



TO: Members of City Council

FROM: Danielle Sears, City Clerk's Office

DATE: October 20th, 2015

SUBJECT: Information Packet

1. CALL UPS

- A. Concept Plan Review 2801 Jay Rd. (LUR2015-00074)
- B. Concept Plan Review 3303 Broadway (LUR2015-00058)
- C. Landmark Alteration Certificate proposal for the construction of a 405 sq. ft. addition to the main house, to modify the fenestration on the south (rear) elevation, and to construct a new 280 sq. ft. free-standing, one-car garage at the landmarked Hannah Barker House at 800 Arapahoe Avenue, per Section 9-11-18 of the Boulder Revised Code 1981 (HIS2015-00232). This Landmark Alteration Certificate is subject to City Council call-up no later than October 20, 2015.
- D. Landmark Alteration Certificate proposing the removal of outdoor seating at the landmark Glen Huntington Band Shell in Central Park per Section 9-11-18 of the Boulder Revised Code, 1981 (HIS2015-00237). This Landmark Alteration Certificate is subject to City Council call-up no later than October 20, 2015.
- E. Naming of Washington School Park

2. INFORMATION ITEMS

- A. Boulder's Energy Future: Transition Plan and Budget Update
- B. Housing and Community Development Program Funding Allocations, including Affordable Housing Fund, Community Housing Assistance Program, and Community Development Block Grant

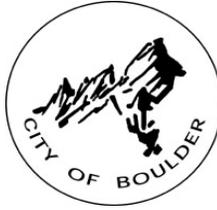
3. BOARDS & COMMISSIONS

- A. Boulder Design Advisory Board—July 15th, 2015
- B. Boulder Design Advisory Board—July 29th, 2015
- C. Environmental Advisory Board—September 2nd, 2015
- D. Library Commission—August 5th, 2015
- E. Planning Board—July 16th, 2015
- F. Planning Board—August 27th, 2015

- G. Planning Board—September 2nd, 2015
- H. Planning Board—September 3rd, 2015
- I. Planning Board—September 17th, 2015
- J. Transportation Advisory Board—August 10th, 2015

4. DECLARATIONS

None.



INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager
David Driskell, Executive Director of Housing, Planning & Sustainability
Susan Richstone, Deputy Director of Housing, Planning & Sustainability
Charles Ferro, Development Review Manager
Sloane Walbert, Planner I

Date: October 20, 2015

Subject: Call-Up Item: Concept Plan Review 2801 Jay Rd. (LUR2015-00074)

EXECUTIVE SUMMARY

On October 1, 2015, the Planning Board reviewed and commented on a Concept Plan application to redevelop the property located at 2801 Jay Rd. with a multi-family residential development consisting of 94 units in eight buildings. The development is proposed as a receiving site to accommodate required affordable housing from a companion development at 3303 Broadway. The applicant seeks to annex the property to the city with Residential - Mixed 2 (RMX-2) zoning and amend the Boulder Valley Comprehensive Plan (BVCP) land use designation from Public to High Density Residential

City Council may vote to call-up the Concept Plan to review and discuss within 30 days of the Planning Board hearing. The call up period concludes on **November 2, 2015** (the end of the 30-day call up period falls on a weekend and so is extended to the following Monday). There are two City Council meetings within this period for call-up consideration, on October 6 and 20, 2015. The staff memorandum to Planning Board, minutes, meeting audio, and other related background materials are on the city website for Planning Board, available [here](#) (Follow the links: *2015 → 10 OCT → 10.01.2015 → 10.01.2015 PB Packet*). The draft minutes from the Planning Board hearing are provided in **Attachment A** and the Concept Plan submittal package is provided in **Attachment B**.

At the Planning Board hearing, there was significant public comment on the application. In addition, a large number of written comments had been received previously and are included with the staff memorandum to the Planning Board. At the meeting, 14 residents spoke in opposition to the project and one spoke in support of the proposal. The general themes of public comment made at the meeting have been summarized on the following page.

In Opposition:

- Housing – Affordable units should not be segregated on the outskirts of the city without access to services.
- Connectivity – There is no safe walking access to/from the site, especially along Jay Rd., and no reliable transit choice.
- Compatibility – Proposal is inconsistent with character of the neighborhood. Does not preserve the natural setting and block view sheds.
- Infrastructure – Extensive transportation improvements and sewer extension are necessary.
- Density – Proposal includes too many units and square footage and is too intense to be compatible with the surrounding neighborhood. Density is out of proportion.
- Traffic and Access – Jay Rd. is heavily trafficked and congested. The intersection of Jay Rd. and 28th St./U.S. 36 is dangerous and very accident-prone (both automobile and bicycle). A large number of special events along Jay Road contribute to these issues.
- Land Use – Proposed zoning and land use designation are not appropriate.
- Gateway – The property is a gateway site to the city. Proposal does not represent a gateway design and the development blocks views of foothills from Jay Rd.
- Parking – There is no consideration of overflow parking from residents in proposed development.
- Public Process and Participation – The neighborhood was not given appropriate notice and there has been no outreach. Need a thoughtful planning process. The development is premature because service expansion has not been approved. A vision for the property needs to be part of the larger BVCP update. Approval of this development sets a negative precedent.
- Proposal represents unnecessary sprawl.

In Support:

A representative of the property owner, the Colorado District of the Church of the Nazarene, spoke in support of the proposal. The development would provide family affordable housing and represents an attractive design.

The majority of the Board recommended that development should be at a lower intensity to be compatible with the surrounding area. Some members expressed concern that the proposal is inconsistent with BVCP goals and objectives. A vision for the property should be developed through the upcoming BVCP update. There was some interest in converting the location from Area II to an Area III in the BVCP.

Consistent with section 9-2-13(a)(2), B.R.C. 1981 City Council has the opportunity to call up the application to review and comment on the concept plan within a 30-day call up period, which expires on **November 2, 2015**.

ATTACHMENTS

- A. Draft October 1, 2015 Planning Board Minutes
- B. Concept Plan Submittal

**CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
October 1, 2015
1777 Broadway, Council Chambers**

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

PLANNING BOARD MEMBERS PRESENT:

Aaron Brockett, Chair
Bryan Bowen
John Putnam
Leonard May
Liz Payton
Crystal Gray

PLANNING BOARD MEMBERS ABSENT:

John Gerstle

STAFF PRESENT:

Charles Ferro, Development Review Manager
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Assistant III
Sloane Walbert, Planner I
David Thompson, Transportation Engineer
Beth Roberts, Housing Planner
Jessica Stevens, Civil Engineer II

1. CALL TO ORDER

Chair, **A. Brockett**, declared a quorum at 6:04 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **L. Payton** and seconded by **J. Putnam** the Planning Board voted 6-0 (**J. Gerstle** absent) to approve the July 16, August 6, August 20, August 27, September 2, September 3, and September 17, 2015 minutes as amended.

3. PUBLIC PARTICIPATION

No one spoke.

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

A. Informational Item: TECHNICAL DOCUMENT REVIEW: Final Plat for the elimination of the lot line between Lot 6A and Lot 7A of West Rose Hill Replat A to create one lot addressed 927 7th Street. The project site is split-zoned Residential - Low 1

(RL-1) and Residential - Estate (RE). Case no. TEC2015-00028.

- B.** Call Up Items: Eben Fine Park rehabilitation and enhancement
Floodplain Development Permit (LUR2015-00077)
Wetland Permit (LUR2015-00078)

None of the items were called up.

5. PUBLIC HEARING ITEMS

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

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

Staff Presentation:

- C. Ferro** introduced the item.
- S. Walbert** presented the item to the Board.

Board Questions:

- S. Walbert** answered questions from the Board.

Applicant Presentation:

Margaret Freund, with **Fulton Hill Properties, 3139 7th St.**, the applicant, and **J. V. DeSousa**, with **J.V. DeSousa, LLC, 2510 47th St.**, the architect, presented the item to the Board.

Board Questions:

S. Walbert, C. Ferro, H. Pannewig, M. Freund and **J. DeSousa**, answered questions from the Board.

Public Hearing:

1. **David Rose, 4134 Stone Pl.**, spoke in opposition to the project.
2. **Maureen Taylor, 4382 Apple Way**, spoke in opposition to the project.
3. **Robyn Kube, 4160 Amber Pl.**, spoke in opposition to the project.
4. **Will LeBoeuf, 2994 23rd St.** spoke in support to the project.
5. **Greg Smith, 1501 Upland Ave.** spoke in support to the project.
6. **Joe Gibbs, 2010 18th St.**, spoke in support to the project.
7. **Bob Crifasi, 3257 Hawthorn Hallow**, spoke in opposition to the project.
8. **Mark Bloomfield, 1720 15th St.**, spoke in support to the project.

9. **Bill Williams, 3320 N. Broadway** spoke in opposition to the project.
10. **Tommy Stover, 3310 Broadway St.,** spoke in opposition to the project.
11. **Tim Ryan, 497 Kalmia Ave.,** spoke in support to the project.
12. **Amy Webb, 1032 Hawthorn,** spoke in opposition to the project.
13. **Robert Webb, 1032 Hawthorn Ave.,** spoke in opposition to the project.
14. **Judy Nogg, 1182 Juniper Ave.,** spoke in opposition to the project.
15. **Bill Myeus, with Mental Health Partners, 1333 Iris, Ave.,** spoke in support to the project.
16. **Janine Malcolm, 3346 Hickok Pl.,** spoke in support to the project.
17. **Rich Schmelzer, 1080 Juniper Ave.,** spoke in opposition to the project.
18. **Lisa Jo Landsberg, 2320 Balsam Dr.,** spoke in support to the project.
19. **Peter Mayer, 1339 Hawthorne,** spoke in opposition to the project.
20. **Kevin Gross, 2320 Balsam Dr.,** spoke in support / opposition to the project.
21. **Evan Manee, 3393 O'Neal Pkwy.,** spoke in support to the project.
22. **Eric Budd, 3025 Broadway, St., #38,** spoke in support to the project.

Board Comments:

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

- All Board members agreed with the staff's analysis.
- **J. Putnam** stated that there is a lot to like in the Concept Plan but it presents some real challenges. This is a good site for residential use. It would be a challenge to find a public use for this location. He likes the mixed use components with commercial amenities in the plan. The micro units are also helpful and useful. It is important to note that there would be no surface parking with this project. He also appreciates the 3rd floor setback. The city needs more affordable housing. However, his concern is that it may not be the right location for the proposed development. Proposed density is too high. The plan's lack of affordable housing on-site and the provision of required affordable units off-site are not in tune with the current Comp Plan update. He felt that this building would stand out awkwardly due to the density in this location. This area is not an area of change, but a place of greater stability. The neighboring context must be taken into consideration.
- **L. Payton** supports staff's conclusions and agrees with the Comp Plan criteria that staff highlighted. In regards to traffic congestion, she visited the site and recognized the traffic issues. The lines for the hug-n-go for the school will not go away and there will be a lot of cars along Hawthorn Ave. into the future. This is a good site for residential, such as family housing. In addition, she added that she was not sure what would fit in that area with an RH-3 zoning. In her opinion, she did not think it was a good spot for commercial; it should be strictly residential. She is sympathetic to those that are in need of affordable housing. Finally, in her opinion, this location may no longer be good for public use since the city purchased the hospital site.

- **A. Brockett** stated that there is a real need for housing of different kinds for families and younger people and this project could provide some of that. This is an appropriate site for some kind of attached housing. He stated that he supports the mixed use aspect of the proposed plan. Transit access is good for the proposed location. The primary issue is the proposed density of the site. The applicant is proposing the most intense residential zone in the city. He does not believe the highest density zone can be proposed in a place where walking is not an option. Walkability is a key piece of density. Compatibility with the neighborhood is lacking. Something more of a mixed or medium density project would be better. Would like to see mixed incomes and families as well. He stated that he would like to see a project with less density and to have more quality open space which is lacking. If more density is proposed at this location, he urged the applicant to look at aggressive transportation management strategies.
- **B. Bowen** agreed with the previous comments. When he looks at the volume, scale and mass of the project, he does not have any concerns. He likes how the project is proposing to carve up the volume to make smaller units. Affordability is important and this can be achieved with smaller units. He stated that he likes how Broadway is evolving and creating a nice street frontage. He would like to see this happen all along the Broadway corridor. Perhaps this could be done by changing land use designations all along Broadway. He stated that there is an issue in the city with providing enough affordable housing. He agrees with the idea of placing micro units along the corridor and there needs to be a more diverse spread of unit mix. He stated that is appropriate to have a mix of apartments and family oriented units. His concern focused on the number of cars, not the number of people in that location. He stated he would be more in favor of the Concept Plan if the parking were reduced to offering half a parking stall, rather than 2 per unit, for example. Architecturally, the site plan is well resolved. The arrangement of uses makes sense and he likes mix of uses. The coffee shop is great idea and good to include. He proposed the next step would be to find the right zoning to accommodate the project.
- **L. May** stated that he generally agrees with the previous comments and staff. He stated that the mixed use is good idea in this location and high density housing is appropriate. He doesn't agree with the review process in general, not specific to this project. He stated that these types of decisions need to be resolved at the comprehensive level through the BVCP. A vision for Broadway needs to be developed with heavy engagement with the neighborhoods. That, in turn, will give a predictable path to the neighborhoods and developers for what may happen in the future. **L. May** stated that he would like to see this addressed at the Comp Plan update generally for the Broadway corridor, and then have the applicants come back with a proposal that fits the new vision. Currently this Concept Plan does not comply with the Comp Plan, however if the Comp Plan is revised, it may comply.
- **C. Gray** agrees with **L. May's** comments regarding the Comp Plan and looking at it from a comprehensive standpoint. The zoning proposal is incompatible with the surrounding residential area. The type of zoning **C. Gray** sees as more compatible for this area would be more of a product for families to serve in-commuters (i.e. a single-family residence,

townhome or duplex). This plan needs to be attractive to families since the proximity is close to school. In regards to affordable units in the community, inclusionary zone requirements should be met on-site by all projects. However, the Planning Board does not know what the developers' final requirements will be for that project until the permit is picked up. In regards to the open space issue, she stated that the city's open space and growth management policies have put pressure on housing; however, it has created a compact community that has allowed the city to develop a good transportation system, etc. Another thing that has put pressure on development is the growing university. We must work with them to house students, faculty and staff. In terms of this Concept Plan, the Public zoning is not compatible with the proposed project, but it is compatible with residential, public and non-profit use.

Key Issue #2: Flood

- **L. Payton** asked whether historical flooding events should be considered in our analysis of this project, since we know that this site floods from existing data and photos. The proposed parking garage would be affected by a flood despite the proposal to build under the regulations of the 100 year floodplain. She stated that it could wait for site review to discuss what is realistic.
 - **S. Walbert** stated that under the current regulations, the developers would have to flood proof the garage. It would need to be demonstrated that water would not enter the garage.
- **J. Putnam** stated that the Planning Board will be looking at site review and Comp Plan criteria. The Board would need to look at spillover affects in neighboring properties. Flooding is something that the Board will need to evaluate in future reviews.
- **L. May** stated that when the Board looks at the criteria modifications, whether they are in the Boulder Revised Code or the Comp Plan, the Board will need to review the flood criteria. Look at history of what has flooded and if it can still be affected. This has not been adequately reviewed.

Summary of Concept Plan:

The Board agreed that there is a general interest in seeing residential at the proposed location. Nearly all Board members were in favor of multi-family residential. A lower intensity is recommended by the Board for compatibility with the existing neighborhood. From a flood perspective, the Board felt it was critical to look at those issues carefully. There was a general feeling that RH-3 was not an appropriate zoning for this site. The Board agreed that undertaking a study or perhaps policy revisions in the Comp Plan would be necessary; however, this would put this project on hold until the changes could be made. The Board offered that they are in support of a sub-community plan that included a vision for the Broadway corridor going forward. In regards to zoning, the Board suggested a zone in which calculations are based on open space or parking, rather than dwelling units per acre. Overall, the Board was very supportive of staff's position and, while the Board agreed that this is a suitable place for residential development, it is probably more suited to medium density, not high density development.

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

Applicant: Margaret Freund, Fulton Hill Properties

Property Owner: Colorado District of the Church of the Nazarene

Staff Presentation:

C. Ferro introduced the item.

S. Walbert presented the item to the Board.

Board Questions:

S. Walbert answered questions from the Board.

Applicant Presentation:

Margaret Freund, with **Fulton Hill Properties, 3139 7th St.**, the applicant, and **J.V. DeSousa**, of **J.V. DeSousa, LLC, 2510 47th St.**, the architect, presented the item to the Board.

Board Questions:

S. Walbert, C. Ferro, H. Pannewig, M. Freund and **J. DeSousa**, answered questions from the Board.

Public Hearing:

1. **Carlos Espinosa, 2892 Jay Rd.**, spoke in opposition to the project.
2. **Maureen Taylor, 4382 Apple Way**, spoke in opposition to the project.
3. **Robyn Kube, 4160 Amber Pl.**, spoke in opposition to the project.
4. **Heather Hosterman, 2823 Jay Rd.**, spoke in opposition to the project.
5. **Wyley Hodgson, 2823 Jay Rd.**, spoke in opposition to the project.
6. **Mick Shopnizz, 2503 Sumac Ave.**, spoke in opposition to the project.
7. **David Ralph 13246 Humboldt Way**, spoke in support to the project.
8. **Andrea Grant, 4384 Apple Ct.**, spoke in opposition to the project.
9. **Paul Strupp, 4192 Amber Pl.**, spoke in opposition to the project.
10. **Margaret Bruehl, 4192 Amber Pl.**, spoke in opposition to the project.
11. **Paulina Hewett, 2865 Jay Rd.**, spoke in opposition to the project.
12. **Jann Scott, 4145 Autumn Ct.**, spoke in opposition to the project.
13. **Peter Galvin, 4259 Sumac Ct.**, spoke in opposition to the project.
14. **Matthew Karowe, 2825 Jay Rd.**, spoke in opposition to the project.

Board Comments:

Key Issue #1: Is the proposed annexation, initial zoning and concept plan compatible with the goals, objectives and recommendations of the Boulder Valley Comprehensive Plan (BVCP). Would the project be compatible with the character of the surrounding area?

- **C. Gray** agreed with staff's comment that the proposed use would be inconsistent with the Comp Plan's goals and objectives (specifically policies 2.10, 2.05 and 6.12). It would be better to address development of this property as part of the Comp Plan update, similar to the comments under Agenda Item 5A for 3303 Broadway. The proposed concept plan is incompatible with the surrounding land uses. The higher density proposed is too much and would be incompatible.
- **L. May** agreed with **C. Gray**. He questioned staff as to the history of this parcel being located in Area II. In looking at this area and how it is defined by the roadway, he suggested that this should be moved to Area III based on the typography.
 - **S. Walbert** answered **L. May's** question and said that it has been located in Area II for a number of years, because the existing church was considered to be "urban development." The exact amount of years is not known at this time.
- **B. Bowen** stated it is difficult to define what the best development would be in the proposed area. If development were done at this corner, a mixed income affordable housing would be a good fit for that site. However, maybe not at the density proposed. In term of design, there are some good comparisons to the newer modern developments. Specifically, the Holiday housing area was a lot more fine-grained in nuance than this proposal. The big parking lot design is not the right solution for this project. He suggested moving the parking to the east side of the property, running all buildings on an east/west axis and possibly incorporating a passive solar access project. In addition, the developer should allow for more ground level apartments. The density proposed now is more that can be accommodated at this location. The applicant should consider an "agriburbia" type development.
- **A. Brockett** agreed with **B. Bowen**. Housing is the right use for the proposed parcel and mixed income would be a good way to go. He also liked **B. Bowen's** village concept which he mentioned. At this location, it is not devoid of services but services are not next to them either. He stated that only lower density can be supported. In addition, it would be beneficial to provide a better gateway to the city.
- **L. Payton** agreed with the staff analysis. She stated that she is not sure housing is the right use for the property. She would like to look at this property in the context of the Comp Plan update and use more of a community process to help determine what should be developed at the location. With regard to density, the proposal violates the urban to rural transect. This location is not near employment or transit; therefore, it is not a suitable site for affordable housing. People would be required to have a car to get around from this location. In regards to the materials proposed, she stated that they are not of good quality but appreciates the mixed housing types proposed. She stated that she did conduct a site visit and accessing the site in a car was "terrifying" with the traffic.

- **B. Bowen** commended the designer for the simple and elegant architecture.
- **J. Putnam** agreed with **B. Bowen**. He stressed that connectivity is a major issue and that the site is isolated by the current infrastructure, from a pedestrian and bicycle perspective. The 205 transit route is only a “thin lifeline” to the site. Even with an enhanced design concept, as described by **B. Bowen**, the applicant would need to put a lot of thought into the infrastructure and connectivity to the site. Fixing the Jay Rd. and 28th St. intersection would take a lot of thought and a lot of money. Given that annexation is a discretionary act on the part of the city, development of the property would be done as part of a larger plan. It would be better to determine through a plan whether this property is going to the edge of urban development or located in the middle of a larger development in the future. At this point, it is hard to plan for both possibilities.

Summary of Concept Plan:

In general, the Board agreed with staff’s analysis in the memorandum. The Board agreed they would support a lower density development, including the property as part of larger Comp Plan strategies and possibly converting the location from Area II to an Area III.

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

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 10:17 p.m.

APPROVED BY

Board Chair

DATE

2801 Jay Road

studio303, Inc

September 16, 2015

Sloane Walbert
 Planner I, Department of Community Planning and Sustainability
 City of Boulder
 1739 Broadway, 3rd Floor
 Boulder, CO 80306-0791

Dear Sloane,

Below is the information you requested regarding site metrics - a confirmation of unit types and counts as well as percentage of site dedicated to open space.

Unit types and counts

Original scheme as presented in the **Concept Review** package:

	unit count	area per unit	total area
2 bedroom row houses	30	1260	37800
3 bedroom row houses	13	1500	19500
3 bedroom townhouses	8	1536	12288
2 bedroom apartments	38	770	29260
1 bedroom apartments	5	680	3400
apartment circulation (15%)			7789
totals	94		110037

2801 Jay Road

studio303, Inc

Scheme modified after meeting with City of Boulder **Inclusionary Housing** to meet their needs:

	unit count	area per unit	total area
3 bedroom row houses	26	1400	36400
4 bedroom row houses	17	1650	28050
4 bedroom townhouses	8	1700	13600
2 bedroom apartments	38	770	29260
1 bedroom apartments	5	680	3400
apartment circulation (15%)			7789
total unit count	94		118499

Open space for either scenario

overall site area	207,274 sf (4.76 acres)
planted areas	56,427 sf
public plazas	4,550 sf
total open space	60,978 sf
open space as percentage of overall site	29.4%

The above totals exclude sidewalks, the Woonerf area, as well as all other vehicular surfaces.

