“along certain major streets of the valley. These are areas usually zoned for less intensive business uses than in the General Business areas, and they often provide a transition to residential areas.”

# Zoning



# Existing Site: Photos



Parking for Pleasant View  
Soccer Fields

Four Mile Creek  
Residential

Fourmile Canyon Creek

Foothills Expressway/ Hwy 119

Hwy 119

Independence Road

Office/Commercial  
54,000 square feet

Market Rate Residential : 295 Units  
2 Bedroom: 88  
1 Bedroom: 177  
Studio: 30

Affordable Rate: 82 Units  
2 Bedroom: 19  
1 Bedroom: 63



# Proposed Concept



# Key Issue1: BVCP Land Use Consistency

## TRANSITIONAL BUSINESS:

“Along certain major streets...These are areas usually zoned for **less intensive business uses than in the General Business areas**, and they often provide a **transition to residential areas.**”



Parking for Pleasant View  
Soccer Fields

Four Mile Creek  
Residential

Fourmile Canyon Creek

Foothills Expressway / Hwy 119

Hwy 119

Independence Road



# Key Issue 2: City Edge/Entryway Design Considerations

## 2.05 Design of Community Edges and Entryways

Well-defined edges and entryways for the city are important because they support an understanding and appreciation of the city's image, emphasize and preserve its natural setting, and create a clear sense of arrival and departure. Natural features are most effective as edges, but public open land, major roadways or heavy tree planting can also function as community edges. **As new areas are developed, the definition of a community edge will be a design priority. Major entryways into the Boulder Valley will be identified, protected and enhanced.**

# Key Issue 2: City Edge/Entryway Design Considerations



Concept Plan Site

# Key Issue 3: Residential Use and BVCP Policies

## 1.19 Jobs:Housing Balance

Boulder is a major employment center, with more jobs than housing for people who work here. This has resulted in both positive and negative impacts including economic prosperity, significant in-commuting, and high demand on existing housing. The city will continue to be a major employment center and will seek opportunities to improve the balance of jobs and housing while maintaining a healthy economy. This will be accomplished by encouraging new housing and mixed use neighborhoods in areas close to where people work, encouraging transit-oriented development in appropriate locations, preserving service commercial uses, converting industrial uses to residential uses in appropriate locations, improving regional transportation alternatives and mitigating the impacts of traffic congestion.

# Key Issue 3: Residential Use and BVCP Policies



# Key Issue 3: Residential Use and BVCP Policies







Kalmia Avenue

47th St.