Let me know if you need additional information.

Regards,

Ali Gidfar

2801 Jay Road

2015.08.14

On site housing mix

Dear Sloane

Below you will find conceptual counts and unit sizes for 2801 Jay Road's proposed redevelopment.

We have met with both Jeff Yegian and Michelle Allen to help us better understand the needs surrounding inclusionary housing.

They have voiced strong preference for larger units that will meet housing needs for families. Current units coming on line in the affordable category are heavily weighted toward efficiency, one and two bedroom units. Jeff and Michelle believe that the needs of the community will be better served by three and four bedroom units, and have asked that we increase the number of three bedrooms, and include four bedroom units on site. Our meetings with Jeff and Michelle have occurred after our conceptual plans were developed and submitted for review by you and others in the City. As a result, the data provided below deviate from the documents presented for review. The fine tuning of the mix of units (sizes, count of bedrooms and bathrooms), as well as what proportion may be affordable versus market rate, will be determined through input from inclusionary housing, neighbors, as well as other city departments. The developer has stated that any mix from 100% to a lesser amount of affordable housing is acceptable on the Jay Road site.

Please note that it is imperative that, 3303 Broadway and 2801 Jay Road be considered as "sister" properties. The former fulfills the needs for workforce housing, while the latter meets the needs of affordable housing for larger families.

Respectfully,

Ali Gidfar, Architect.

Unit counts and sizes:

Apartment block (along Jay Road):

- two bedrooms = thirty eight at 850 sf each = 32,300 sf
- one bedrooms = five at 650 sf each = 3,250 sf
- efficiencies = 0
- **total area, including circulation = 37,300 sf**

Town Homes (along west property line)

- four bedroom units = eight units at 1600 sf each = 12,800 sf (does not include one car garage per unit)
- **total area of town homes, less garages = 12,800 sf**

Row homes (along north and west property lines, no garages):

- three bedroom row homes = nineteen at 1450 sf = 27,500 sf
- four bedroom row homes = eleven at 1600 sf = 17,600 sf
- **total area of row homes = 45,100 sf**

2801 Jay Road

2015.08.14

On site housing mix

Alley homes (center of site, one car garage each):

- three bedroom units = seven at 1450 sf = 10,150 sf
- four bedroom units = six at 1600 sf = 9,600 sf
- **total alley home area less garages = 19,750 sf**

Total for all finished area = 114,950 sf

Open space for entire site:

- Park = 9,200 sf
- dog park = 3,700 sf
- yoga park = 3,100 sf
- woonerf = 44,600 sf
- back yards = 13,700n sf
- apartment balconies + plaza = 5,000 sf

Total proposed usable outdoor space = 79,300 sf (does not include drives and parking surfaces)



Fulton Hill

PROPERTIES

Concept Plan | 3303 Broadway *and* 2801 Jay Road | June 15, 2015

www.FultonHillProperties.com

2801 Jay

2801 Jay Road



Call Up

2801 Jay Road Concept

2801 Jay Road: family focused affordable housing

2801 Jay Road will be a family oriented residential neighborhood with a mixture of row houses and apartments. Approximately one half of the row houses on site will be large three-bedroom units providing affordable living space for families. The remainder will be primarily two-bedroom row house and apartment units with only a small number of one-bedroom apartments. This focus on larger units is dramatically different from what is happening in affordable housing across the City of Boulder today.

A portion of the row houses will have attached garages, some with alley access.

Neighborhood amenities will include a community room dedicated to serving both the residents of the development and residents of surrounding neighborhoods.

The neighborhood will have a streetscape that encourages resident interaction and a small pocket park with playground and open space.

2801 Jay Road is currently outside the city boundaries but the site is designated as Area II which indicates that the site is planned to be annexed into the city.

- 2801 Jay Road Program:**
- 21 three-bedroom row houses**
- 30 two-bedroom row houses**
- 38 two-bedroom apartments**
- 5 one-bedroom apartments**
- 142 parking spaces**



2801 Jay Road Concept: *site plan*



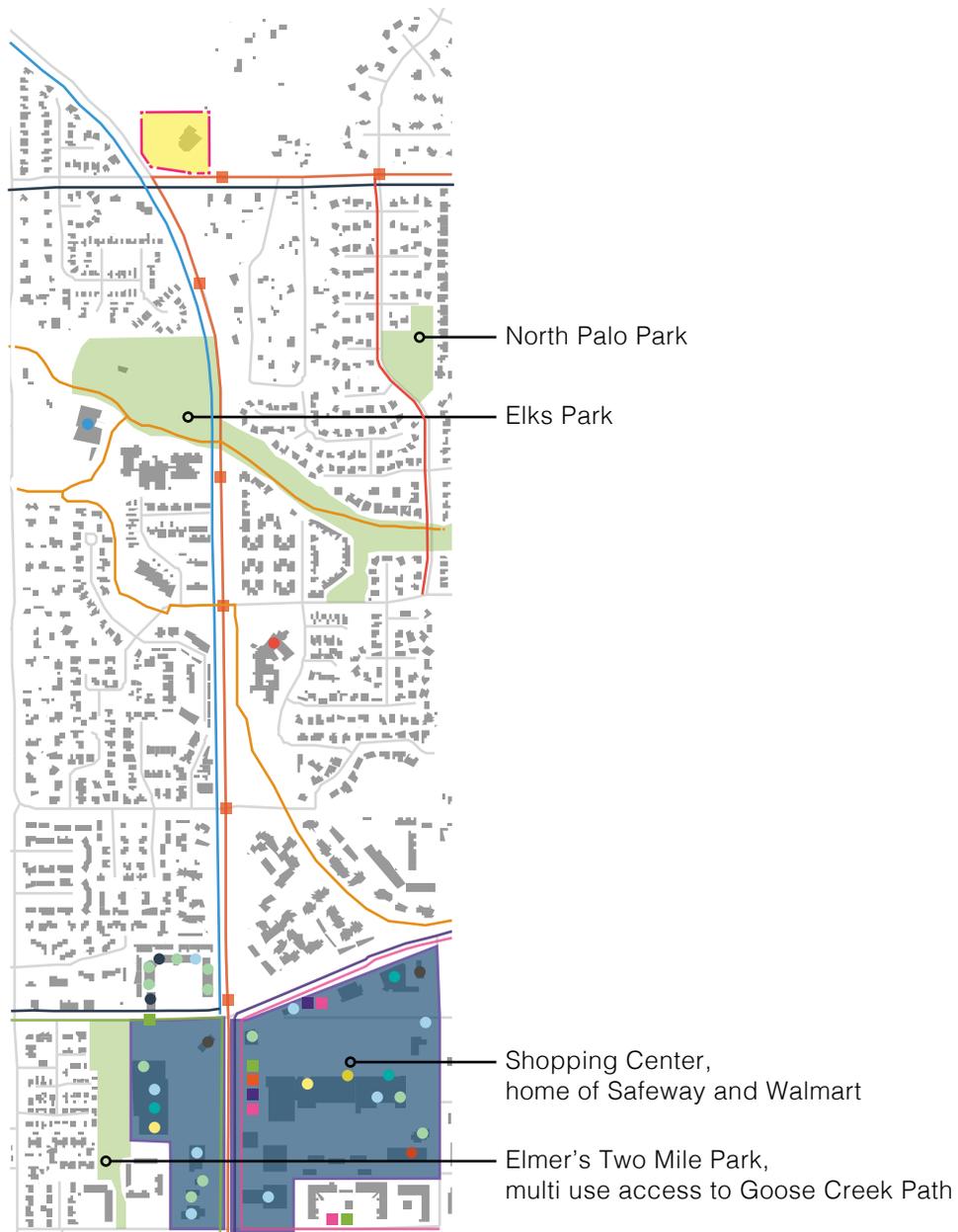
- 2 bedroom row house on street parking
- 3 bedroom row house alley access garage
- 3 bedroom row house with attached garage
- apartment block 1 & 2 bedroom flats
- community park
- dog park
- yoga park
- private yard
- woonerf

Highest and Best Use: *Affordable Multi-family Housing*

Analysis of the site conditions and opportunities, discussions with City staff and consultation with the Church of the Nazarene, the current owner of the site, indicates that the highest and best use of the site is as an affordable residential neighborhood tailored to families. Development of the site with the proposed mix of residential units is supported by the following factors:

- **Continues an existing pattern of development on US 36 north of Iris**
- **Zoning and land use appropriate to surrounding properties**
- **Multi-modal transit opportunities to minimize vehicular traffic: bus route and bike lanes connect the site to commercial centers**
- **Close proximity to commercial and retail services at 28th and Iris.**
- **Quick and easy access to major employment centers: Center Green, 29th Street, Downtown**
- **Close to recreational assets: Open Space, Boulder Reservoir, Palo Park, Pleasant View soccer fields.**

- Onstreet Bike Lane
- Designated Bike Route
- Multi Use Path
- Paved Shoulder
- 205 Bus Route
- 208 Bus Route
- BOLT Bus Route
- BOUND Bus Route
- school
- rec center
- market
- cafe or restaurant
- bank
- beauty salon
- small specialty retail
- medical center
- outdoor swimming
- gas station
- open space
- shopping center





Multi-modal Access

This site offers excellent multi-modal access. It is served every 30 minutes by the 205 bus route along Jay Road. The 205 bus connects the site to the downtown transit center with linkages to nearly the entire RTD service area. The 205 provides access to job centers in the Gunbarrel area, the 29th Street area and Downtown.

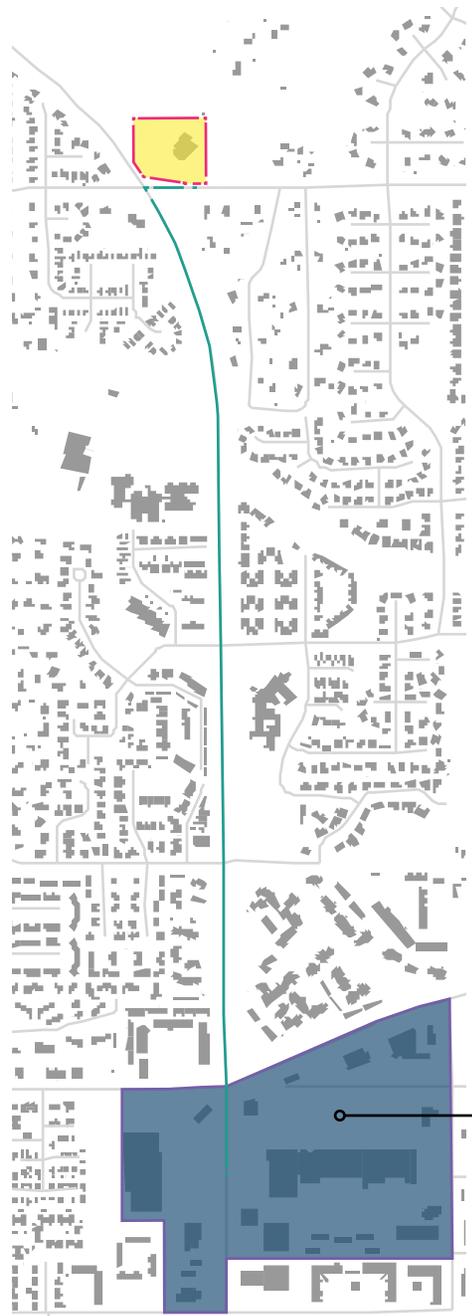
The site is adjacent to or nearby several bike routes, on-street bike lanes and multi-use paths.



- Onstreet Bike Lane
- Designated Bike Route
- Multi Use Path
- Paved Shoulder
- Underpass
- 205 Bus Route

Proximity to Shopping

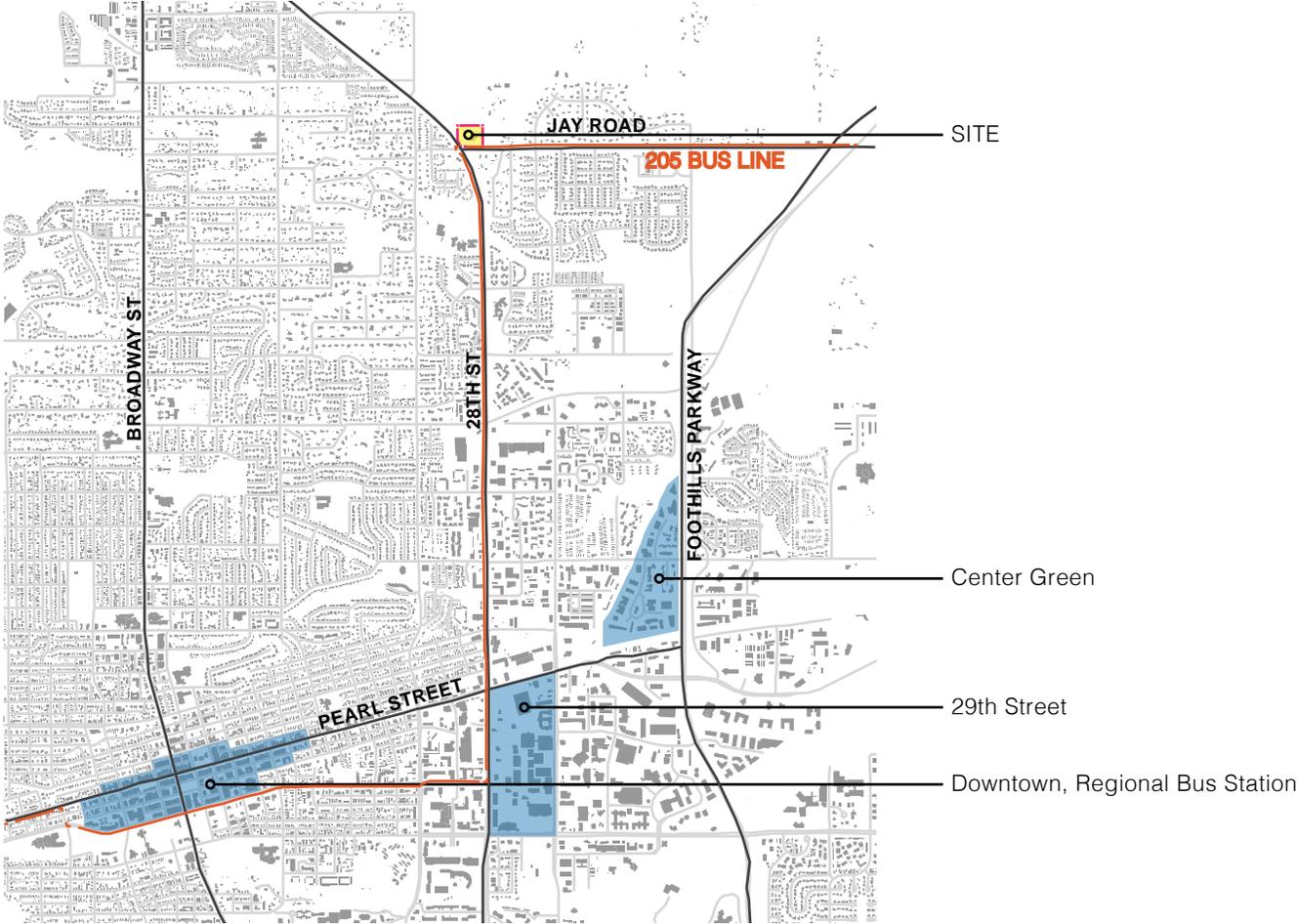
A wide range of commercial services are available on 28th Street. Within one mile south of the site are two grocery stores, a pharmacy, a laundromat, a dry cleaner, an urgent care facility, a fitness center, a bank, a hair salon, and cafes and restaurants.



Shopping Center, home of Safeway and Walmart

Proximity to Employment Centers

Within a single bus ride or short bike ride of the site are the following employment centers: Downtown, the University of Colorado, 29th Street, Center Green. A single bus ride also takes riders to the Downtown transit center with easy connections to buses accessing all parts of Boulder and regional service to Denver, Longmont, Golden and Denver International Airport.



Proximity to Recreation

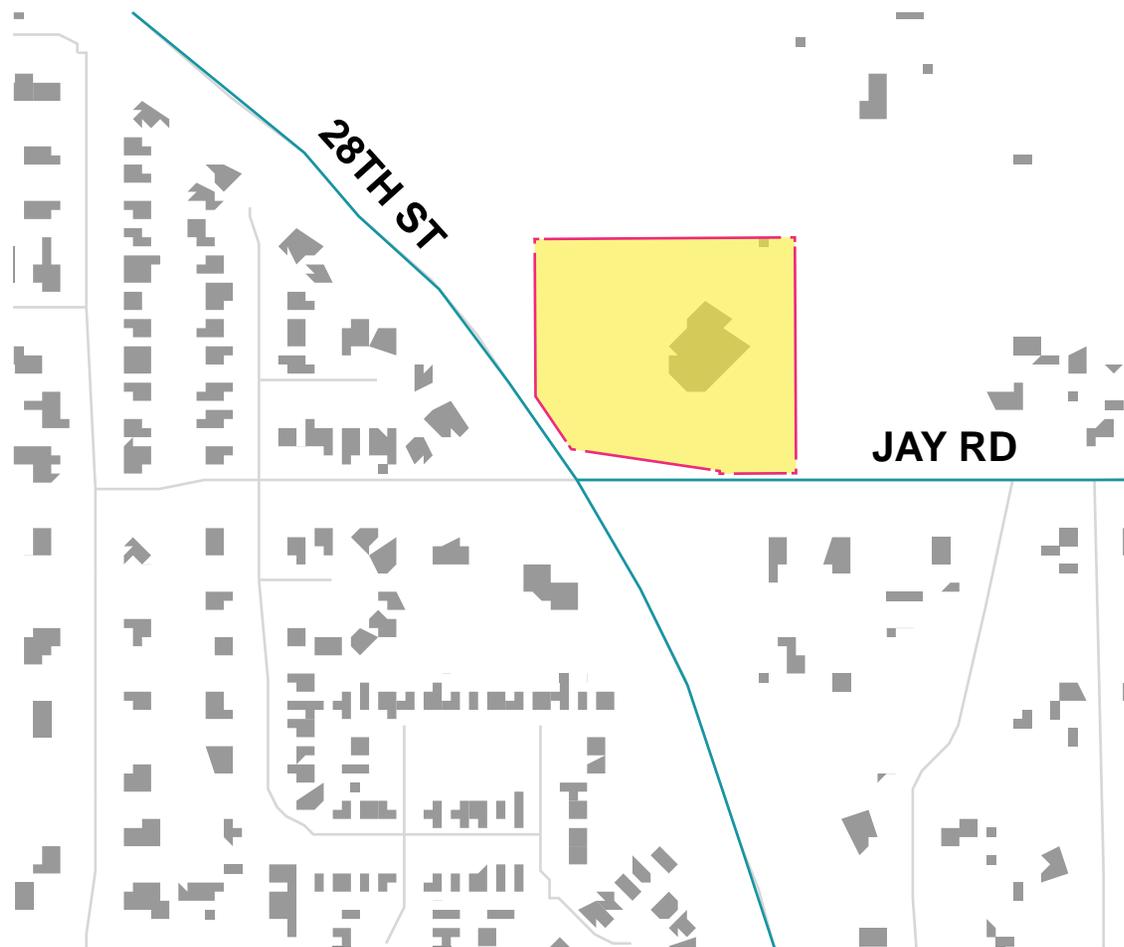
Nearby is the Four Mile Creek path which links to hiking trails on OSMP land both west of Broadway and east of the Diagonal Highway. Along this path are also Pleasant View soccer fields and the Elks Club pool. A little farther away is the Boulder Reservoir with links to open space.

Palo Park is within five blocks to the south of the site.



Site Access

The site is easily accessed by two major arterial roads, US 36/28th Street and Jay Road. US 36 provides easy access to much of central Boulder's commercial core. Jay Road provides a convenient connection to Foothills Parkway and the Diagonal Highway providing linkages to the greater Front Range metro area.



Annexation/Planning Reserve

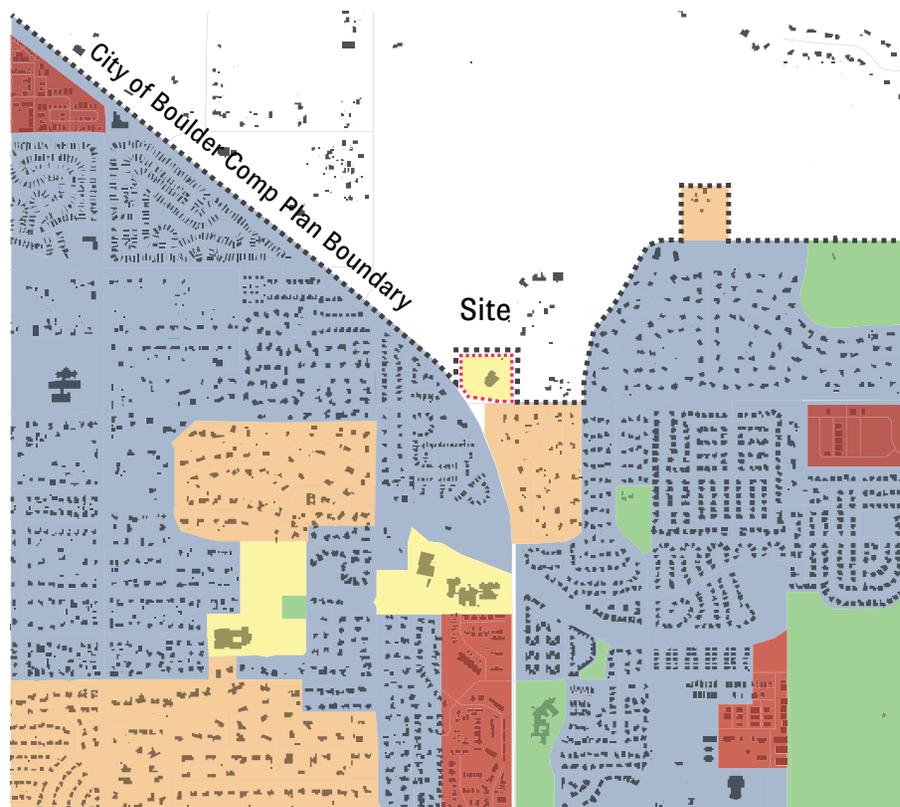
The project site currently sits outside of the city limits. Land to the west and south is within the City of Boulder. The site is currently served by an out of city utility agreement and has sufficient contiguous boundary with existing city property to meet the state mandated 1/6th contiguous border with the municipality to allow annexation. No additional right-of-way along Jay Road will need to be annexed into the city.

The City of Boulder and the Boulder Valley Comprehensive Plan have designated the land as Area II, within the service area of the city, and eligible for future annexation into the city.

Annexation of the site fits within both the city's long term goals and objectives of careful, limited and carefully planned growth while addressing its short term goals as well.

Development of this site today in no way limits or diminishes the

future development possibilities of the Area III Planning reserve to the north. Given the city's current need for housing and the likelihood of a continuing need for housing in the future, it seems that development of the Planning Reserve will contain some form of housing within its program. It seems equally unlikely that the Planning Reserve would ever be developed with low density single family residential. Viewed through this lens, the medium density multi-family housing proposed for the site at 2801 Jay Road acts as an appropriate transition between the single family neighborhoods to the west and south and a future development of the Planning Reserve whether that be as a commercial, mixed use or medium to high density residential use. The program proposed at 2801 Jay Road addresses the City of Boulder's current needs while leaving many options open for the Planning Reserve in the future.



- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public
- Park, Urban and Other

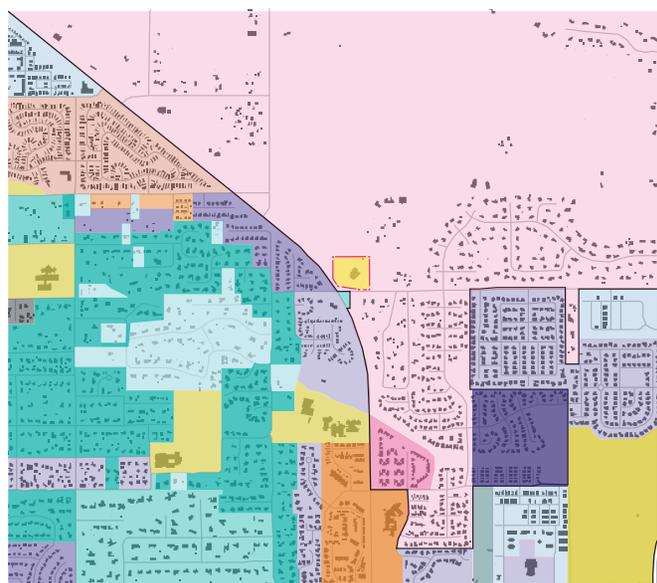
Existing and Proposed Zoning

The current zoning designation of the site is P / Public.

In order to provide affordable housing, a stated high-priority goal of the Boulder Valley Comprehensive Plan, the development team proposes the site be annexed into the City of Boulder and assigned a zoning designation that allows a mix of densities that will provide a framework for a flexible and successful residential development. The RMX-2 zone classification meets these requirements as stated in 9-5-2 of the Boulder Land Use Code:

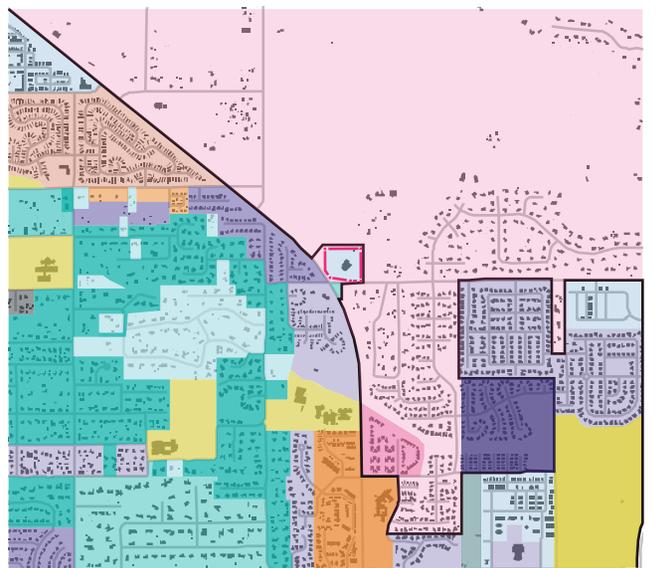
RMX-2 (Residential - Mixed 2): Medium density residential areas which have a mix of densities from low density to high density and where complementary uses may be permitted.

This is a common zone designation in the north Boulder area where new medium density multi-family housing is to be constructed adjacent to or nearby low density single family neighborhoods. Three sites near 2801 Jay: Northfield Commons between Palo Parkway and Kalmia, Northfield Village at 47th and Jay Road and the Holiday Neighborhood along US 36 between Yarmouth and Lee Hill have been recently developed with an RMX-2 zone designation.



Existing Zoning

- city of boulder**
- public
 - mobile home
 - residential low 1
 - residential low 2
 - residential rural 1
 - residential estate
 - residential-mixed 2
 - residential-medium 1
 - residential-medium 2
 - enclave
 - flex
- boulder county**
- suburban residential
 - rural residential
 - multiple family



Proposed Zoning

- city of boulder**
- public
 - mobile home
 - residential low 1
 - residential low 2
 - residential rural 1
 - residential estate
 - residential-mixed 2
 - residential-medium 1
 - residential-medium 2
 - enclave
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 - multiple family

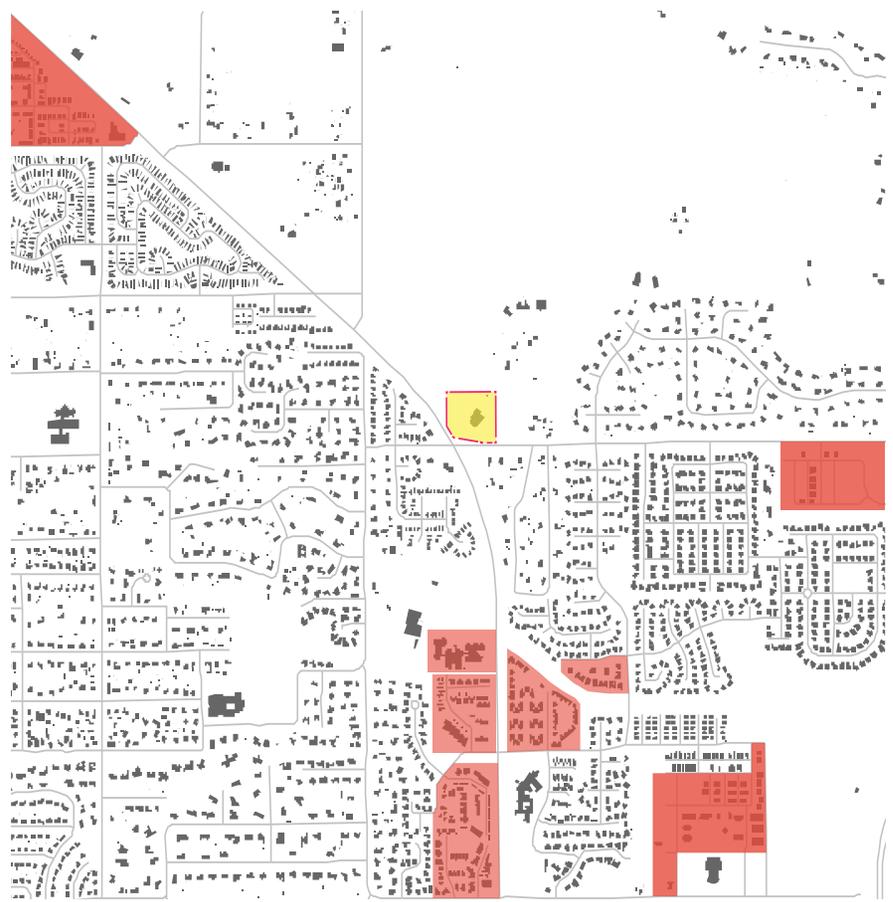
Existing Pattern of Multi-family Development Along 28th Street and Jay Road

Twenty-eighth Street between Iris and Jay is characterized by a substantial amount of multi-family housing along both sides of the street. Farther to the north on the west side of US 36 is the multi-family development at Holiday.

Although development of the Planning Reserve remains out in the future it will in all likelihood contain some housing, probably at densities greater than what is proposed at 2801 Jay Road.



- recent rmx-2 multi family
- multi family



Existing Site and Surrounding Context



The site is at the northeast corner of the intersection of Jay Road and US 36. The site has a single point of vehicular access, at the southeast corner of the site onto Jay Road.



An existing church building is sited in the center of the property. Parking paved with asphaltic concrete occurs along the eastern edge of the site.



The western half of the site is minimally landscaped with native short grasses.



Surrounding Neighborhood Context

These images illustrate the context in and around the project site.



Surrounding Neighborhood Context

These images show structures near the project site.



Architectural Character: 2801 Jay Road

Site organization and building form/massing/organization

The new neighborhood at 2801 Jay Road is planned to be family friendly and create a strong sense of place and neighborhood identity. The development is focused around a small pocket park at the heart of the site and a "woonerf" approach to streets and vehicular circulation in order to make the site as kid safe as possible.

A three story apartment block sets the south edge of the site along Jay Road providing an appropriate urban scale to the arterial street. Parking along the south side of the building under the building's second floor minimizes ground surface area dedicated to parking. This still allows residential units on the north side of the ground floor that face the small neighborhood street and enhance the pedestrian experience.

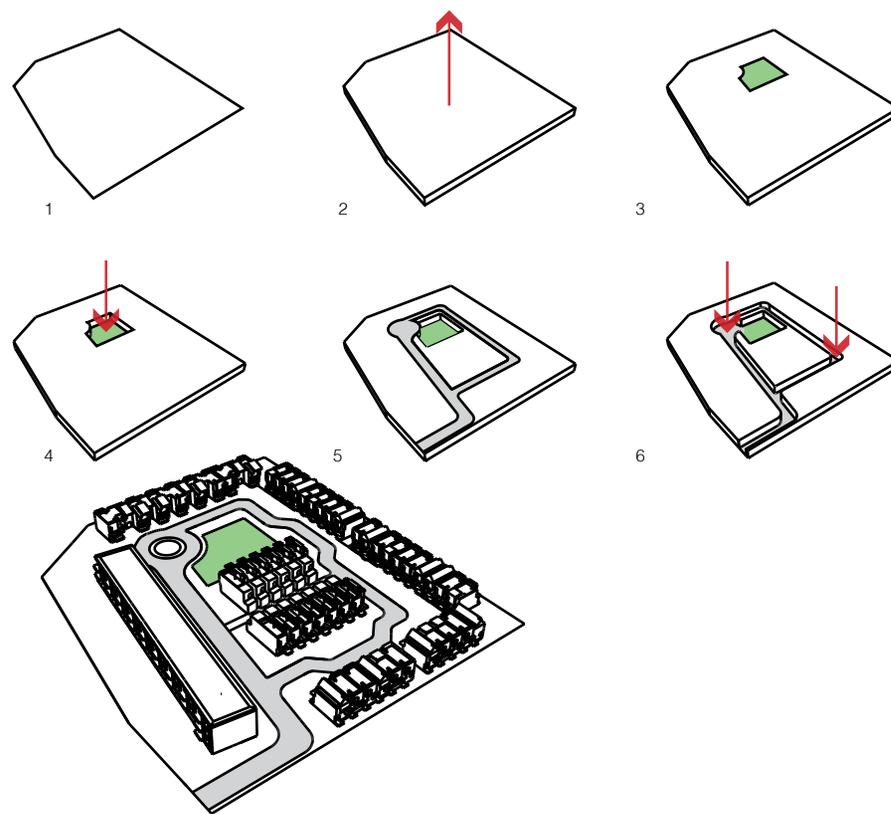
On the north end of the ground floor of the apartment structure

a community room faces north across a small plaza and the street to the pocket park. In the south-east corner of the park is a small playground with play equipment but also a varied environment of natural elements that support play and engage the imaginative minds of children: mounds to roll down, rocks to hide behind and trees to climb. Parents will be able to gather and sit at a table in the community room or on chairs on the plaza and watch their children play.

The Woonerf concept uses winding streets and blurred boundaries between areas for cars and areas for pedestrians. People and cars share the same space, effectively giving the street back to people. This causes cars to slow down making the neighborhood safer for children.



Woonerf concept: pedestrians first Park



Architectural Character: 2801 Jay Road

To the north of the apartment structure blocks of row houses wrap the edges of the site, define internal streets and enclose the pocket park. Each row house is articulated as a distinct volume to give individual identity and variety and to break down the scale of the overall mass. The row houses are two stories in height, some with a small stair tower giving access to a roof deck.

Every row house has a small covered front porch, just big enough to hold two chairs and flower pot. Many of the row houses have a private fenced backyard for kids, pets and gardens.

The row houses are divided among two-bedroom units with on-street parking, three-bedroom units with attached garages and three-bedroom units with attached garages and alley access.

Architectural expression

Building volumes, both on the row houses and the apartment building, are clad in varied materials to reduce the scale of the structure and give visual interest to the streetscape. A material palette of stucco, cement fiber and metal panels and a small amount of wood will be intermixed with the varied plans and forms of the structures to create a significant amount of variety so that the property does not feel like a repetitive set of elements.

Large windows admit lots of natural light and on the ground floor connect the interior of the units to the streetscape. Covered front porches and small gardens in front of every unit give scale, character and an opportunity for individual expression to the neighborhood.



Broader Community Benefit

We propose a unique solution, two sites in different parts of the community with vastly different programs, to provide more high quality affordable housing in the configuration the city needs than could be achieved by either site developed separately. In this instance it's true, the whole is greater than the sum of its parts.

This is a project that does so much more than just provide housing on two sites. The effects of this project will be felt by the people who live on the sites, by the residents of the neighborhoods surrounding the sites who work in the micro offices and use the community rooms, by the people who stop at the coffee shop to chat

with friends. It doesn't stop there, however. The effects of this project will extend far and wide to people who live across the entire community:

- **Mental Health Partners**
- **Church of the Nazarene**



Community Benefit: *Church of the Nazarene*

The Colorado District Church of the Nazarene owns the site at 2801 Jay Road. Although they no longer operate a church at this location, they do have an active congregation in Boulder, the South Broadway Church of the Nazarene. In its own words, the South Broadway Church of the Nazarene is "a varied group that includes children and teenagers, students, singles, married couples, parents, and grandparents and range in age from newborn to 98! We live in and around Boulder including Golden, Longmont, Superior, Broomfield, Louisville and, of course, the Martin Acres neighborhood in Boulder."

The Church of the Nazarene has a strong commitment to community development. As part of their mission, they offer space and facility free or at low cost to outside groups for uses such as, but not limited to: Community groups, other non-profit organiza-

tions, government organizations, schools, day-cares, disaster shelters, distribution centers for food and clothing to the needy, scouting and other youth organizations, sports leagues, substance abuse and rehabilitation organizations and its subsidiaries, and others, in keeping with the furtherance of their religious mission.

The Church has programs to sponsor children, eliminate poverty, provide education, health care, economic development and disaster relief and many other programs to help women and children locally and worldwide. The Nazarene Compassionate Ministries (NCM) partners with local Nazarene congregations around the world to clothe, shelter, feed, heal, educate, and live in solidarity with those who suffer under oppression, injustice, violence, poverty, hunger, and disease.

The Church is a partner on this project, as they believe the development of affordable housing in Boulder is in keeping with their mission.



Summary:

The conversation about housing in Boulder is inextricably linked with conversations about the number of workers commuting into the City and the need for affordable and workforce housing. Boulder has set goals for the direction of housing that will allow the character and spirit of the community to continue while accommodating growth. These goals include: making 10 percent of housing be permanently affordable units; the creation of a variety of housing options in every part of the city, including existing single-family neighborhoods, while preserving neighborhood character; establishing minimum density standards or alternative approaches to managing density to avoid creating new areas that offer only large, high-priced, single-family homes; provide developers with

an incentive to go above and beyond the current Inclusionary Housing requirements by providing a density bonus for additional affordable units. Our vision is to help the City meet these goals. We believe we have demonstrated a level of community benefit that warrants a Special Ordinance, so that we may work with staff to realize our project on these two sites. We hope that staff, Planning Board members and members of Council will walk with us towards this vision, and provide support.



LSC TRANSPORTATION CONSULTANTS, INC.



1889 York Street
 Denver, CO 80206
 (303) 333-1105
 FAX (303) 333-1107
 E-mail: lsc@lscdenver.com

June 12, 2015

Ms. Margaret Freund
 Fulton Hill Properties, LLC
 1000 Carlisle Avenue
 Richmond, VA 23231

Re: 2801 Jay Road
 Boulder, CO
 (LSC #150540)

Dear Ms. Freund:

In response to your request, LSC Transportation Consultants, Inc. has prepared this Trip Generation and Assignment Report for the proposed 2801 Jay Road redevelopment. As shown on Figure 1, the site currently includes a church and is located north of Jay Road, west of Voilet Avenue, and east of 28th Street (US 36) in Boulder, Colorado.

IMPACT AREA

Figure 1 shows the vicinity map.

Area Roadways

The major roadways in the site's vicinity are shown on Figure 1 and are described below.

- **Jay Road** is an east-west, two-lane roadway south of the site. The intersection with US 36 is signalized with auxiliary turn lanes. The posted speed limit in the vicinity of the site is 35 mph.
- **28th Street (US 36)** is a north-south, two-lane street west of the site. It is classified as NR-A (Non-Rural Principal Highway) by CDOT. The intersection with Jay Road is signalized with auxiliary turn lanes. The posted speed limit in the vicinity of the site is 45 mph.
- **Voilet Avenue** is a north-south, two-lane local gravel street east of the site that provides access to a few individual residential properties. The intersection with Jay Road is unsignalized.

PROPOSED LAND USE AND ACCESS

The development is proposed to include 51 residential townhome dwelling units and 43 apartment dwelling units. The conceptual site plan is shown in Figure 2. The existing church on

the property will be removed as part of the redevelopment. A portion of the units will be affordable and a portion will be market rate.

ALTERNATIVE TRAVEL MODES

An alternate travel mode share of 20 percent is expected. The site is well positioned to take advantage of the City's extensive network of bike lanes and bike routes as well as the existing bus routes along 28th Street (US 36) and Jay Road. A Travel Demand Management (TDM) Plan will be provided with Site Review if appropriate.

TRIP GENERATION

Table 1 shows the estimated typical weekday, morning peak-hour, and afternoon peak-hour trip generation for the site based on the rates from *Trip Generation, 9th Edition, 2012*, by the Institute of Transportation Engineers (ITE) and the implementation of a TDM Plan.

The proposed land use on the site is projected to generate about 466 new vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about seven vehicles would enter and about 30 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:30 p.m., about 29 vehicles would enter and about 14 vehicles would exit the site.

TRIP DISTRIBUTION

Figure 3 shows the estimated distribution of site-generated traffic.

TRIP ASSIGNMENT

Figure 4 shows the assignment of site-generated traffic.

* * * * *

We trust this information will assist you in planning for the proposed 2801 Jay Road development.