Diagonal

Hwy 119

Diagonal Hwy

Independence Road

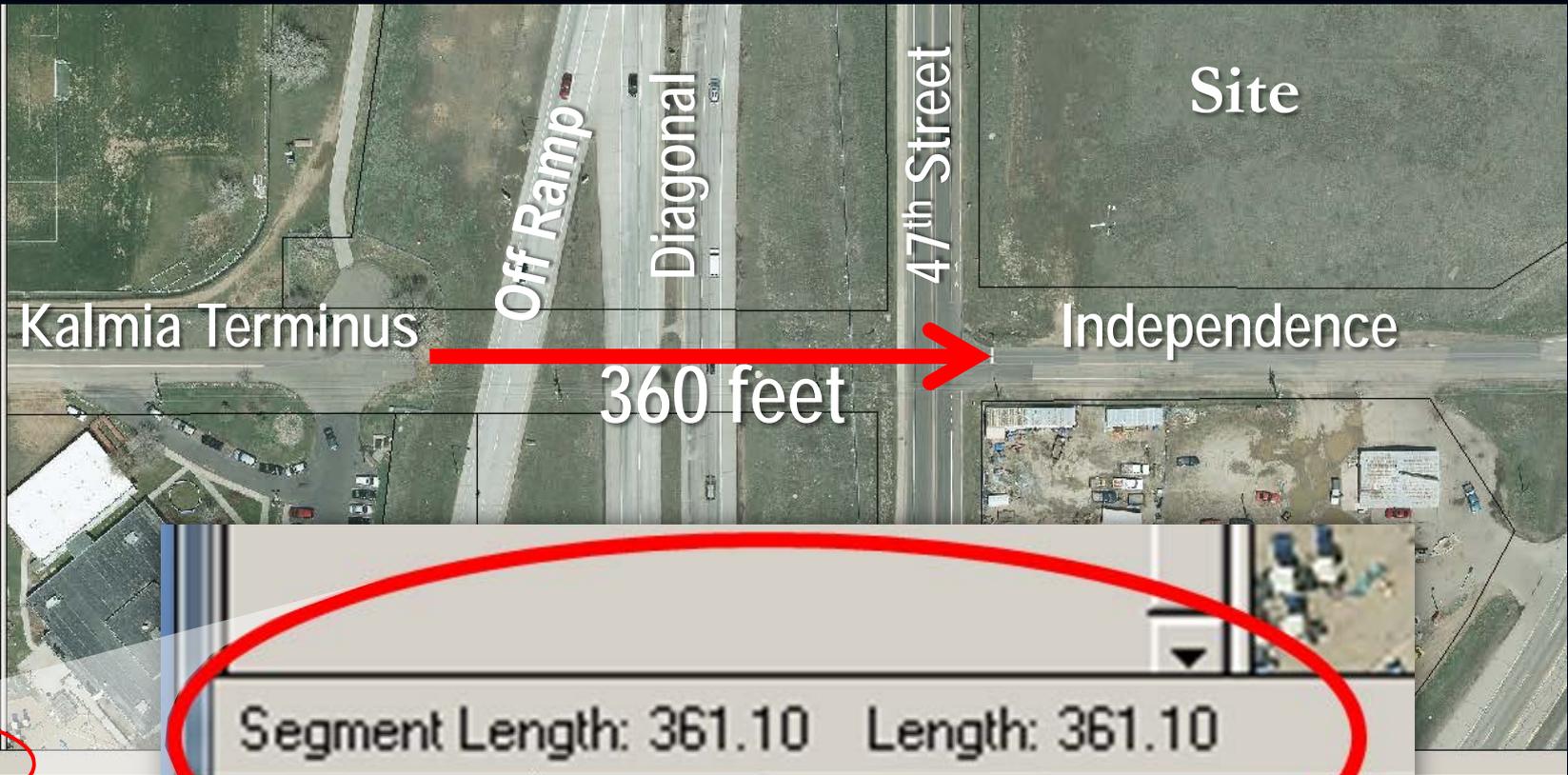
Diagonal Hwy 119

BNSF Railroad



- Survey Polygons
- 
- Ownership Parcels
- 
- 2013 Color Aerial
- Lakes
- City Limits

Segment Length: 361.10 Length: 361.10



# Conclusion

- Transit
- Services
- Ped. and Bike Facilities
- Vehicular Access
- Safety Impacts
- Noise Impacts
- Air Quality Impacts

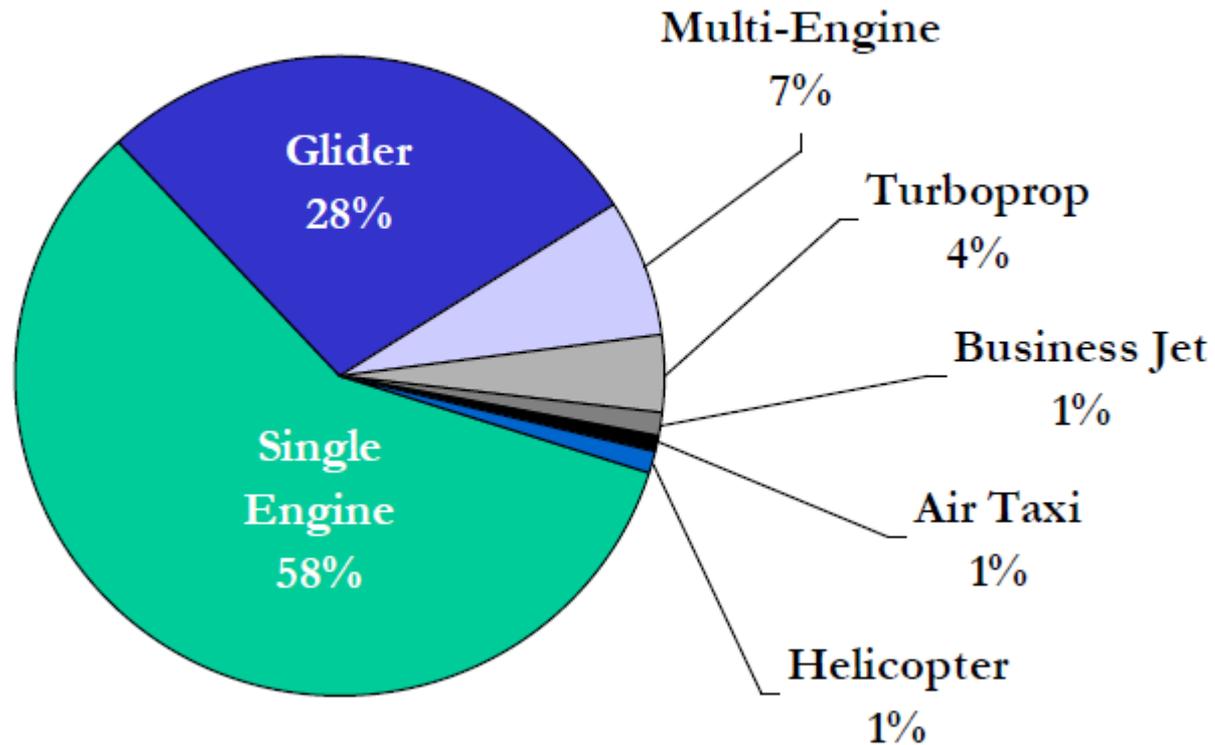


**Questions of Staff?**

# Key Issues

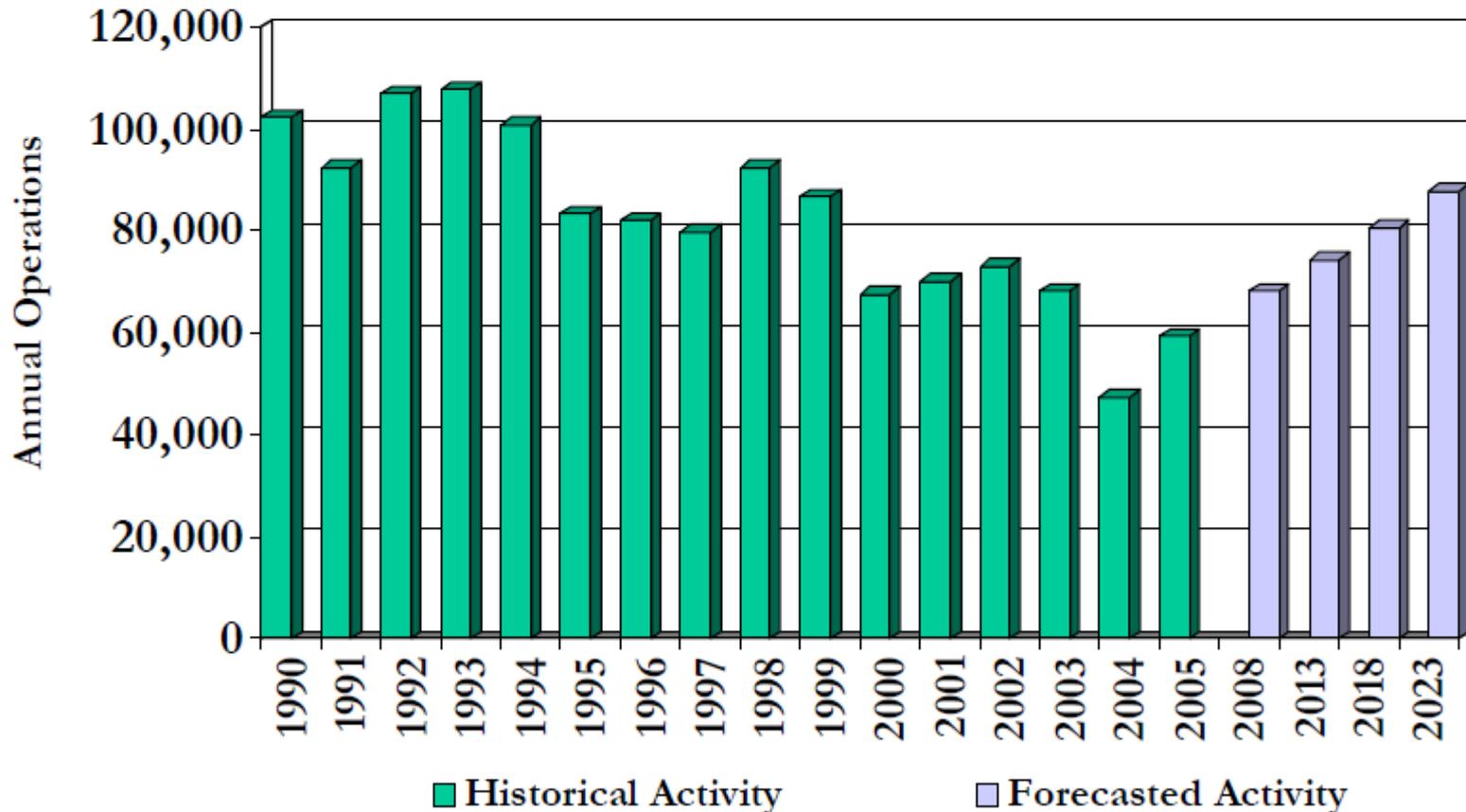
1. Consistency with the BVCP Land Use Designations;
2. Concept Plan consistency with “Edge and Entryway” Policies; and
3. Consistent of proposed residential use with BVCP Policies;