Respectfully submitted,

LSC Transportation Consultants,

By:

Christopher S. McGranahan, P.E.
Principal



CSM/wc

Enclosure: Table 1
Figures 1 - 4

**Table 1
ESTIMATED TRAFFIC GENERATION
2801 Jay Road
Boulder, CO
(LSC #150540; June, 2015)**

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾					Vehicle - Trips Generated					
		Average Weekday	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour In	PM Peak Hour Out	Average Weekday	AM Peak Hour In	AM Peak Hour Out	PM Peak - Hour In	PM Peak - Hour Out	
Townhomes												
2-Bedroom Row Homes ⁽²⁾	30 DU ⁽³⁾	5.81	0.075	0.365	0.348	0.172	174	2	11	11	5	
3-Bedroom Townhomes ⁽²⁾	8 DU	5.81	0.075	0.365	0.348	0.172	47	1	3	3	1	
3-Bedroom Row Homes ⁽²⁾	13 DU	5.81	0.075	0.365	0.348	0.172	76	1	5	5	2	
Apartments												
2-Bedroom Flats ⁽⁴⁾	38 DU	6.65	0.102	0.408	0.403	0.217	253	4	16	15	8	
1-Bedroom Flats ⁽⁴⁾	5 DU	6.65	0.102	0.408	0.403	0.217	33	1	2	2	1	
Total	94 DU						583	9	37	36	17	
							20% Alternative Travel Mode Reduction	117	2	7	7	3
							Net Total Trips	466	7	30	29	14

Notes:
 (1) Source: *Trip Generation*, Institute of Transportation Engineers, 9th Edition, 2012.
 (2) ITE Land Use No. 230 - Residential Condominium/ Townhouse
 (3) DU = Dwelling Units
 (4) ITE Land Use No. 220 - Apartment

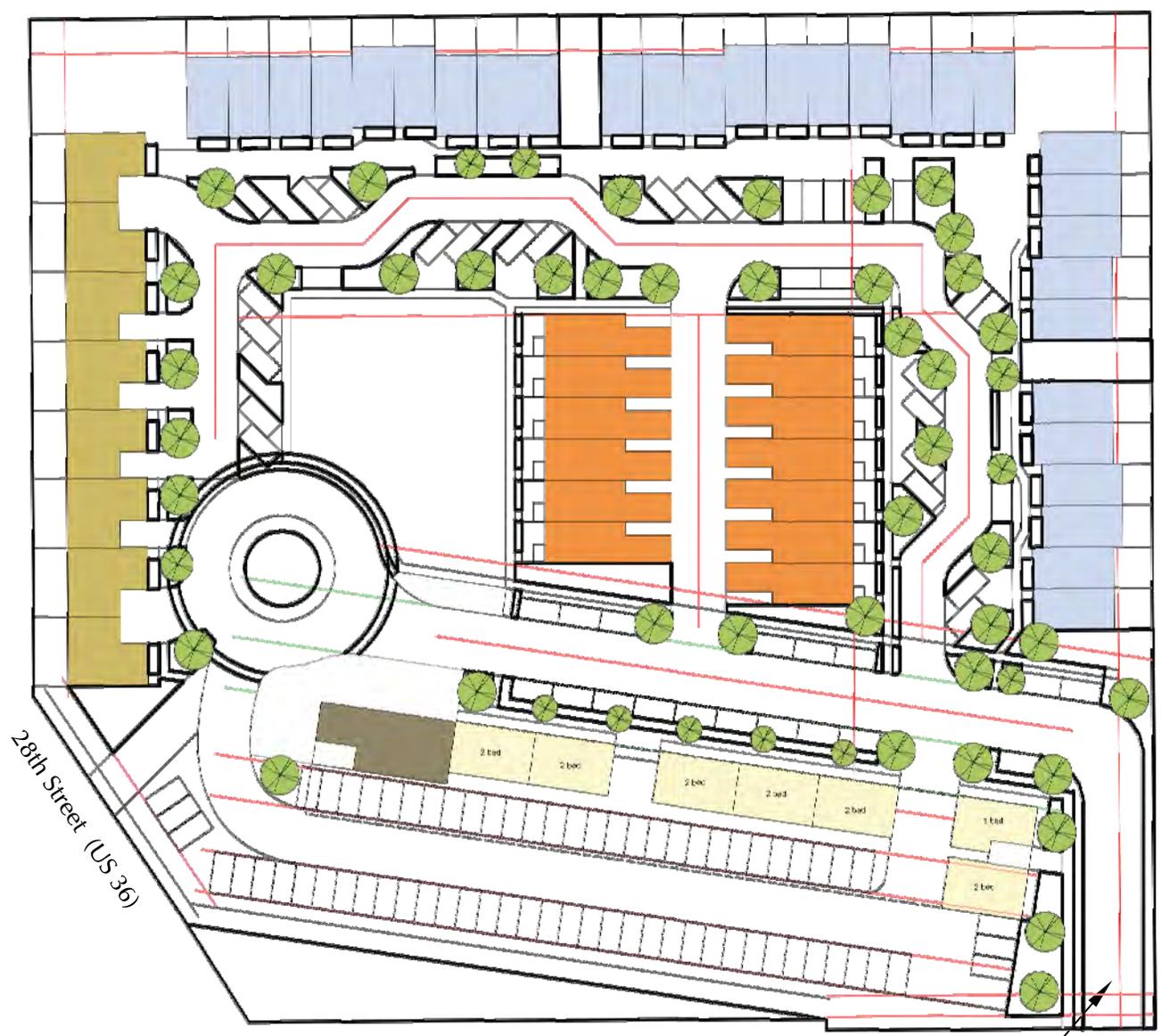


Approximate Scale
Scale: 1"=600'



Figure 1
**Vicinity
Map**

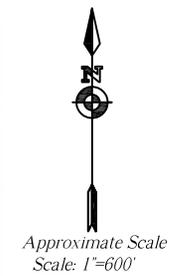
2801 Jay Road (LSC #150540)



Approximate Scale
Scale: NTS

Figure 2
**Rough
Site Plan**

2801 Jay Road (LSC #150540)



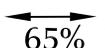
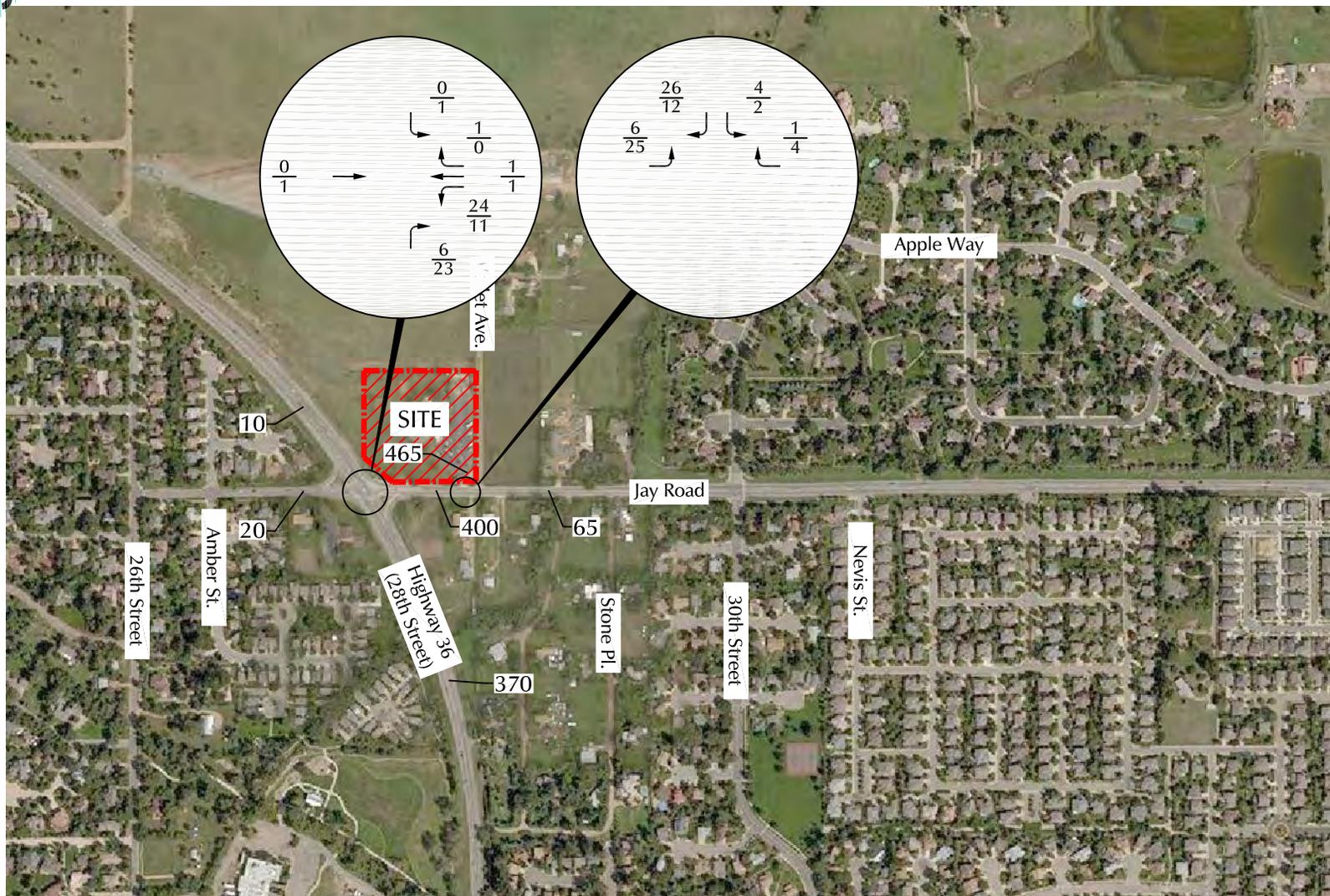
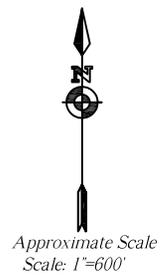
LEGEND:
 = Percent Directional Distribution

Figure 3
Directional Distribution of Site-Generated Traffic
 2801 Jay Road (LSC #150540)



LEGEND:

- $\frac{26}{35}$ = AM Peak Hour Traffic
- $\frac{35}{26}$ = PM Peak Hour Traffic
- 2,500 = Average Daily Traffic

Figure 4

Assignment of Site-Generated Traffic

2801 Jay Road (LSC #150540)



INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager
David Driskell, Executive Director of Housing, Planning & Sustainability
Susan Richstone, Deputy Director of Housing, Planning & Sustainability
Charles Ferro, Development Review Manager
Sloane Walbert, Planner I

Date: October 20, 2015

Subject: Call-Up Item: Concept Plan Review 3303 Broadway (LUR2015-00058)

EXECUTIVE SUMMARY

On October 1, 2015 the Planning Board reviewed and commented on an a Concept Plan application to redevelop the property located at 3303 Broadway with an approximately 83,000 square foot 3-story building multi-use building with below-grade parking. The building is proposed to include 94 residential units, coffee shop, community room, fitness center and office space for micro and co-working offices. Proposed residential units will consist of 55 efficiency units (less than 475 square feet), 23 one-bedroom units and 16 two-bedroom units. The applicant seeks to amend the Boulder Valley Comprehensive Plan (BVCP) land use designation and rezone the property to Residential – High 3 (RH-3).

City Council may vote to call-up the Concept Plan to review and discuss within 30 days of the Planning Board hearing. The call up period concludes on **November 2, 2015** (the end of the 30-day call up period falls on a weekend and so is extended to the following Monday). There are two City Council meetings within this period for call-up consideration, on October 6 and 20, 2015. The staff memorandum to Planning Board, minutes, meeting audio, and other related background materials are on the city website for Planning Board, available [here](#) (Follow the links: *2015 → 10 OCT → 10.01.2015 → 10.01.2015 PB Packet*). The draft minutes from the Planning Board hearing are provided in **Attachment A** and the Concept Plan submittal package is provided in **Attachment B**.

At the Planning Board hearing, there was significant public comment on the application. In addition, a large number of written comments had been received previously and are included with the staff memorandum to the Planning Board. At the meeting, 11 residents spoke in opposition to the project and 10 spoke in support of the proposal. One person neither opposed nor supported the project but commented that increased density is very difficult for neighborhoods but the proposal is a better option than the development of mansions.

The general themes of public comment made at the meeting have been summarized below.

In Opposition:

- Parking – Sufficient parking is not being provided by the development. Permit parking would not work for the neighborhood.
- Flood – The site has flooded multiple times. Serious concerns about garage flooding.
- Density – Proposal includes too many units and square footage and is too intense to be compatible with the surrounding neighborhood.
- Traffic – Traffic and congestion are major issues during drop-off and pick-up times for the school. There are already bicycle and pedestrian accidents. Increased traffic and congestion is not safe for children walking to school.
- Access – Intersections of Broadway with Iris Ave. and Hawthorn Ave. are congested and can be dangerous. The entrance to the underground parking is located where parents line up for hug-n-go for the school.
- Housing – Provided housing should be catered to families who are invested in the neighborhood, next to school. Affordable housing should be provided on site and not segregated on the outskirts of the city.
- Zoning and Use – RH-3 is not an appropriate zoning, the zoning should remain public. Need a public use for the property.
- Community Benefit – The project does not contain any community benefits. Amenities like a coffee shop and gym are already provided in the area.
- Compatibility - the building is not compatible with the character of the surrounding neighborhood or the general area. There is a lack of community integration because the neighborhood is low density and family-oriented. Building is much too large to be compatible with surrounding uses.
- Light and noise pollution. General degradation of quality of life for neighbors.

In Support:

- Housing – Project provides small residential units, which offers housing options and helps keep the city an affordable place to live. Neighborhood needs more housing options to be inclusive, especially for younger people, entrepreneurs and employees of expanding businesses in the city. The project is next to a school, which could serve teachers or families. Could be an opportunity for people to own rather than rent. Alternatively, the city needs a rental product for people in the middle who do not qualify for affordable housing. The project has good access to jobs. The small unit size means it will stay affordable. Tying the project to the 2801 Jay Rd. site is a good solution.
- Density – Higher density makes sense in this location. The project is on Broadway, near transit and jobs. People will not need a car.
- Community Benefit – The provision of housing is a big benefit. The proposed use is better than what could be developed by right under Public zoning. Mixed use with co-working space is a benefit. Provision of coffee shop, gym and community room would be a neighborhood asset.
- The proposal is a transit oriented, mixed-use development, which contributes to the city’s sustainability goals.
- Developer has done a lot of outreach to neighborhood so far.

The majority of the Board recommended that development should be at a lower intensity to be compatible with the surrounding neighborhood and is probably more suited to medium density development. Flood impacts will need to be examined carefully in subsequent review processes. The

Board stated that RH-3 does not appear to be an appropriate zone district for the property. The majority of the Board agreed that there is not a comprehensive vision for the Broadway corridor and it would be beneficial to look at appropriate development on Broadway through the upcoming Boulder Valley Comprehensive Plan (BVCP) update or a sub-community plan.

Consistent with land use code section 9-2-13(a)(2), B.R.C. 1981, City Council has the opportunity to call up the application to review and comment on the concept plan within a 30-day call up period, which expires on **November 2, 2015**.

ATTACHMENTS

- A. Draft October 1, 2015 Planning Board Minutes
- B. Concept Plan Submittal

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
October 1, 2015
1777 Broadway, Council Chambers

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

PLANNING BOARD MEMBERS PRESENT:

Aaron Brockett, Chair
Bryan Bowen
John Putnam
Leonard May
Liz Payton
Crystal Gray

PLANNING BOARD MEMBERS ABSENT:

John Gerstle

STAFF PRESENT:

Charles Ferro, Development Review Manager
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Assistant III
Sloane Walbert, Planner I
David Thompson, Transportation Engineer
Beth Roberts, Housing Planner
Jessica Stevens, Civil Engineer II

1. CALL TO ORDER

Chair, **A. Brockett**, declared a quorum at 6:04 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **L. Payton** and seconded by **J. Putnam** the Planning Board voted 6-0 (**J. Gerstle** absent) to approve the July 16, August 6, August 20, August 27, September 2, September 3, and September 17, 2015 minutes as amended.

3. PUBLIC PARTICIPATION

No one spoke.

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

A. Informational Item: TECHNICAL DOCUMENT REVIEW: Final Plat for the elimination of the lot line between Lot 6A and Lot 7A of West Rose Hill Replat A to create one lot addressed 927 7th Street. The project site is split-zoned Residential - Low 1

(RL-1) and Residential - Estate (RE). Case no. TEC2015-00028.

- B.** Call Up Items: Eben Fine Park rehabilitation and enhancement
Floodplain Development Permit (LUR2015-00077)
Wetland Permit (LUR2015-00078)

None of the items were called up.

5. PUBLIC HEARING ITEMS

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

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

Staff Presentation:

- C. Ferro** introduced the item.
- S. Walbert** presented the item to the Board.

Board Questions:

- S. Walbert** answered questions from the Board.

Applicant Presentation:

Margaret Freund, with **Fulton Hill Properties, 3139 7th St.**, the applicant, and **J. V. DeSousa**, with **J.V. DeSousa, LLC, 2510 47th St.**, the architect, presented the item to the Board.

Board Questions:

S. Walbert, C. Ferro, H. Pannewig, M. Freund and **J. DeSousa**, answered questions from the Board.

Public Hearing:

- 1. David Rose, 4134 Stone Pl.**, spoke in opposition to the project.
- 2. Maureen Taylor, 4382 Apple Way**, spoke in opposition to the project.
- 3. Robyn Kube, 4160 Amber Pl.**, spoke in opposition to the project.
- 4. Will LeBoeuf, 2994 23rd St.** spoke in support to the project.
- 5. Greg Smith, 1501 Upland Ave.** spoke in support to the project.
- 6. Joe Gibbs, 2010 18th St.**, spoke in support to the project.
- 7. Bob Crifasi, 3257 Hawthorn Hallow**, spoke in opposition to the project.
- 8. Mark Bloomfield, 1720 15th St.**, spoke in support to the project.

9. **Bill Williams, 3320 N. Broadway** spoke in opposition to the project.
10. **Tommy Stover, 3310 Broadway St.,** spoke in opposition to the project.
11. **Tim Ryan, 497 Kalmia Ave.,** spoke in support to the project.
12. **Amy Webb, 1032 Hawthorn,** spoke in opposition to the project.
13. **Robert Webb, 1032 Hawthorn Ave.,** spoke in opposition to the project.
14. **Judy Nogg, 1182 Juniper Ave.,** spoke in opposition to the project.
15. **Bill Myeus, with Mental Health Partners, 1333 Iris, Ave.,** spoke in support to the project.
16. **Janine Malcolm, 3346 Hickok Pl.,** spoke in support to the project.
17. **Rich Schmelzer, 1080 Juniper Ave.,** spoke in opposition to the project.
18. **Lisa Jo Landsberg, 2320 Balsam Dr.,** spoke in support to the project.
19. **Peter Mayer, 1339 Hawthorne,** spoke in opposition to the project.
20. **Kevin Gross, 2320 Balsam Dr.,** spoke in support / opposition to the project.
21. **Evan Manee, 3393 O'Neal Pkwy.,** spoke in support to the project.
22. **Eric Budd, 3025 Broadway, St., #38,** spoke in support to the project.

Board Comments:

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

- All Board members agreed with the staff's analysis.
- **J. Putnam** stated that there is a lot to like in the Concept Plan but it presents some real challenges. This is a good site for residential use. It would be a challenge to find a public use for this location. He likes the mixed use components with commercial amenities in the plan. The micro units are also helpful and useful. It is important to note that there would be no surface parking with this project. He also appreciates the 3rd floor setback. The city needs more affordable housing. However, his concern is that it may not be the right location for the proposed development. Proposed density is too high. The plan's lack of affordable housing on-site and the provision of required affordable units off-site are not in tune with the current Comp Plan update. He felt that this building would stand out awkwardly due to the density in this location. This area is not an area of change, but a place of greater stability. The neighboring context must be taken into consideration.
- **L. Payton** supports staff's conclusions and agrees with the Comp Plan criteria that staff highlighted. In regards to traffic congestion, she visited the site and recognized the traffic issues. The lines for the hug-n-go for the school will not go away and there will be a lot of cars along Hawthorn Ave. into the future. This is a good site for residential, such as family housing. In addition, she added that she was not sure what would fit in that area with an RH-3 zoning. In her opinion, she did not think it was a good spot for commercial; it should be strictly residential. She is sympathetic to those that are in need of affordable housing. Finally, in her opinion, this location may no longer be good for public use since the city purchased the hospital site.

- **A. Brockett** stated that there is a real need for housing of different kinds for families and younger people and this project could provide some of that. This is an appropriate site for some kind of attached housing. He stated that he supports the mixed use aspect of the proposed plan. Transit access is good for the proposed location. The primary issue is the proposed density of the site. The applicant is proposing the most intense residential zone in the city. He does not believe the highest density zone can be proposed in a place where walking is not an option. Walkability is a key piece of density. Compatibility with the neighborhood is lacking. Something more of a mixed or medium density project would be better. Would like to see mixed incomes and families as well. He stated that he would like to see a project with less density and to have more quality open space which is lacking. If more density is proposed at this location, he urged the applicant to look at aggressive transportation management strategies.
- **B. Bowen** agreed with the previous comments. When he looks at the volume, scale and mass of the project, he does not have any concerns. He likes how the project is proposing to carve up the volume to make smaller units. Affordability is important and this can be achieved with smaller units. He stated that he likes how Broadway is evolving and creating a nice street frontage. He would like to see this happen all along the Broadway corridor. Perhaps this could be done by changing land use designations all along Broadway. He stated that there is an issue in the city with providing enough affordable housing. He agrees with the idea of placing micro units along the corridor and there needs to be a more diverse spread of unit mix. He stated that is appropriate to have a mix of apartments and family oriented units. His concern focused on the number of cars, not the number of people in that location. He stated he would be more in favor of the Concept Plan if the parking were reduced to offering half a parking stall, rather than 2 per unit, for example. Architecturally, the site plan is well resolved. The arrangement of uses makes sense and he likes mix of uses. The coffee shop is great idea and good to include. He proposed the next step would be to find the right zoning to accommodate the project.
- **L. May** stated that he generally agrees with the previous comments and staff. He stated that the mixed use is good idea in this location and high density housing is appropriate. He doesn't agree with the review process in general, not specific to this project. He stated that these types of decisions need to be resolved at the comprehensive level through the BVCP. A vision for Broadway needs to be developed with heavy engagement with the neighborhoods. That, in turn, will give a predictable path to the neighborhoods and developers for what may happen in the future. **L. May** stated that he would like to see this addressed at the Comp Plan update generally for the Broadway corridor, and then have the applicants come back with a proposal that fits the new vision. Currently this Concept Plan does not comply with the Comp Plan, however if the Comp Plan is revised, it may comply.
- **C. Gray** agrees with **L. May's** comments regarding the Comp Plan and looking at it from a comprehensive standpoint. The zoning proposal is incompatible with the surrounding residential area. The type of zoning **C. Gray** sees as more compatible for this area would be more of a product for families to serve in-commuters (i.e. a single-family residence,

townhome or duplex). This plan needs to be attractive to families since the proximity is close to school. In regards to affordable units in the community, inclusionary zone requirements should be met on-site by all projects. However, the Planning Board does not know what the developers' final requirements will be for that project until the permit is picked up. In regards to the open space issue, she stated that the city's open space and growth management policies have put pressure on housing; however, it has created a compact community that has allowed the city to develop a good transportation system, etc. Another thing that has put pressure on development is the growing university. We must work with them to house students, faculty and staff. In terms of this Concept Plan, the Public zoning is not compatible with the proposed project, but it is compatible with residential, public and non-profit use.

Key Issue #2: Flood

- **L. Payton** asked whether historical flooding events should be considered in our analysis of this project, since we know that this site floods from existing data and photos. The proposed parking garage would be affected by a flood despite the proposal to build under the regulations of the 100 year floodplain. She stated that it could wait for site review to discuss what is realistic.
 - **S. Walbert** stated that under the current regulations, the developers would have to flood proof the garage. It would need to be demonstrated that water would not enter the garage.
- **J. Putnam** stated that the Planning Board will be looking at site review and Comp Plan criteria. The Board would need to look at spillover affects in neighboring properties. Flooding is something that the Board will need to evaluate in future reviews.
- **L. May** stated that when the Board looks at the criteria modifications, whether they are in the Boulder Revised Code or the Comp Plan, the Board will need to review the flood criteria. Look at history of what has flooded and if it can still be affected. This has not been adequately reviewed.

Summary of Concept Plan:

The Board agreed that there is a general interest in seeing residential at the proposed location. Nearly all Board members were in favor of multi-family residential. A lower intensity is recommended by the Board for compatibility with the existing neighborhood. From a flood perspective, the Board felt it was critical to look at those issues carefully. There was a general feeling that RH-3 was not an appropriate zoning for this site. The Board agreed that undertaking a study or perhaps policy revisions in the Comp Plan would be necessary; however, this would put this project on hold until the changes could be made. The Board offered that they are in support of a sub-community plan that included a vision for the Broadway corridor going forward. In regards to zoning, the Board suggested a zone in which calculations are based on open space or parking, rather than dwelling units per acre. Overall, the Board was very supportive of staff's position and, while the Board agreed that this is a suitable place for residential development, it is probably more suited to medium density, not high density development.

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

Applicant: Margaret Freund, Fulton Hill Properties

Property Owner: Colorado District of the Church of the Nazarene

Staff Presentation:

C. Ferro introduced the item.

S. Walbert presented the item to the Board.

Board Questions:

S. Walbert answered questions from the Board.

Applicant Presentation:

Margaret Freund, with **Fulton Hill Properties, 3139 7th St.**, the applicant, and **J.V. DeSousa**, of **J.V. DeSousa, LLC, 2510 47th St.**, the architect, presented the item to the Board.

Board Questions:

S. Walbert, C. Ferro, H. Pannewig, M. Freund and **J. DeSousa**, answered questions from the Board.

Public Hearing:

1. **Carlos Espinosa, 2892 Jay Rd.**, spoke in opposition to the project.
2. **Maureen Taylor, 4382 Apple Way**, spoke in opposition to the project.
3. **Robyn Kube, 4160 Amber Pl.**, spoke in opposition to the project.
4. **Heather Hosterman, 2823 Jay Rd.**, spoke in opposition to the project.
5. **Wyley Hodgson, 2823 Jay Rd.**, spoke in opposition to the project.
6. **Mick Shopnizz, 2503 Sumac Ave.**, spoke in opposition to the project.
7. **David Ralph 13246 Humboldt Way**, spoke in support to the project.
8. **Andrea Grant, 4384 Apple Ct.**, spoke in opposition to the project.
9. **Paul Strupp, 4192 Amber Pl.**, spoke in opposition to the project.
10. **Margaret Bruehl, 4192 Amber Pl.**, spoke in opposition to the project.
11. **Paulina Hewett, 2865 Jay Rd.**, spoke in opposition to the project.
12. **Jann Scott, 4145 Autumn Ct.**, spoke in opposition to the project.
13. **Peter Galvin, 4259 Sumac Ct.**, spoke in opposition to the project.
14. **Matthew Karowe, 2825 Jay Rd.**, spoke in opposition to the project.

Board Comments:

Key Issue #1: Is the proposed annexation, initial zoning and concept plan compatible with the goals, objectives and recommendations of the Boulder Valley Comprehensive Plan (BVCP). Would the project be compatible with the character of the surrounding area?

- **C. Gray** agreed with staff's comment that the proposed use would be inconsistent with the Comp Plan's goals and objectives (specifically policies 2.10, 2.05 and 6.12). It would be better to address development of this property as part of the Comp Plan update, similar to the comments under Agenda Item 5A for 3303 Broadway. The proposed concept plan is incompatible with the surrounding land uses. The higher density proposed is too much and would be incompatible.
- **L. May** agreed with **C. Gray**. He questioned staff as to the history of this parcel being located in Area II. In looking at this area and how it is defined by the roadway, he suggested that this should be moved to Area III based on the typography.
 - **S. Walbert** answered **L. May's** question and said that it has been located in Area II for a number of years, because the existing church was considered to be "urban development." The exact amount of years is not known at this time.
- **B. Bowen** stated it is difficult to define what the best development would be in the proposed area. If development were done at this corner, a mixed income affordable housing would be a good fit for that site. However, maybe not at the density proposed. In term of design, there are some good comparisons to the newer modern developments. Specifically, the Holiday housing area was a lot more fine-grained in nuance than this proposal. The big parking lot design is not the right solution for this project. He suggested moving the parking to the east side of the property, running all buildings on an east/west axis and possibly incorporating a passive solar access project. In addition, the developer should allow for more ground level apartments. The density proposed now is more that can be accommodated at this location. The applicant should consider an "agriburbia" type development.
- **A. Brockett** agreed with **B. Bowen**. Housing is the right use for the proposed parcel and mixed income would be a good way to go. He also liked **B. Bowen's** village concept which he mentioned. At this location, it is not devoid of services but services are not next to them either. He stated that only lower density can be supported. In addition, it would be beneficial to provide a better gateway to the city.
- **L. Payton** agreed with the staff analysis. She stated that she is not sure housing is the right use for the property. She would like to look at this property in the context of the Comp Plan update and use more of a community process to help determine what should be developed at the location. With regard to density, the proposal violates the urban to rural transect. This location is not near employment or transit; therefore, it is not a suitable site for affordable housing. People would be required to have a car to get around from this location. In regards to the materials proposed, she stated that they are not of good quality but appreciates the mixed housing types proposed. She stated that she did conduct a site visit and accessing the site in a car was "terrifying" with the traffic.

- **B. Bowen** commended the designer for the simple and elegant architecture.
- **J. Putnam** agreed with **B. Bowen**. He stressed that connectivity is a major issue and that the site is isolated by the current infrastructure, from a pedestrian and bicycle perspective. The 205 transit route is only a “thin lifeline” to the site. Even with an enhanced design concept, as described by **B. Bowen**, the applicant would need to put a lot of thought into the infrastructure and connectivity to the site. Fixing the Jay Rd. and 28th St. intersection would take a lot of thought and a lot of money. Given that annexation is a discretionary act on the part of the city, development of the property would be done as part of a larger plan. It would be better to determine through a plan whether this property is going to the edge of urban development or located in the middle of a larger development in the future. At this point, it is hard to plan for both possibilities.

Summary of Concept Plan:

In general, the Board agreed with staff’s analysis in the memorandum. The Board agreed they would support a lower density development, including the property as part of larger Comp Plan strategies and possibly converting the location from Area II to an Area III.

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

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 10:17 p.m.

APPROVED BY

Board Chair

DATE

Due to file size, Attachment B can be viewed in the City Council's office in the City Manager's office.



INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager
David Driskell, Executive Director of Planning, Housing & Sustainability
Susan Richstone, Deputy Director of Planning, Housing & Sustainability
Deb Kalish, Senior Assistant City Attorney
Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner

Date: October 20, 2015

Call-up Item: Landmark Alteration Certificate proposal for the construction of a 405 sq. ft. addition to the main house, to modify the fenestration on the south (rear) elevation, and to construct a new 280 sq. ft. free-standing, one-car garage at the landmarked Hannah Barker House at 800 Arapahoe Avenue, per Section 9-11-18 of the Boulder Revised Code 1981 (HIS2015-00232). This Landmark Alteration Certificate is subject to City Council call-up no later than **October 20, 2015**.

EXECUTIVE SUMMARY

The application was approved with conditions by the Landmarks Board (5-0). The decision was based upon the board's consideration that the proposed construction meets the requirements in Section 9-11-18, B.R.C. 1981.

The board's approval is subject to a 14-day call-up period by City Council. The approval of this Landmark Alteration Certificate is subject to City Council call-up no later than **October 20, 2015**.

ATTACHMENTS:

- A. Notice of Disposition dated October 15, 2015
- B. Applicant Materials

Notice of Disposition

You are hereby advised that on October 7, 2015 the following action was taken:

- ACTION:** Approved by a vote of 5-0
- APPLICATION:** Public hearing and consideration of a Landmark Alteration Certificate to construct a 405 sq. ft. addition to the main house, modify the fenestration on the south elevation, and construct a new 280 sq. ft. free-standing, one-car garage, per section 9-11-18 of the Boulder Revised Code (HIS2015-00080).
- LOCATION:** 800 Arapahoe Avenue
- ZONING:** RMX-1 (Residential – Mixed 1)
- APPLICANT/OWNER:** Steven Dodd / Boulder Historical Society

This decision was arrived at based on the purposes and intent of the Historic Preservation Code as set forth in 9-11-18, B.R.C., 1981, as applied to the Landmark Alteration Certificate application.

Public Hearing

Abby Daniels, 1123 Spruce Street, Historic Boulder, Inc., spoke in support of Landmark Alteration certificate.

Kathryn Barth, 2940 20th Street, architect and citizen, expressed concern over some aspects of the proposal.

Motion

On a motion by **F. Sheets** seconded by **K. Remley**, the Landmarks Board approved (5-0) the Landmark Alteration Certificate for the proposed construction of an addition at the rear of the main house and construction of a free-standing garage as shown on plans dated September 15, 2015, finding that the proposed new construction generally meets the standards for issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981, subject to the following conditions:

CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for constructing the addition and garage in compliance with the approved plans dated September 15, 2015, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit final architectural plans that shall be subject to the final review and approval of the Landmarks design review committee (Ldrc) and that include:
 - (A) Retention of the three windows at the south elevation of the main house.

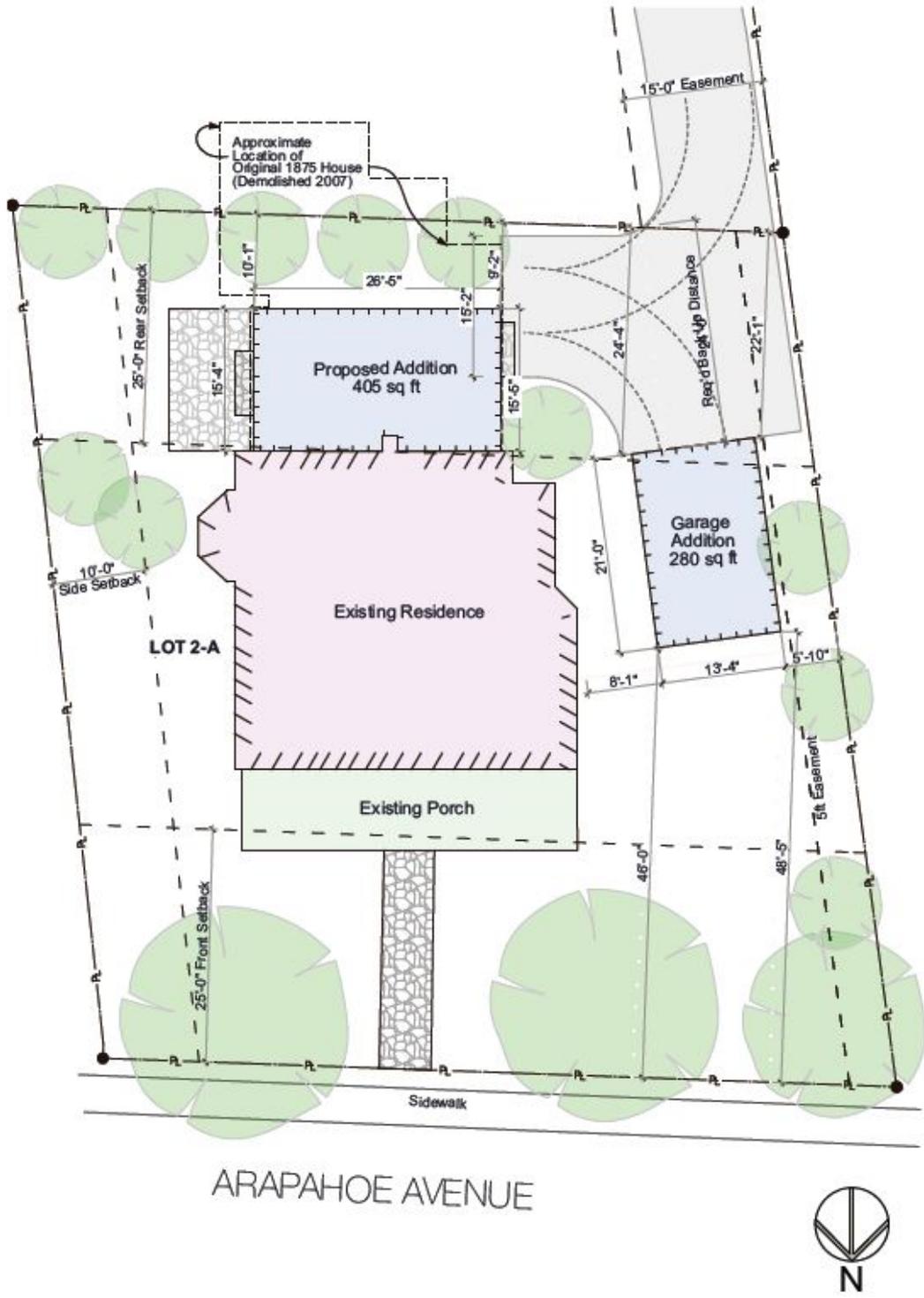
- (B) Elimination of the two new window openings at the south elevation of the main house.
 - (C) Modification of the plans to include a single door at the deck rather than two new openings.
 - (D) Further integration of the deck into the roof structure of the addition.
 - (E) Simplification of the window profiles on the addition and garage.
3. The Ldrc shall review details regarding the new construction, including materials, door and window details including moldings, and proposed insets, railing details, paint colors, and hardscaping on the property to ensure that the approval is consistent with the *General Design Guidelines* and the historic preservation ordinance.

SUPPORT FOR BOZA VARIANCE UNDER CRITERION 4

The applicant also requested, and was granted, support for a variance from the Board of Zoning Adjustment for a variance to the required front and rear yard setbacks.

Motion

On a motion by **F. Sheets** seconded by **K. Remley**, the Landmarks Board approved (5-0) a variance to the required front and rear yard setback under Section 9-2-3(h)(4), finding that the proposed construction generally meets the *General Design Guidelines* and the historic preservation ordinance. The board considers that the construction of an addition and a garage in a “by-right” location would have an adverse impact on the historic character of the landmarked house and site.



ARAPAHOE AVENUE



Site Plan - Proposed



East – Existing

SCALE: 3/16" = 1'-0"

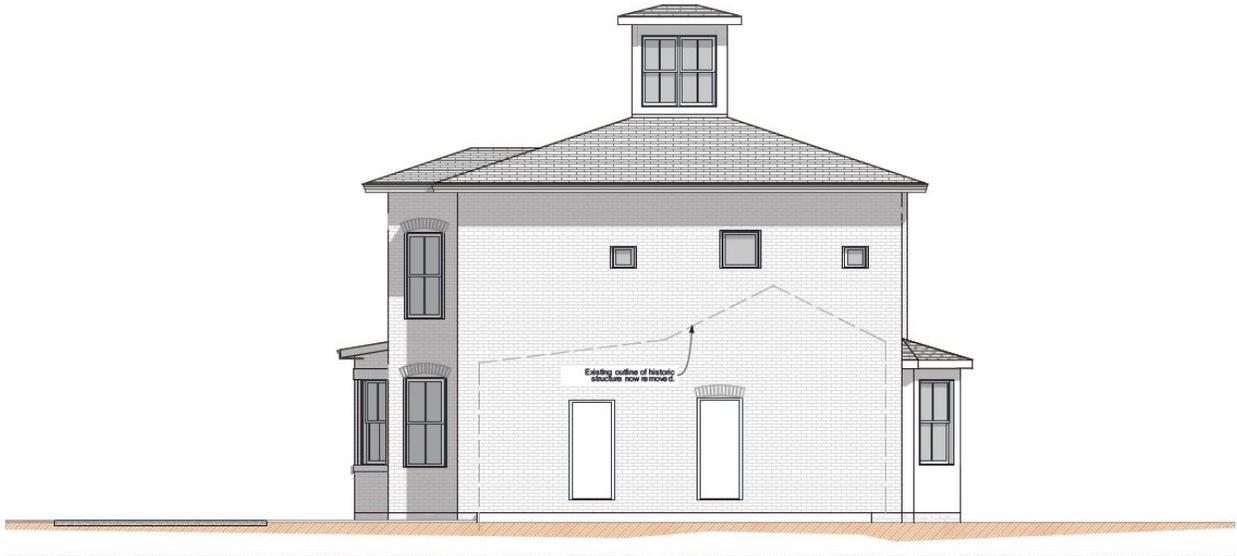
Existing East Elevation



North – Existing

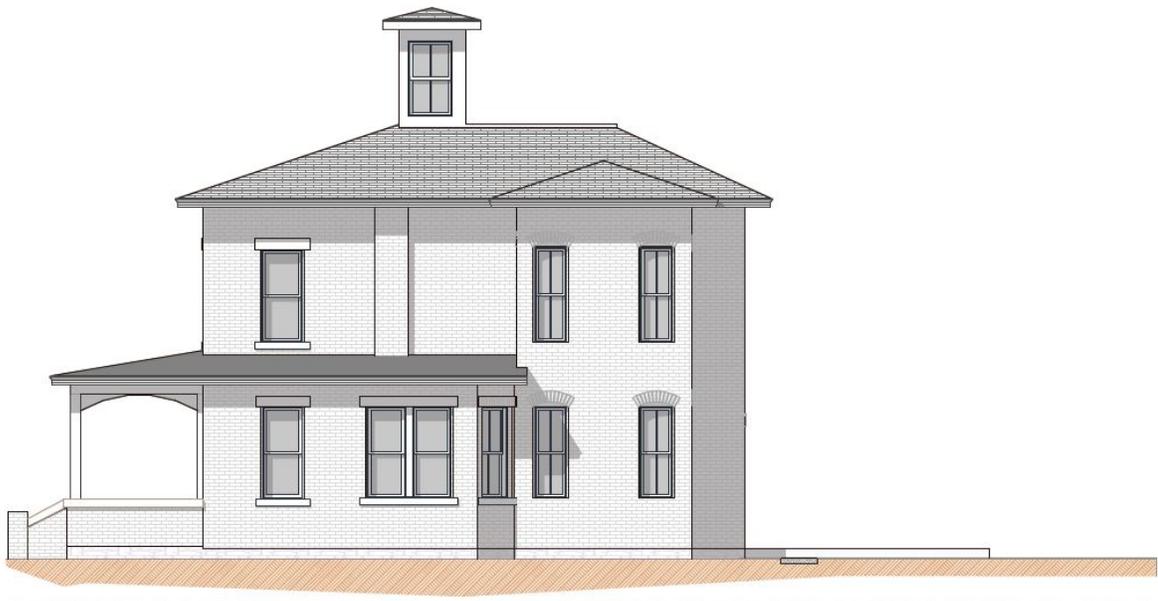
SCALE: 3/16" = 1'-0"

Existing North Elevation



South – Existing
SCALE: 3/16" = 1'-0"

Existing South Elevation



West – Existing
SCALE: 3/16" = 1'-0"

Existing West Elevation



East - Proposed

SCALE: 3/16" = 1'-0"

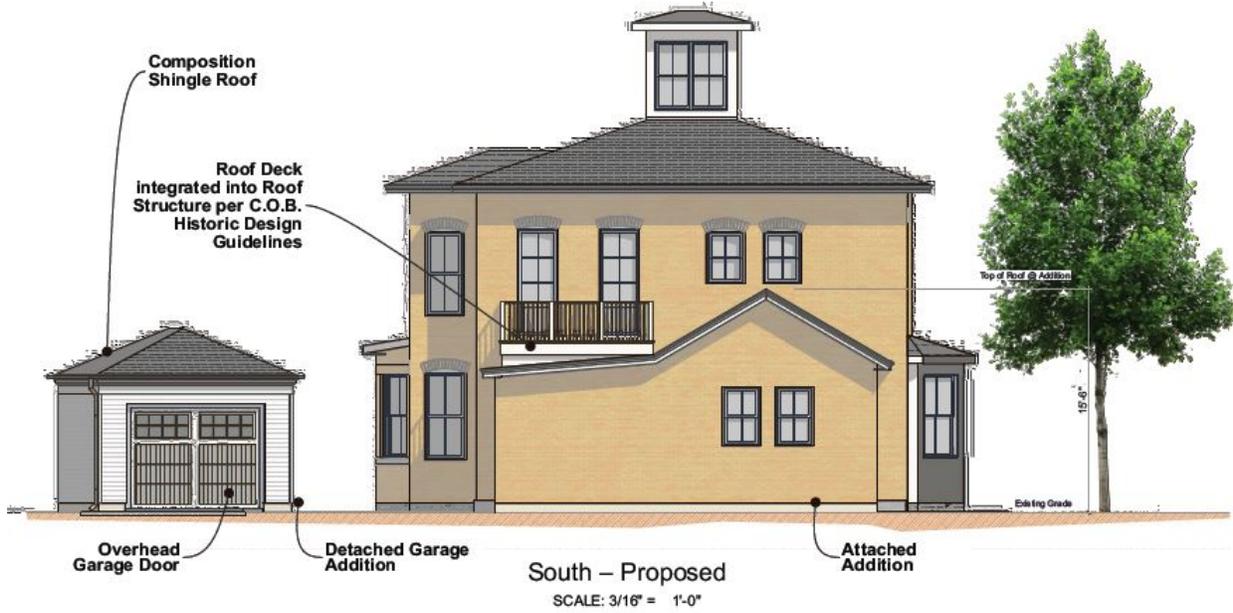
Proposed east elevation



North - Proposed

SCALE: 3/16" = 1'-0"