## Types of Aircraft Using BMA



As estimated by airport administration and fixed based operators.

## Historical and Forecasted Activity



Data compiled from airport's acoustic counter.



**APPENDIX F AVIGATION EASEMENT**

WHEREAS, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, hereinafter called the "Grantors," are the owners in fee simple of that certain parcel of land situated in the County of Boulder, State of Colorado, described in Attachment A, attached hereto and incorporated herein by this reference, hereinafter called "Grantors' Property;" and WHEREAS, as a condition to the granting of annexation/a development permit, the City of Boulder has required the dedication of this Avigation Easement, in order to place all subsequent purchasers on notice of the servitude for the passage of aircraft over Grantors' Property now existing and hereinafter established, as set forth herein;

NOW, THEREFORE, in consideration of good and valuable consideration, the receipt of which is hereby acknowledged, and in consideration for the granting of such annexation/development permit, the Grantors, for themselves, their heirs, administrators, executors, successors, and assigns, hereby grant, bargain, sell, and convey unto the City of Boulder, hereinafter called the "Grantee," its successors and assigns, for the use and benefit of the public, an easement relating to the City of Boulder Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device now known or hereafter invented, used, or designed for navigation of or flight in the air) in the airspace above Grantors' Property to an infinite height, together with the right to cause such noise, vibrations, fumes, dust, smoke, fuel particles, and all other annoyances and influences that may be caused by the operation of aircraft landing at or taking off from or operating at or on the City of Boulder Airport;

AND Grantors hereby waive, remise, and release any right or cause of action which they now have or which they may in the future possess against Grantee, its successors and assigns, due to such effects;

TO HAVE AND TO HOLD said easement and all rights appertaining thereto unto the Grantee, its successors and assigns, until the City of Boulder Airport shall cease to be used for airport purposes;

AND for the consideration hereinabove set forth, the Grantors, for themselves, their heirs, their personal representatives, successors and assigns, hereby agree that for and during the term of this easement they will not hereafter use or permit or suffer the use of Grantors' Property in such a manner as to create electrical interference with navigational signals or radio communications at the City of Boulder Airport and aircraft, or which mimics airport lights, or which results in glare affecting aircraft using the City of Boulder Airport, or which otherwise endangers the landing, take-off, and passage of aircraft in the vicinity of the Grantors' Property.

It is expressly understood and agreed that all covenants and agreements contained in this Avigation Easement shall run with the land and be fully binding upon all heirs, administrators, executors, successors and assigns of the Grantors.

This Avigation Easement may be enforced by any party having any interest in its terms, but no liability may be premised on any failure to enforce any term hereof.

This Avigation Easement may be signed in counterpart copies, each of which shall be fully binding on the party or parties executing the same, as if all signatories had signed a single copy.

IN WITNESS WHEREOF, the Grantors have executed this Avigation Easement as of this day of , 20 .

GRANTORS:

\_\_\_\_\_

\_\_\_\_\_

STATE OF COLORADO )

) ss.