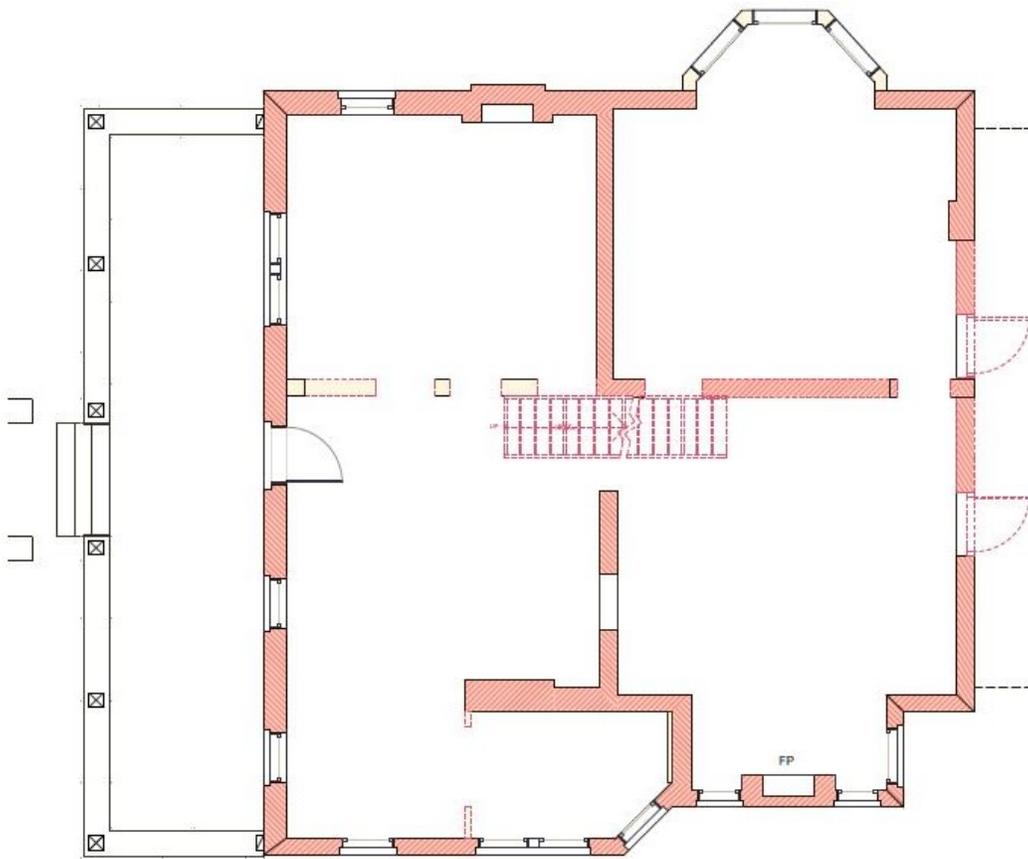
Proposed north elevation



Proposed South elevation



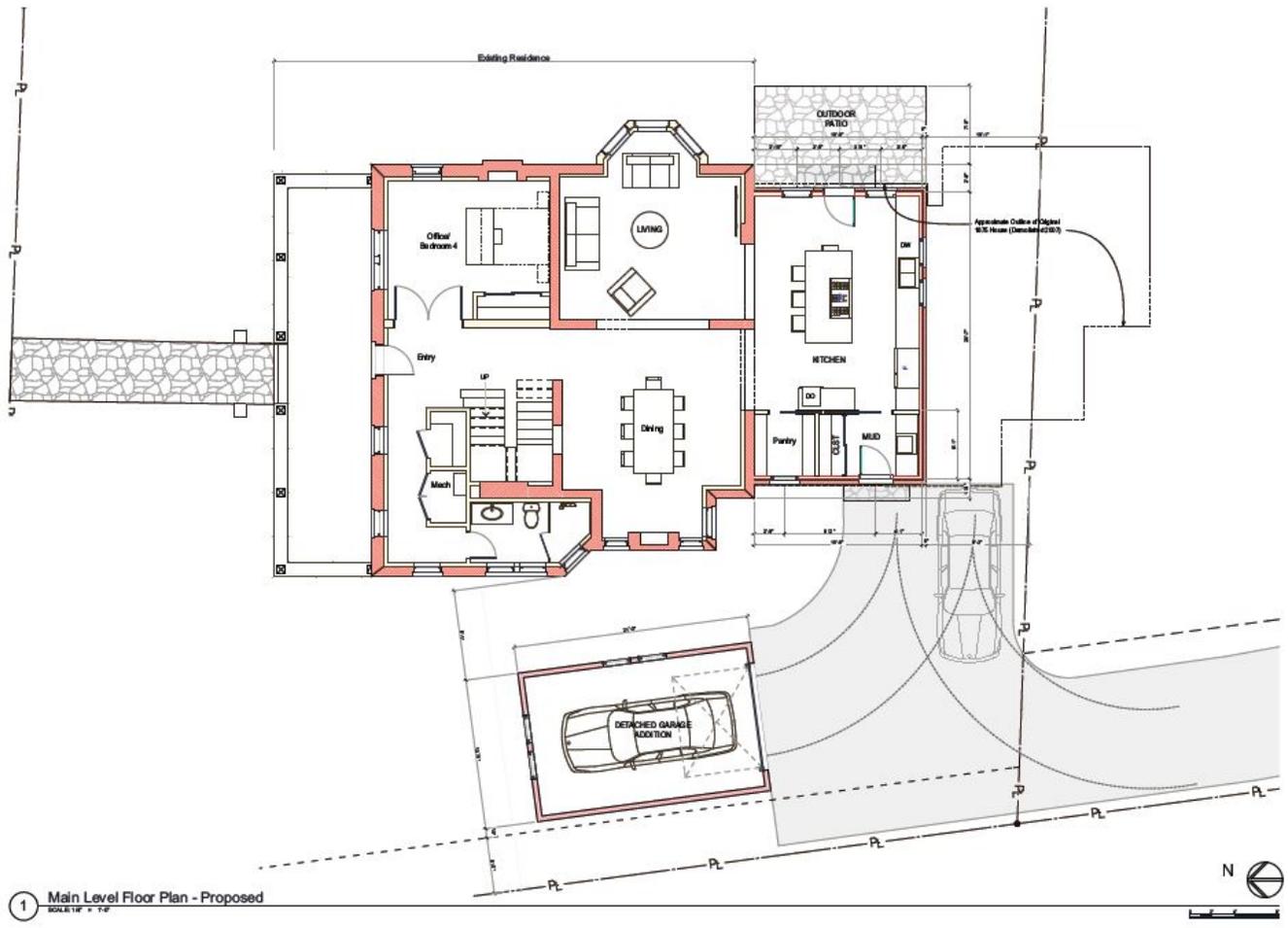
Proposed West elevation



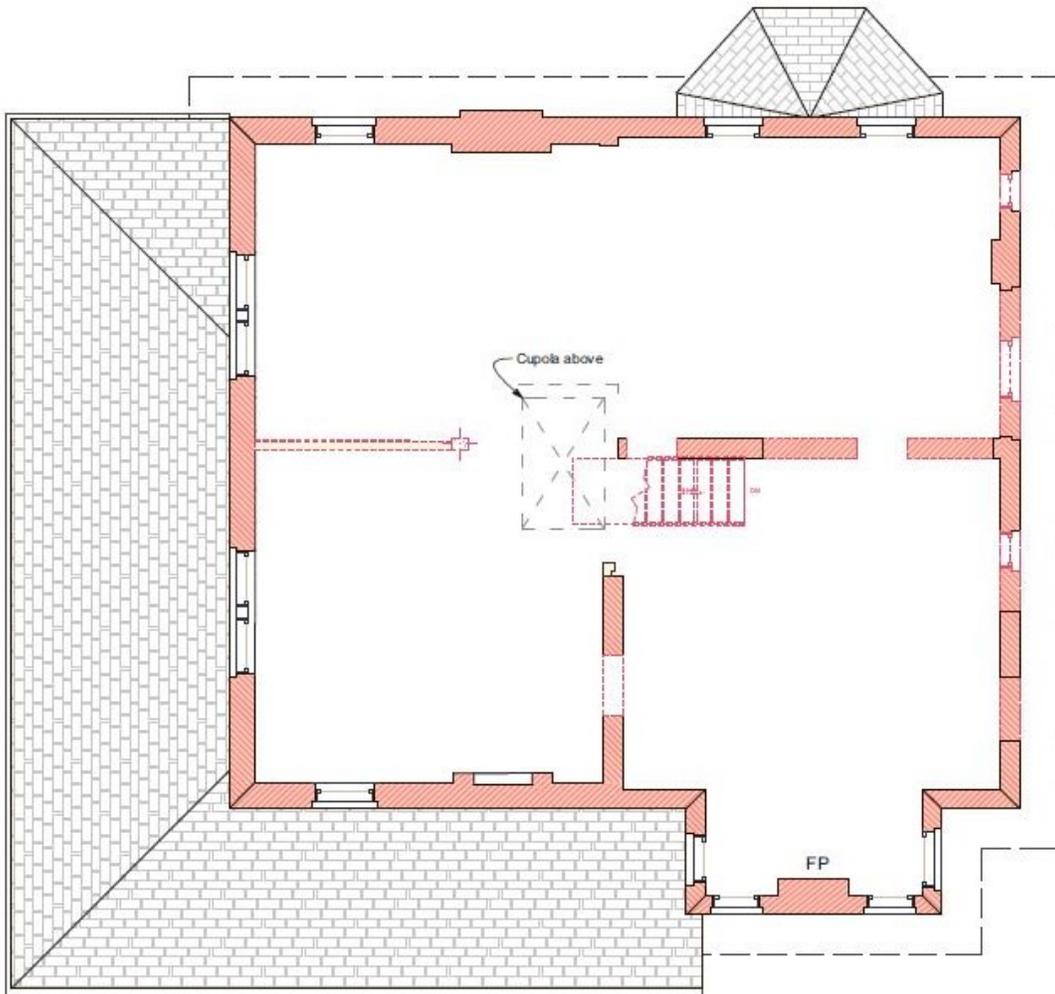
1 Main Level Floor Plan - Existing & Demo
SCALE 1/4" = 1'-0"



Main Level Existing

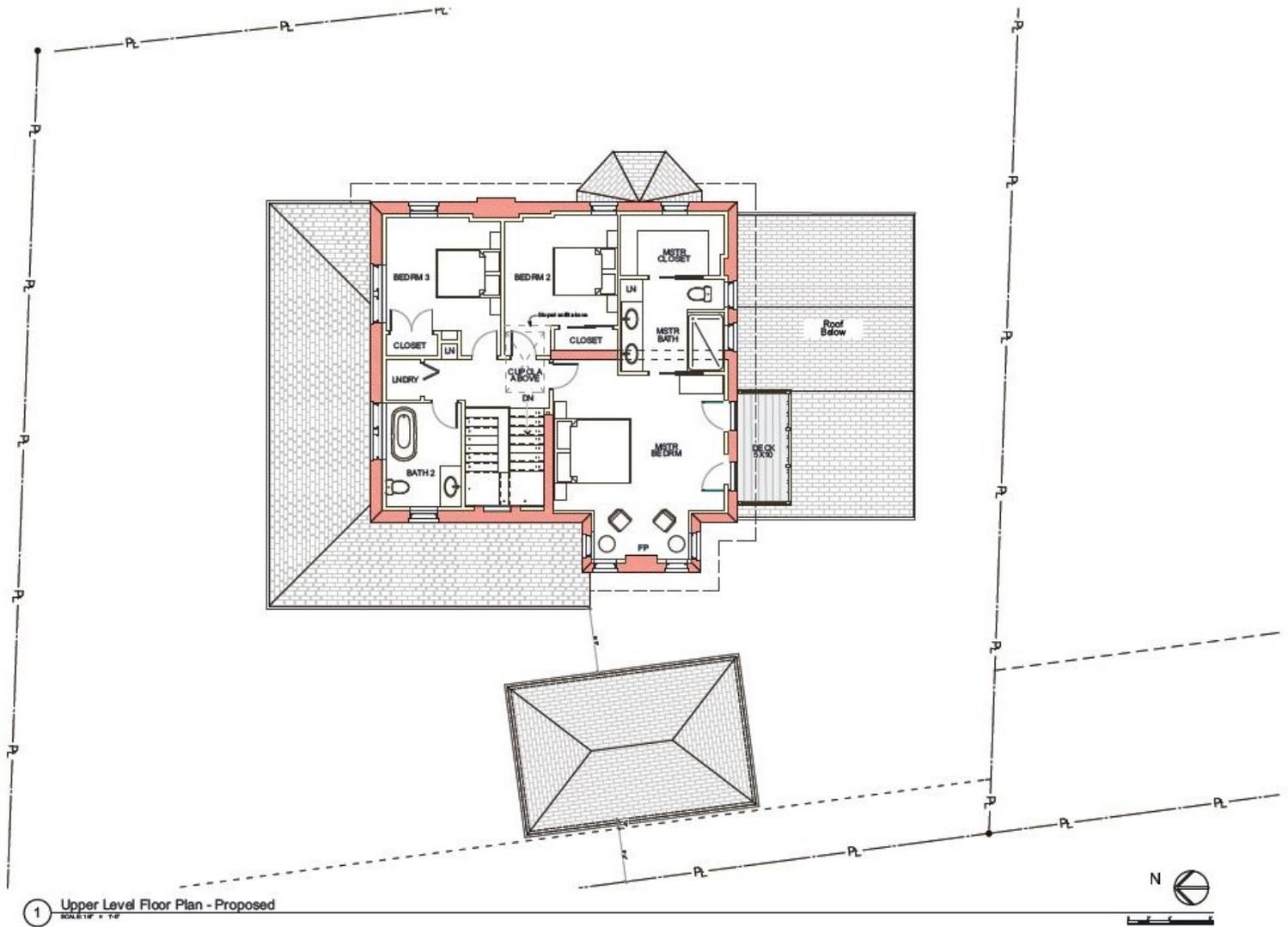


Main Level proposed



2 Upper Level Floor Plan - Existing & Demo
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

Upper Level existing



Upper Level proposed



East Garage

SCALE: 1/4" = 1'-0"

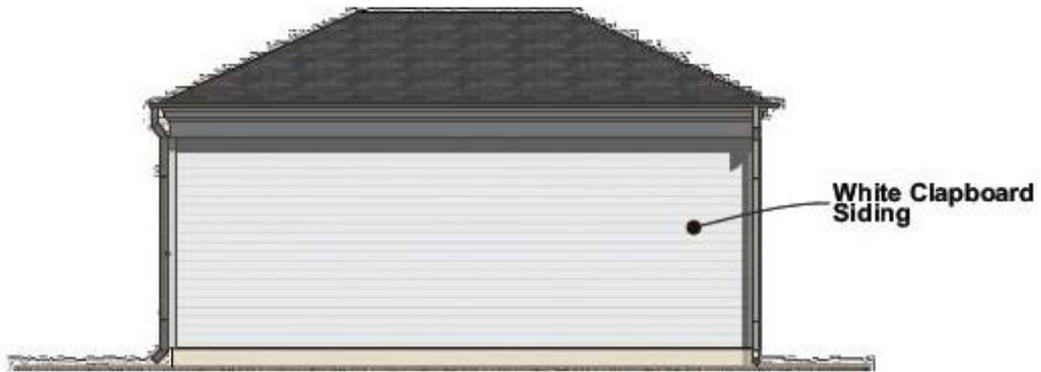
Proposed garage east elevation



North Garage

SCALE: 1/4" = 1'-0"

Proposed garage north elevation



West Garage

SCALE: 1/4" = 1'-0"

Proposed garage west elevation



South Garage

SCALE: 1/4" = 1'-0"

Proposed garage south elevation



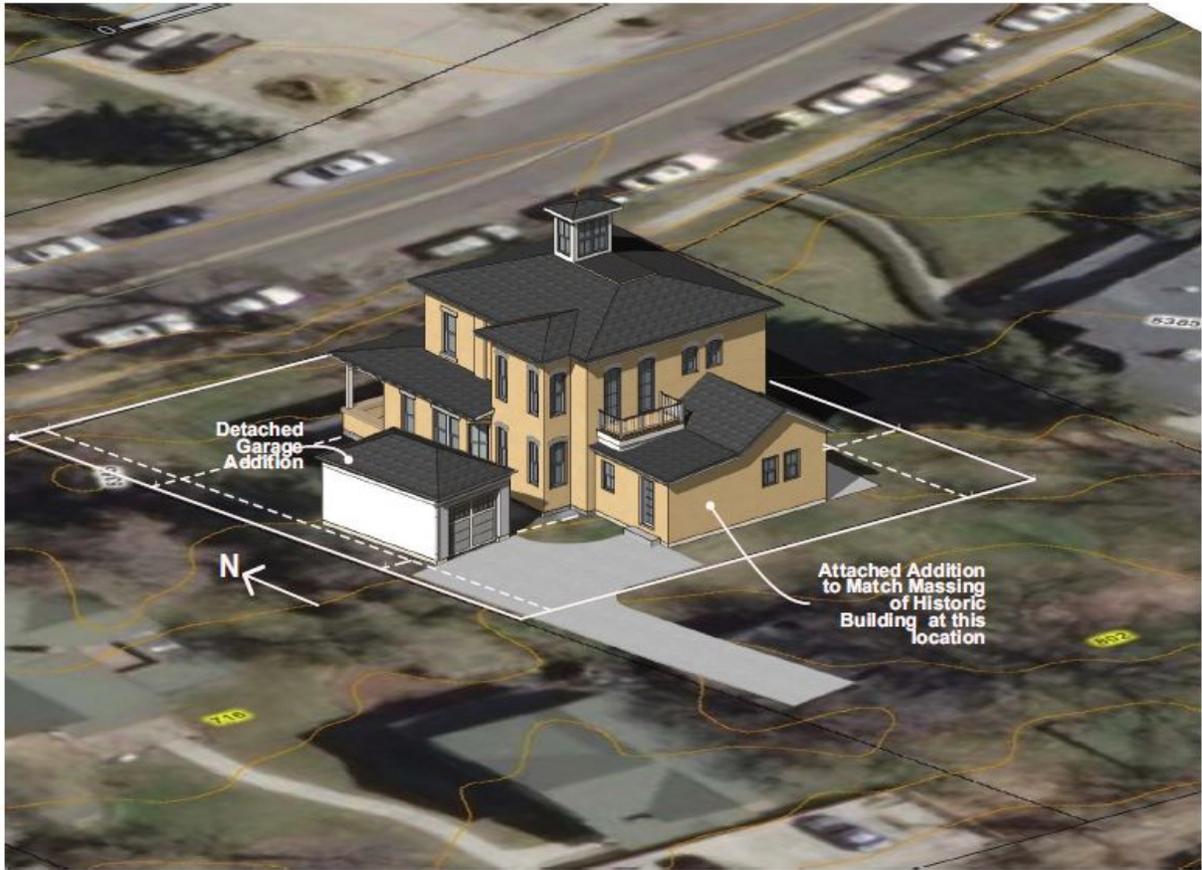
Street (North) Perspective - Proposed

Rendering of proposed north elevation



SE Render - Proposed

Rendering of proposed south and east elevations



SW Render - Proposed

Rendering of proposed south and west elevations



INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager
David Driskell, Executive Director of Planning, Housing & Sustainability
Susan Richstone, Deputy Director of Planning, Housing & Sustainability
Deb Kalish, Senior Assistant City Attorney
Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner

Date: October 20, 2015

Call-up Item: Landmark Alteration Certificate proposing the removal of outdoor seating at the landmark Glen Huntington Band Shell in Central Park per Section 9-11-18 of the Boulder Revised Code, 1981 (HIS2015-00237). This Landmark Alteration Certificate is subject to City Council call-up no later than **October 20, 2015**.

EXECUTIVE SUMMARY

The application was approved with conditions by the Landmarks Board (4-1, F. Sheets opposed). The decision was based upon the board's consideration that the proposed construction generally meets the requirements in Section 9-11-18, B.R.C. 1981.

The board's approval is subject to a 14-day call-up period by the City Council. The approval of this Landmark Alteration Certificate is subject to the City Council call-up no later than **October 20, 2015**.

ATTACHMENTS:

- A. Notice of Disposition dated October 15, 2015
- B. Applicant Materials

Notice of Disposition

You are hereby advised that on October 7, 2015 the following action was taken:

- ACTION:** Approved by a vote of 4-1
- APPLICATION:** Public hearing and consideration of an Landmark Alteration Certificate application for the removal of outdoor seating at 1236 Canyon Boulevard, the Glen Huntington Band Shell in Central Park, per Section 9-11-18 of the Boulder Revised Code, 1981 (HIS2015-00237).
- LOCATION:** 1236 Canyon Boulevard
- ZONING:** Public
- APPLICANT/OWNER:** City of Boulder, Parks and Recreation Department

This decision was arrived at based on the purposes and intent of the Historic Preservation Code as set forth in 9-11-18, B.R.C., 1981, as applied to the Landmark Alteration Certificate application.

Public Hearing

Michael Dardis, 1360 Walnut Street, #406, spoke against removal of seating.

Mark Gerwing, 1530 Lee Hill Drive, former chair of the Landmarks Board and architect, spoke in support of removal of the seating.

Abby Daniels, 1123 Spruce Street, Historic Boulder, Inc. Executive Director, expressed Historic Boulder's Preservation Committee's reservations about removal of the seating.

Kathryn Barth, 2940 20th Street, citizen, architect and Historic Boulder, Inc. Preservation Committee Chair, spoke against removal of seating.

Motion

On a motion by **D. Yin**, seconded by **K. Remley**, the Landmarks Board approved (4-1, F. Sheets opposed) the Landmark Alteration Certificate for the proposed removal of outdoor seating and construction of a path through the landmark area as shown on plans dated September 2, 2015, finding that they generally meet the standards for issuance of a Landmark Alteration Certificate in Section 9-11-18, B.R.C. 1981, subject to the following conditions:

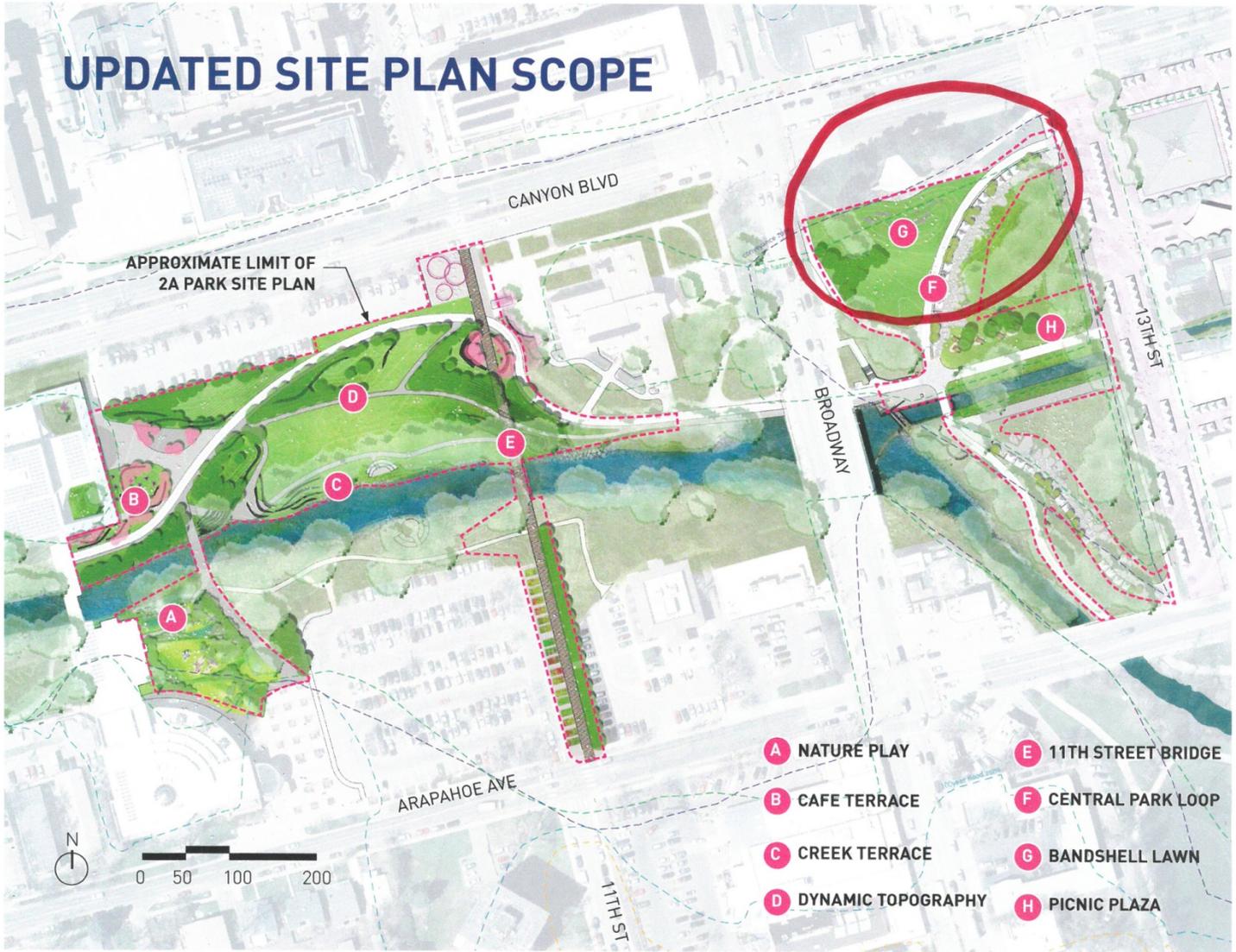
CONDITIONS OF APPROVAL

1. The applicant shall be responsible for the removal of outdoor seating, relocation of the bermed area and construction of a new path, all in compliance with the approved plans dated September 2, 2015, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following:
 - Revised plans showing the proposed new path to move further southeast and the berm back from the stage than proposed to allow for more seating.

- Revised plans showing a significant reduction of the amount of paving for the proposed path.
- Submission of detailed photographs and dimensions of the seating prior to removal in the event that it is to be reinstalled in the future.

These design details shall be reviewed and approved by the Landmarks design review committee, prior to the issuance of a building permit. The applicant shall demonstrate that the design details are in compliance with the intent of this approval and the *General Design Guidelines*.

F. Sheets considered the extent of proposed change in the Landmark boundary could have an adverse effect its historic character and voted against the proposal.



Updated Site Plan Scope, 2015. Bandshell area is circled in red.

FARMERS' MARKET LOOP - PREFERRED ALT



Proposed Plan for Farmers' Market Loop, 2015.

FARMERS' MARKET LOOP - ALT



Alternate proposed plan for Farmers' Market Loop if seating were to remain, 2015.

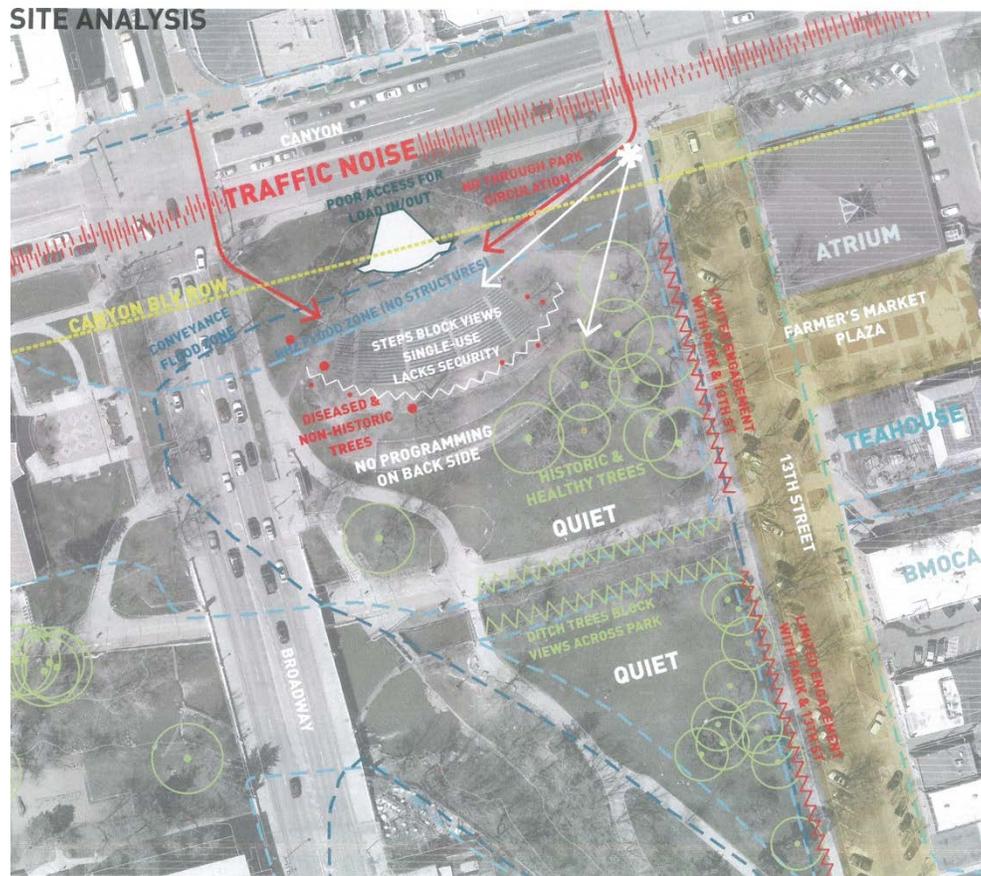


Enlargement Plan: Central Park, 2015.

"ALLEY" - EXISTING LOCATION



"Alley" – Existing Plan, 2015.



Site Analysis, 2015.

PARK SITE PLAN BANDSHELL LOCATION OPTION 1



BANDSHELL IN ORIGINAL LOCATION

CRITERIA:

SITE CONTEXT

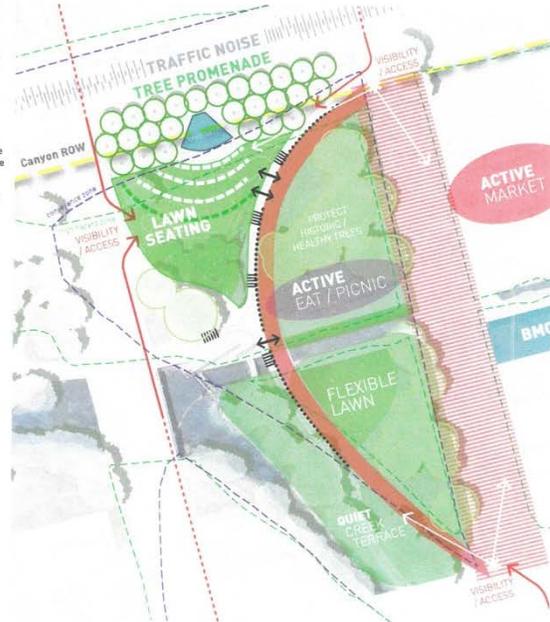
- Removes formal seating area and incorporates informal lawn seating.
- Added multi-modal park circulation through the park gives more "eyes on the park".
- Landscape along Canyon features Tree promenade with DG paving for open circulation and new high branching trees. Multi-Modal path runs along the back of the bandshell (assumes curb line stays the same).
- Back of bandshell and access issues remain.
- Canyon Boulevard ROW will likely result in potential conflicts with multi-modal circulation.
- Landscape or sound walls won't help mitigate traffic noise to significant level for comfort and performances.

PROGRAMMING

- Lawn seating area could fit around 700 people for an event (small to medium scale).
- Direct access to Farmer's Market for similar programming events.
- Informal lawn good for everyday park use and flexible programming that does or doesn't use the bandshell.
- Could re-purpose the bandshell for more art-based programming with performances limited by ambient noise.
- Site context and noise level limits the kind of performances. For example, acoustic performances will be severely limited by noise level.
- All performances will need to be amplified.

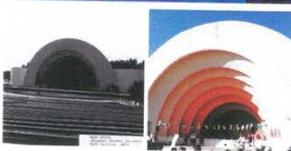
STRUCTURE

- Existing Bandshell location remains, saving cost and potential logistical complications from moving the structure.
- Minor additions to the structure can include lighting and painting.
- Structure located within the flood HHZ and Conveyance Zone and restricts opportunities to enhance the structure or move it slightly within the flood zone.
- No structure expansion or building additions because of location in HHZ flood zone.



DALLAS, TX
FAIR PARK

This bandshell is used for outdoor concerts as it has for many years. It also has a seasonal lighting display when the bandshell has in use for a performance.

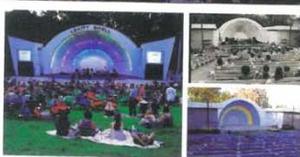


MEMPHIS, TN
LEVITT SHELL AT OVERTON PARK

The Overton Park Shell was built in 1938 by the City of Memphis and the depression-era WPA. WPA Public Works Administration for \$11,920. The Shell was designed by architect Max Fuchsler and modeled after similar band shells in Chicago, New York and St. Louis. Over the years, there have been numerous efforts, some to renovate the Shell, and some to destroy it. Over the past 20 years, Save Our Shell prevented hundreds of these concerts in the Overton Park before having to end its programs.

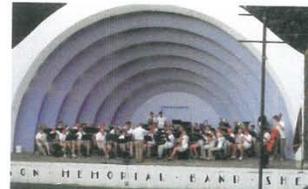
In 2008, the Shell partnered with the City of Memphis and the Martin Luther King Foundation to renovate the Shell and present 50 free concerts every year. It was renamed Levitt Shell at Overton Park and renovation was begun in 2007. It opened again with free music for all on September 4, 2008.

The Shell previously had formal seating that it removed for an open lawn, in addition to adding modern lighting and acoustical features to the structure.



LINDSBORG, KS
SWENSON PARK

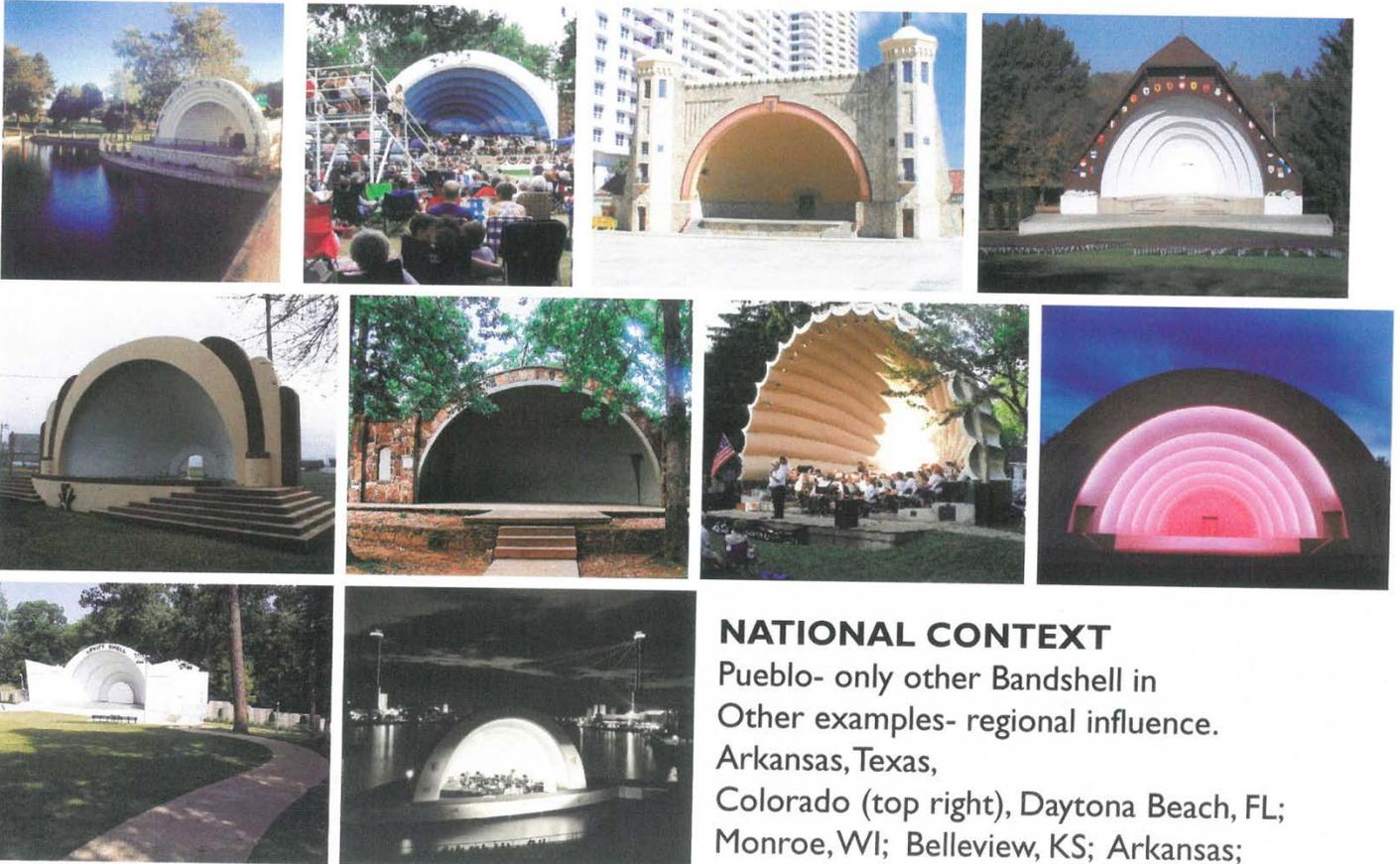
This band shell built as a 1935 project in 1935 was as a centerpiece on the east side of the park. Many times during the year, you can experience local concerts, special performances, and local Broadway/HFD outdoor theatre productions. Considering the heavy use of the bandshell today, the city has done a good job of maintaining it over time. It is the oldest outdoor theatre in Kansas. Its physical state is a reflection of its importance to the community and its history.



HARLEM, NYC
JACKIE ROBINSON PARK

Jackie Robinson Park is still used for musical programs and films in the summer. Its site is highly frequented by numerous people. The bandshell is smaller so it can only accommodate smaller acts. The site and structure itself has been well-maintained over the years.





NATIONAL CONTEXT

Pueblo- only other Bandshell in
Other examples- regional influence.
Arkansas, Texas,
Colorado (top right), Daytona Beach, FL;
Monroe, WI; Belleview, KS; Arkansas;
Ft. Atkinson, Fair Park, TX; Memphis,
TN; Chicago – Century of Progress,
1933.



INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Yvette Bowden, Director, Parks and Recreation
Therron Dieckmann, Deputy Director, Parks and Recreation
Jeff Haley, Planning Manager
Sarah DeSouza, Senior Manager for Community Outreach
Tina Briggs, Landscape Designer II

Date: October 20, 2015

Subject: Call Up: Naming of Washington School Park

EXECUTIVE SUMMARY

Earlier this year, Parks and Recreation Department (department) staff initiated the naming process for the park at the former Washington School Site (Outlot B, Washington Village II Subdivision, 2901 13th St.) (**Attachment A**). Pursuant to the city's Policy on Commemorative Naming of City Facilities (**Attachment B**) and the department's Park and Plaza Naming Policy (**Attachment C**), staff solicited community feedback (**Attachment D**) and brought this matter to the Parks and Recreation Advisory Board (PRAB) in July 2015, which subsequently recommended approval of the proposal upon a unanimous vote. Pursuant to the department's Naming Policy, if the PRAB approves the recommendation, the decision is to be forwarded to City Council in an information packet as a call-up item, allowing council the opportunity to reconsider the board's determination. If approved, the name would be announced to the community and signage would be installed in the park.

FISCAL IMPACT

The cost associated with naming the park is approximately \$5000. The Parks and Recreation Department (the "Department") has identified funding in its 2015 budget to cover these costs.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

- **Economic:** None apply
- **Environmental:** None apply
- **Social:** Using social media, listservs and on-site park signs, the neighboring community has been contacted to solicit their input on the naming proposal.

BACKGROUND

City Council approved the Washington Village II project on February 25, 2009. This approval permitted 33 dwelling units and 2,950 square feet of office/commercial space on the ground floor of a new building along Broadway and community facilities on the 3-acre site. On February 7, 2013 the Planning Board unanimously approved the request to extend the existing Washington Village II project approval, which was set to expire on February 25, 2013. The approval permitted three additional years to complete the project consistent with the original conditions of approval.

The 1215 Cedar Avenue property is bounded by Broadway to the west, Cedar Avenue to the south, 13th Street to the east, and a mix of multi-family and single-family development to the north. It consists of three acres and is currently occupied by the vacant Washington Elementary School that was closed in 2003 by the Boulder Valley School District (BVSD) due to school consolidation. Its closure prompted a comprehensive process to consider how the site should be developed. While there was initial interest from several groups to develop the site, Wonderland Hill Development Company was the only group that proceeded with a site design for city consideration. The Washington School property was the subject of two Concept Plan and two Site and Use Review applications during the years 2007 and 2009. All were ultimately approved.

On March 2015, a Special Warranty Deed (**Attachment E**) was filed by Washington School Developments, LLC formally granting the park property to the City of Boulder's Parks and Recreation Department.

ANALYSIS

In June and July 2015, Department staff worked with the neighboring community to determine a name for the park. After conducting an extensive public input process (**Attachment C**) to solicit proposed park names (**Attachment F**), 22 out of the 69 responses (32 percent) requested the park be named Washington Park, a derivative of Washington School Park. The name Washington Village Park received nine votes representing 13 percent of the total.

The following quote from one of the park neighbors captures the essence of the majority of feedback about this recommendation:

“Many families in Boulder have decades-old connections to Washington Elementary School, a.k.a. Escuela Bilingue Washington. Our children grew up in the is neighborhood and attended school in this now landmarked building (one of three identically-constructed schools in Boulder). It is fitting that the park bear the original name of the historic school, since that plot of land was a children’s playground and also functioned as a neighborhood park for nearly 100 years.”

In December 2010, the City of Boulder adopted a Policy on Commemorative Naming of City Facilities (**Attachment A**). The purpose of the policy was to allow, in appropriate circumstances, the naming or renaming of facilities, owned and operated by the City, in commemoration of persons that have made unusually significant contributions to the City. Since the community overwhelmingly supported naming the site a non-commemorative name, Washington School Park, it is not necessary to proceed with the requirements of the Commemorative Naming Policy and instead, the department’s Park and Plaza Naming Policy (**Attachment B**) was followed.

NEXT STEPS

The PRAB requests that Council support the recommendation to name the park site located at Outlot B, Washington Village II Subdivision, 2901 13th St., Washington School Park per the majority opinion of the neighboring community.

ATTACHMENTS:

Attachment A: Site Map

Attachment B: City of Boulder’s Commemorative Naming Policy

Attachment C: Parks and Recreation Department’s Park and Plaza Naming Policy

Attachment D: Public Input Process and Timeline

Attachment E: Special Warranty Deed

Attachment F: Proposed Park Names

Attachment G: Park Name Data

WASHINGTON SCHOOL PARK



CITY OF BOULDER

POLICIES, PROCEDURES AND GUIDELINES

Policy on Commemorative Naming of City Facilities

EFFECTIVE DATE:

December 1, 2010



Jane S. Brautigam, City Manager

I. POLICY

It is the policy of the City of Boulder (“City”) to allow, in appropriate circumstances, the naming or renaming of facilities, owned and operated by the City, in commemoration of persons that have made unusually significant contributions to the City. This allowance extends to facilities that are owned by the City but leased to, and used by, another entity.

II. PURPOSE

City facilities are built and maintained at public expense and for the purpose of carrying out city business. The naming of such facilities can have long lasting implications and raise political, legal and equity concerns both within the City organization and with the public at large. The purpose of this policy is to attempt to anticipate these concerns and to provide a uniform, transparent and citywide process for addressing them.

III. SCOPE

A. **Policy Limited to Naming in Response to Commemoration of Persons** - The scope of this policy does not extend to other practices of naming city facilities, including:

- 1) Naming of facilities in response to sponsorship (addressed in *Policy on Sponsorship Naming of City Facilities*).
- 2) Naming for purposes of public identification (i.e., “North Boulder Park” and “East Boulder Recreation Center”), or
- 3) Naming after landmarks, including naming after local resources, geographic feature, or identifiable community characteristics.
- 4) Naming after past or present owners of the property, property donors, or after the name historically used for identification of the property.

B. **Applicability of Existing Department Policies** - Some City departments, including the Parks and Recreation and Community Planning and Sustainability, have policies and procedures already in place that guide the consideration of naming of City facilities within their purview. To the extent that such policies incorporate requirements that are at least as strict as this policy, including specific adherence to all five procedural steps outlined in Section VI of this policy, such department-specific policies shall continue to take precedence over this policy and be the sole documents to be adhered to with regard to naming.

III. DEFINITIONS

The following terms are used in this policy:

Commemorative: The term “commemorative” or “commemoration,” as used herein, refers to the practice of naming a facility to honor persons who have over an extended period of time: demonstrated excellence, courage or exceptional service to the citizens of the City, the State of Colorado or the nation; provided extensive community service; worked to foster equality and reduce discrimination; made a significant financial donation or in-kind contribution to a City facility with such contribution significantly benefiting the community that the facility serves (i.e. the facility may not have otherwise been possible without the financial assistance), or who have; historical significance to the community, the City of Boulder, the State of Colorado or the nation.

Donation: The term “donation” describes financial or in-kind contributions that are made without restrictions on how the money or resources are to be used and without expectation of reciprocal benefit by the donee. When a contribution is made with a clear expectation that an obligation is created or that the recipient will provide something of value in return, the contribution is considered a “sponsorship,” not a donation.

Facility: The term “facility, as used herein, means any City-owned land and buildings, and any features affixed to the land including components of the property such as rooms, parks, fields, trails, shelters and other components of the facility. The term “facility,” however, does not extend to city streets, alleys or amenities such as trees, benches and fountains.

Person – The term “person,” as used herein, refers to any living or deceased human being. It does not extend to the name of any organization, including but not limited to, a business, sole proprietorship, partnership, or corporation.

IV. CITY RETENTION OF RIGHT TO RENAME

The City retains the right to rename facilities at any time.

V. LIMITATIONS

A city facility cannot be named or renamed:

A. After an elected or appointed City official, or family member thereof, that is currently serving, at the time of application or consideration of such application.

Commemorative naming immediately after termination of a city official's terms of service, while not prohibited, is discouraged.

B. After a currently employed City staff member or volunteer, that is currently employed or volunteering, at the time of application or consideration of such application. Commemorative naming immediately after termination of a city staff member's employment, or volunteer's tenure, while not prohibited, is discouraged. Furthermore, commemorative naming for former City staff members is not appropriate when based only on tenure or performance of normal job duties.

C. After a person which has a quasi-judicial matter pending, or expected to be pending, before the City at the time of application or consideration of such application.