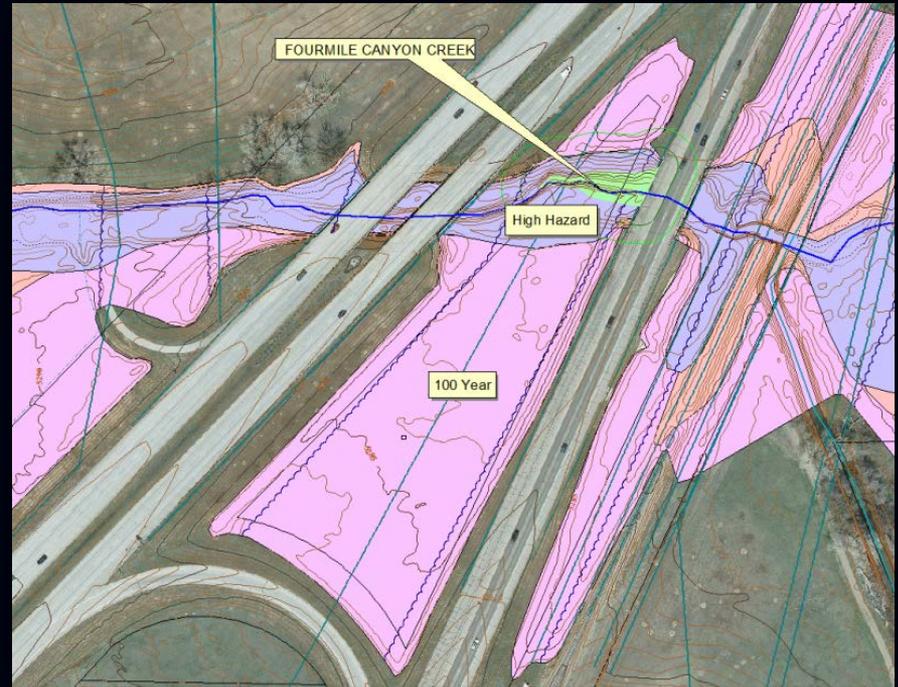
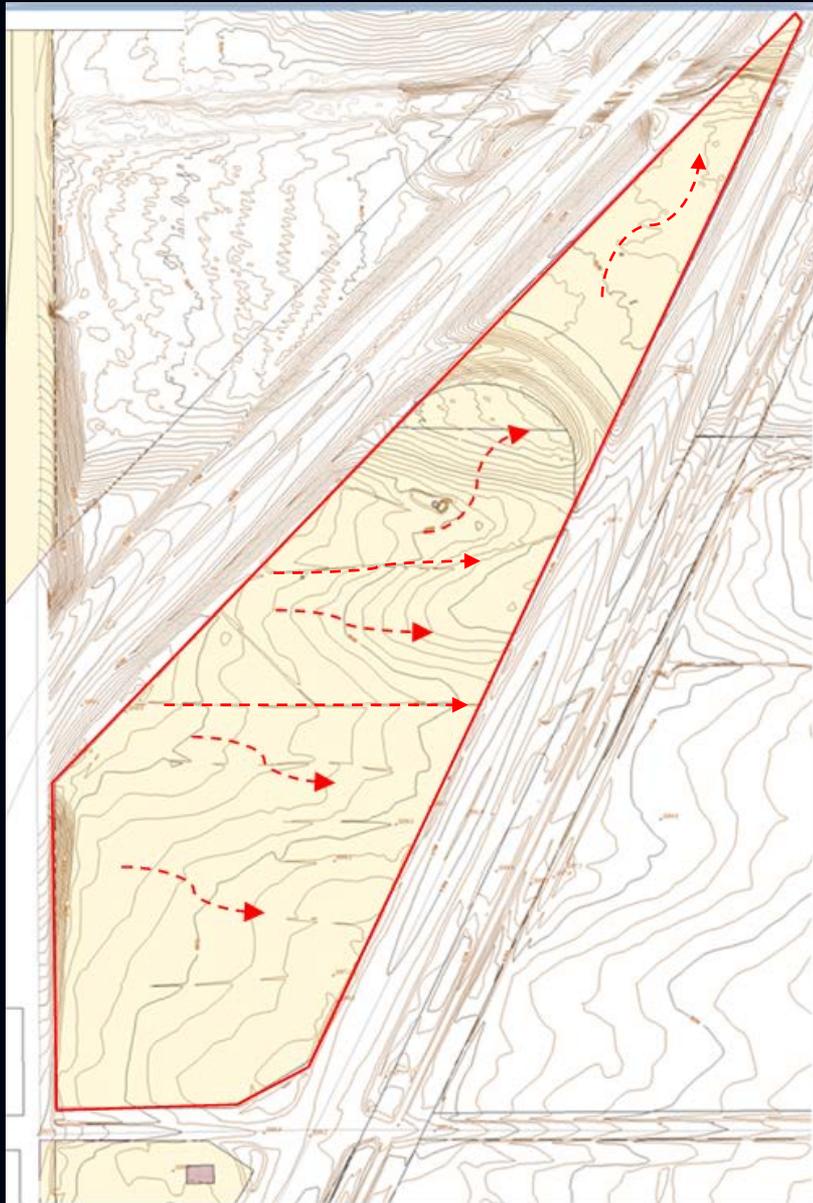
COUNTY OF BOULDER )

The foregoing Avigation Easement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by \_\_\_\_\_.

Notary Public

My commission expires: \_\_\_\_\_

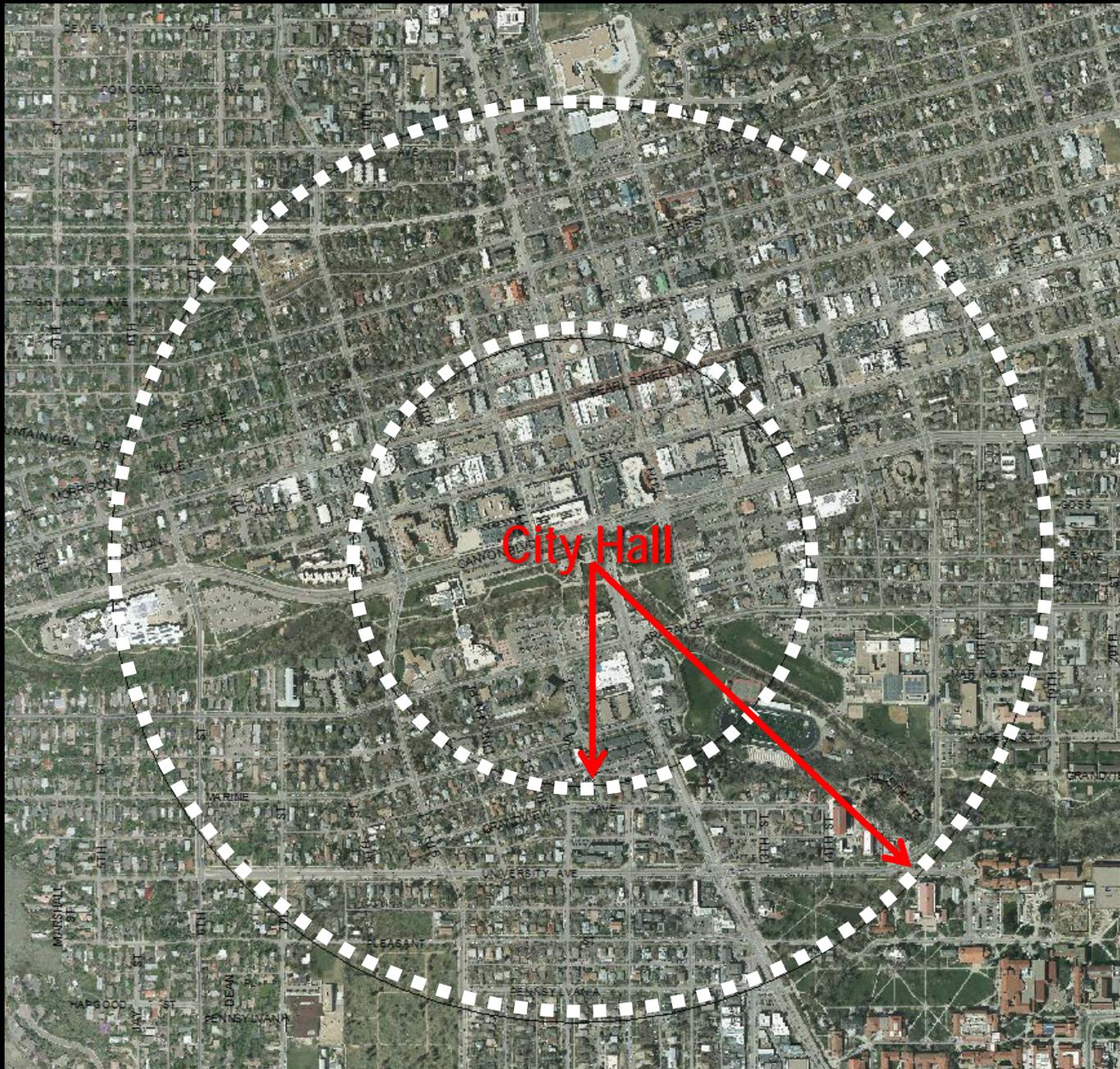
# Existing Site: Topography and Floodplain





THE MCKENZIE OIL WELL NEAR BOULDER COLO. 1902.  
DERRICK AVERAGE IN HEIGHT FROM 76 TO 80 FT. 20 FT. AT BASE.

L. STURTT VAHT.



City Hall