VI. PROCEDURES

- Step 1 Consideration for naming or renaming of a City facility begins with the completion of a Commemorative Naming Application
- Step 2 The proponent of the naming/renaming will be required to solicit and summarize feedback from impacted stakeholders in order to capture controversies associated with the proposal. Depending on the nature of the facility and whether the proposed name would replace a previous commemorative name, this process could include extensive outreach to nearby property owners or constituency groups associated with the facility.
- Step 3 The Commemorative Naming Application, along with a summary of public comment, must then be submitted to the City Manager's Office for consideration.
- Step 4 The application will first be reviewed by the **city's naming committee**; a standing committee created by this policy composed of representatives from the City Manager's and City Attorney's Office, along with a representative of the facility to be named. The focus of the committee's work can include developing a recommendation for the City Manager's consideration and documenting that recommendation.
- Step 5 After reviewing all information provided, the City Manager will make a determination on whether to approve or disapprove the naming proposal. The city manager will then submit his or her decision, along with all supporting documentation, to the city council in a Weekly Information Packet (WIP) as a call-up item that allows council the ability to reconsider the city manager's decision. Until council has had that opportunity, a decision on the naming or renaming shall not be considered final.

VII. CONSTRUCTION AND INTERPRETATION

Employees who have questions concerning the interpretation or application of this policy are directed to contact the City Manager or his/her designee.

VIII. EXCEPTIONS/CHANGE

These guidelines may be reviewed and changed at any time.

IX. CITY MANAGER DESIGNEE

December 1, 2010 - Carl Castillo, Policy Advisor

**CITY OF BOULDER
DEPARTMENT OF PARKS AND RECREATION**

POLICIES AND PROCEDURES

**Park and Plaza Naming and
Dedication Policy**

EFFECTIVE DATE: September 2012

Kirk W. Kincannon, CPRP, Director of Parks and Recreation

I. POLICY

It is the policy of the Parks and Recreation Department to provide community members with the opportunity to name and dedicate city parks and plazas owned and operated by the Parks and Recreation Department.

II. PURPOSE

The purpose of the park and plaza naming and dedication policy is to provide a clear process for naming and dedicating parks and plazas owned and managed by the Parks and Recreation Department.

III. PROCEDURES

Park and Plaza Naming

- Considerations for naming a park or plaza include one or more of the following:
 1. Historic names relevant to the park or plaza;
 2. Geographic names descriptive of the location or significant natural features (including flora, fauna and geography in or near the park or plaza);
 3. Cultural names relevant to the park or plaza;
 4. Person(s) or organizations who made significant contributions to the park or plaza being named;
 5. Persons (or organizations) who made a significant contribution to the community over an extended period of time; and/or
 6. Person(s) or organizations donating land to be used for park or plaza purpose(s).

- Considerations for park or plaza name changes must be made through the completion of a Park and Plaza Naming/Renaming Application (to be developed) to the Parks and Recreation Advisory Board (through the Parks and Planning Superintendent).
- Prior to the Board’s consideration, the department will notify the impacted neighborhood of the proposed park name or name change to allow time for comments prior to the Board meeting. Staff will review the naming application and supporting documentation, along with the public input and make a recommendation to the PRAB.
- All proposed names for Parks and Recreation Department owned and managed parks and plazas must be considered and approved by a majority of the members of the Parks and Recreation Advisory Board (PRAB) at a regular business meeting.
- Upon approval by the Parks and Recreation Advisory Board, a Weekly Information Packet (WIP) item will be provided to City Council for their review and consideration (through a City Council call-up), of the recommended name.

Park and Plaza Dedications

Areas within a named or unnamed park or plaza owned and managed by the Parks and Recreation Department may be dedicated according to the following criteria:

- Considerations for dedicating a park or plaza include one or more of the following:
 1. Persons (or organizations) who made significant contributions to the park or plaza being named
 2. Persons (or organizations) who donated the land for the park or plaza; and/or
 3. Persons (or organizations) who made a significant contribution to the community over an extended period of time.
- Considerations for park or plaza name changes must be made through the completion of a Park and Plaza Dedication Application (to be developed) to the Parks and Recreation Advisory Board (through the Parks and Planning Superintendent).
- Prior to the Board’s consideration, the department will notify the impacted neighborhood of the proposed park name or name change to allow time for comments prior to the Board meeting. Staff will review the naming application and supporting documentation, along with the public input and make a recommendation to the PRAB.
- All proposed names for Parks and Recreation Department owned and managed parks and plazas must be considered and approved by a majority of the members of the Parks and Recreation Advisory Board (PRAB) at a regular business meeting.
- Upon approval by the Parks and Recreation Advisory Board, a Weekly Information Packet (WIP) item will be provided to City Council for their review and consideration (through a City Council call-up), of the recommended name.

Commemorative Naming/Renaming Application

Please provide the following:

1. Current park name and location

2. Name of the person, organization or constituency submitting the application in support of the commemorative name/name change

3. Proposed commemorative name/rename

4. Describe the person, organization or constituency that is requesting the commemorative name/name change. Please address who the person, organization or constituency represents, the size and demographics of the group represented and the connection of this person, organization or constituency to the commemorative honoree.

5. Provide research and documentation in support of the commemorative name/rename of the park. This information should clearly support the City's definition of commemorative naming and must demonstrate that the name supports the City's practice of naming a facility to honor persons who have over an extended period of time:
 - Demonstrated excellence, courage or exceptional service to the citizens of the City, the State of Colorado or the nation; or
 - Provided extensive community service; or
 - Worked to foster equality and reduce discrimination; or
 - Made a significant financial donation or in-kind contribution to a City facility with such a contribution significantly benefiting the community that the facility serves (i.e. the

facility may not have otherwise been possible without the financial assistance); or who have; or

- Been of historical significance to the community; the City of Boulder, the State of Colorado or the nation.

Washington Park Recommended Naming Process

- **June 22 to June 29**
 - Open period for park naming suggestions (¼ mile radius postcard, park signage, neighborhood association messaging)
 - Reduced from 2 weeks to 1 week
- **June 1 – July 12**
 - Suggested names will be posted on web page and open for neighborhood input.
 - Reduced from 2 weeks to 12 days (can't reduce to 7 due to holiday)
- **July 13 – July 20**
 - Recommended name posted on web page for input, also post draft memo to PRAB which helps outline how the name was chosen
 - Reduced from 2 weeks to 1 week
- **July 22- July 27**
 - Recommendation on park name made to PRAB and open for public comment/public hearing
 - PRAB Memo available for public review on July 22
 - PRAB Agenda 27

If not a commemorative name:

- **Aug 6 - Aug 18**
 - If recommended name is not commemorative, park name will be shared with City Council through an information packet – August 18 (at the earliest, prelim memo due Aug 6)

If commemorative name:

- **Aug 6 - TBD**
 - Community members will be encouraged to begin the commemorative naming process (with city staff) – August through October

[Park and Plaza Naming and Dedication Policy](#)

[Policy on Commemorative naming of City Facilities](#)

For Administrative Purposes Only
Property Address: 2901 13th Street
Grantor: Washington School Developments
Grantee: City of Boulder

SPECIAL WARRANTY DEED

THIS DEED, dated this 1st day of March, 2015, between WASHINGTON SCHOOL DEVELOPMENTS LLC, a Colorado limited liability company; Grantor, and the CITY OF BOULDER, a Colorado home rule city, Grantee, whose legal address is 1777 Broadway, Boulder, Colorado 80302.

WITNESSETH, that the Grantor, for and in consideration of LESS THAN FIVE HUNDRED DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Boulder, State of Colorado, described as follows:

Outlot B, Washington Village II Subdivision,
City of Boulder, County of Boulder, State of Colorado

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its personal representatives, successors and assigns, does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Washington Village Park Name Suggestions

Q1 What is your park name suggestion?

Answered: 56 Skipped: 0

#	Responses	Date
1	Meyer's Park	6/29/2015 6:27 PM
2	Washington School Park	6/29/2015 12:26 PM
3	Washington School Park	6/29/2015 10:59 AM
4	Washington School Park	6/29/2015 10:31 AM
5	Washington School Park	6/29/2015 9:45 AM
6	Washington School Park	6/29/2015 8:30 AM
7	Washington school park	6/28/2015 9:31 PM
8	Washington School Park	6/28/2015 9:10 PM
9	Esquelita Park	6/28/2015 7:21 PM
10	Washington Park	6/28/2015 7:13 PM
11	Washington School Park	6/28/2015 6:03 PM
12	Washington School Park	6/28/2015 5:00 PM
13	Hootee Vii Park	6/28/2015 2:04 PM
14	Cedar Commons	6/28/2015 12:05 PM
15	Washington School Park	6/28/2015 11:19 AM
16	Old North Boulder Commons	6/28/2015 6:26 AM
17	Washington Park	6/27/2015 4:40 PM
18	Washington School Park	6/27/2015 3:44 PM
19	Historic Washington School Park	6/27/2015 2:29 PM
20	Ronald Reagan Park	6/27/2015 11:06 AM
21	Old Nobo Park	6/27/2015 8:32 AM
22	George and Martha Park	6/26/2015 9:14 PM
23	Washington Village Park: In Honor of the Hendricks family	6/26/2015 7:55 PM
24	Washington School Park	6/26/2015 11:46 AM
25	Historic Washington School Park	6/26/2015 11:44 AM
26	Big Ash Park	6/26/2015 10:49 AM
27	Washington School Park	6/26/2015 10:44 AM
28	Washington School Neighborhood park	6/26/2015 10:38 AM
29	Washington School Park	6/26/2015 8:53 AM
30	Washington School Park	6/26/2015 8:46 AM
31	Millionaire's Front Yard Park	6/26/2015 8:39 AM
32	Washington School Park	6/26/2015 8:06 AM
33	Washington Village Park	6/26/2015 7:39 AM

Washington Village Park Name Suggestions

34	Washington School Park	6/25/2015 10:28 PM
35	WASHINGTON SCHOOL	6/25/2015 9:59 PM
36	Washington School Park	6/25/2015 7:55 PM
37	Washington School Park	6/25/2015 7:20 PM
38	Gless Park	6/25/2015 7:17 PM
39	Gless Park	6/25/2015 7:05 PM
40	Washington school park	6/25/2015 4:54 PM
41	Someone Else's Front Yard	6/25/2015 3:07 PM
42	I not sure of their name?	6/25/2015 1:44 PM
43	#5 -- "GEORGE GLESS HONORARY PARK"	6/25/2015 1:29 PM
44	Washington Park	6/25/2015 11:09 AM
45	Washington Village Park	6/25/2015 11:01 AM
46	Four Tree Park	6/25/2015 10:55 AM
47	Gless Park	6/25/2015 10:53 AM
48	Washington Village Park	6/19/2015 1:57 PM
49	Washington School Park	6/19/2015 12:45 PM
50	Washington School Park	6/19/2015 12:19 PM
51	Washington School Park	6/19/2015 6:51 AM
52	Washington Community Park	6/18/2015 11:08 PM
53	Washington Park	6/18/2015 10:21 PM
54	Washington Village Park	6/18/2015 8:42 PM
55	Washington Village Park	6/18/2015 7:01 PM
56	Washington School Park	6/18/2015 9:59 AM

Washington Village Park Name Suggestions

Q2 Why would you like this to be the official park name?

Answered: 56 Skipped: 0

#	Responses	Date
1	There are so many people with the name of Meyer who have contributed in a significant manner to the history of Boulder, CO and indeed the USA	6/29/2015 6:27 PM
2	It recognizes and honors the long history of the property as part of Washington School.	6/29/2015 12:26 PM
3	To honor the thousands of children and hundreds of teachers that were the Washington School community.	6/29/2015 10:59 AM
4	For the same reasons set forth by Michael Hibner and Fran Brown.	6/29/2015 10:31 AM
5	This name reflects the heritage of the site and the deep ties many in the area have to that heritage. I am extremely opposed to naming the park after "Washington Village." Along with others, I had previously advocated the park be named after George and Jean Gless. After discussion with their son, I no longer wish for that name.	6/29/2015 9:45 AM
6	Many families in Boulder have decades-old connections to Washington Elementary School, a.k.a. Escuela Bilingue Washington. Our children grew up in this neighborhood and attended school in this now landmarked building (one of three identically-constructed schools in Boulder.) It is fitting that the park bear the original name of the historic school, since that plot of land was a children's playground and also functioned as a neighborhood park for nearly 100 years. We feel that the city's working name "Washington Village Park" should not be adopted because it reflects a contentious commercial venture that was strongly opposed by so many citizens of Boulder that political means were required to secure this pocket park for us all to enjoy. Additionally, the dedication of a bench honoring the late Dr. George and Mrs. Jean Gless for their steadfast neighborly stewardship is appropriate and should be included at the formal dedication of our park.	6/29/2015 8:30 AM
7	Because it sits on the grounds of the Washington school site	6/28/2015 9:31 PM
8	Because it best fits the history of the site.	6/28/2015 9:10 PM
9	Esquelita is Spanish meaning Little School. It is a reference to the bilingual school that was once a rich part of Washington School history .	6/28/2015 7:21 PM
10	Includes the school and the village.	6/28/2015 7:13 PM
11	Many families in Boulder have decades-old connections to Washington Elementary School, a.k.a. Escuela Bilingue Washington. Our children grew up in this neighborhood and attended school in this now landmarked building (one of three identically-constructed schools in Boulder.) It is fitting that the park bear the original name of the historic school, since that plot of land was a children's playground and also functioned as a neighborhood park for nearly 100 years. We feel that the city's working name "Washington Village Park" should not be adopted because it reflects a contentious commercial venture that was strongly opposed by so many citizens of Boulder that political means were required to secure this pocket park for us all to enjoy. Additionally, the dedication of a bench honoring the late Dr. George and Mrs. Jean Gless for their steadfast neighborly stewardship is appropriate and should be included at the formal dedication of our park. see: http://www.dailycamera.com/guest-opinions/ci_25087543/honor-jean-and-george-gless	6/28/2015 6:03 PM
12	Historical reasons.	6/28/2015 5:00 PM
13	Arapahoe word for camp - shout out to native peoples who used this area as a winter camp. With the park surrounded by homes, seems fitting to save an open space in memory of earlier inhabitants.	6/28/2015 2:04 PM
14	Sits on Cedar Ave.	6/28/2015 12:05 PM
15	It honors the school on the site.	6/28/2015 11:19 AM
16	The word "commons", in this application, offers two meanings: 1.) Land or resources belonging to or affecting the whole of a community. 2.) Occurring, found, or done often; prevalent. Both definitions describe some of the very most wonderful aspects of living in Boulder. Your "common" local resident holds a deep appreciation for our land and spaces, natural resource, community. Referring to this park as a common space, located in its' historic Old North Boulder, also acknowledges the growth that is currently underway, while nodding to our predecessors who were the first to establish it.	6/28/2015 6:26 AM

Washington Village Park Name Suggestions

17	Its immediate connection is to the Washington School. The baseball backstop used to be right in the corner of 13th and Cedar. The Washington name also connects to the adjacent Washington Street Neighborhood. Please don't rekindle the neighborhood conflict with contentious names.	6/27/2015 4:40 PM
18	Washington School was an important Boulder facility for a long, long time. The building is still right there.	6/27/2015 3:44 PM
19	By including the word "Historic" it emphasizes the value placed on History and what Boulder has done to maintain open spaces in our community.	6/27/2015 2:29 PM
20	Boulder is in dire need of diversification and to commemorate someone who did so much for Boulder and the entire country. It would also help to make the city more inclusive and mainstream while helping to repair the city's tainted image.	6/27/2015 11:06 AM
21	There isn't a great name for this whole neighborhood. I have heard 3 different names for this part of town, and none of them stick (including Skyline?)....so it'd be nice to have a geographical name for the park that can solidify the identity of this neighborhood. Old North Boulder seems to be pretty good.	6/27/2015 8:32 AM
22	This refers to the Washington school, and is more neighborly.	6/26/2015 9:14 PM
23	Washington Village Park could have only happened for two reasons: The first reason being Jim Leach from Wonderland Hill Development Company took a chance to develop a new housing product that is not only innovative but healthy for all the stakeholders involved; and the second reason is that Kirk Hendricks a Master Builder and lender. Kirk Hendricks is the ONLY reason why this development has succeeded. He invested in the idea of cohousing enabling Jim Leach to succeed. Kirk Hendrick loaned Wonderland Hill well over 6 million dollars and purchased two units totaling 2 million dollars. During the toughest periods in Washington Village's history, the recession and the floods, Kirk stayed committed to loaning on the property when most would have bailed, giving the developer one break after another. Not only did he loan on the land, provide construction loans, and purchase units within the development, he also worked the land with his tractor and constantly give thoughtful advice to the architects, structural & civil engineers, landscape architect, and the general contractors and their subs. Kirk has been building in Boulder for over 40 years and is now 75 years of age. He has built many residence in Pine Book Hills, North Field Commons, Spring Creek, and the list goes on. It is nice to celebrate those who have passed; but my question to you is, why are we not celebrating those who are still alive? There is absolutely no way, no way, this project would have survived if Kirk wasn't apart of it. As a lender he didn't receive a penny for the donation the park land, but he appreciates the value it has for the project, the greater neighborhood and the city. It is time to start to honor those who participate at the level he does not only for the project he has committed himself to, but for what he is doing for the city; as a lender he is launching projects that employ people so that they can support their families. We should be honoring the Hendricks family name because he has done so much and has asked for so little in return. After all, honoring him in this way will only encourage him, to move in a positive direction with his investments.	6/26/2015 7:55 PM
24	1) The park is for the use and enjoyment of ALL of the people of the neighborhood, not just residents of Washington Village. 2) For over 100 years, that site was Washington School. 3) We've lived in our house across the street from the school for 36 years and have always referred to that property as Washington School.	6/26/2015 11:46 AM
25	It is a nod to the history of the site.	6/26/2015 11:44 AM
26	There are some big, beautiful ash trees on the property	6/26/2015 10:49 AM
27	Honors the 100-year significance of the school as the heart of our neighborhood and the educational start for our children. It recalls the names of stable, outstanding faculty who served, including Betty Reeves, Elmer Sandrin, Gerry Gregg, and others.	6/26/2015 10:44 AM
28	It has been this name for over 100years	6/26/2015 10:38 AM
29	It honors everyone connected with the school for the 100 years it functioned as such - not some stupid property development that was executed under very questionable circumstances.	6/26/2015 8:53 AM
30	The park should be named for the school that was a centerpiece of the neighborhood for almost a hundred years (and certainly not for the housing development we're left with in its place).	6/26/2015 8:46 AM
31	It's very accurate, and is just a patch of grass. The houses sold for over a million dollars!	6/26/2015 8:39 AM
32	This name honors the historic importance of a school that was a part of Boulder for one hundred years. It may be a village now, but that is recent history.	6/26/2015 8:06 AM
33	It honors the school	6/26/2015 7:39 AM
34	It represents its history.	6/25/2015 10:28 PM

Washington Village Park Name Suggestions

35	MY FIRST THOUGHT WAS TO GIVE HONOR TO GEORGE GLESS AND INCLUDE HIS NAME IN THE PARK NAME BUT AFTER REVIEWING NOTES AND REFLECTING ON PAST YEARS THAT WE HAVE KNOWN JEAN AND GEORGE GLESS, I THINK THAT THEY WOULD LOVE TO KEEP THE NAME AS "WASHINGTON SCHOOL". THEY BOTH WERE VERY HAPPY WITH THE ORIGINAL NAME AND I KNOW THAT GEORGE WOULD NOT WANT IT ANY OTHER WAY.	6/25/2015 9:59 PM
36	It belonged to the school before the development. This would keep some of the history.	6/25/2015 7:55 PM
37	Historical	6/25/2015 7:20 PM
38	The Glesses built their home across from the school (there is an interesting but of history there) and were important figures in the neighborhood and at CU. Their son, John Gless, should be consulted.	6/25/2015 7:17 PM
39	George and Jean Gless lived across the street from the Park, are original pioneers to this neighborhood, were universally admired by all of us, and would be more than perfect namesakes.	6/25/2015 7:05 PM
40	I am living in Washington village school as a member of the Washington village community. I love the history of the school and would love the park holding that history and memories	6/25/2015 4:54 PM
41	I would like "Someone Else's Front Yard" to be the name of the park because you feel like you are in the front yard of the people who live in the houses that surround the park. If you want to play ball or frisbee you worry that the ball might break a window. Or that you will disturb their privacy with loud noises. Why is the city spending our money to take care of someone else's front yard? P.S. All those Ash trees will get Emerald Ash Beetle disease if they are not treated.	6/25/2015 3:07 PM
42	I think you should name the Park after the longest serving Teacher that taught at Washington School. Because she or he spent more time on the old playground than anyone else and seems fitting they should be recognized. Great idea allowing the community to take part.	6/25/2015 1:44 PM
43	GEORGE AND JEAN GLESS WERE THE EARLY SETTLERS THAT MOVED INTO THE LARGE LOT JUST ACROSS THE STREET AND THEY HAVE ALWAYS BEEN AVID SUPPORTERS IN BOULDER AND BEEN VERY HEAVILY INVOLVED IN OUR COMMUNITY ACTIVITIES HERE. THEIR ORIGINAL HOME ON 13TH ST. CAME IN THE FORM OF THE LOG CABIN CARRIED ON THE BED OF A PICKUP TRUCK. TO US, THEY WERE LIKE "ORIGINAL SETTLERS OF OUR NEIGHBORHOOD. THANK YOU -- WIN & JEANNE NOLIN 1324 CEDAR -- 3034491315 winje@comcast.net	6/25/2015 1:29 PM
44	It is historic and simple.	6/25/2015 11:09 AM
45	To commemorate the old Washington School.	6/25/2015 11:01 AM
46	Because of the four large magnificent trees there.	6/25/2015 10:55 AM
47	George and Jean Gless were the pioneers of this neighborhood, lived across from Washington school for decades, built the cabin there by hand, raised their kids at that school, and we're a representative of that block it's important to keep HISTORY in neighborhoods, Washington School is historic, NOT Washington Village. The neighborhood has used that space for 100 years.	6/25/2015 10:53 AM
48	I believe the land was part of development lot for the Washington Village Cohousing Community, and the community has decided to donate the park to the city for everyone to enjoy. I think their generosity should be considered in naming the park.	6/19/2015 1:57 PM
49	This park is the former site of the Washington School. I would like to see the school honored and acknowledged for its stately presence in Boulder since 1903.	6/19/2015 12:45 PM
50	Because the school pre-dates almost everything else in the neighborhood, and naming the park after the school honors everyone who was ever connected with this school - which should have never closed and never been sold off for development.	6/19/2015 12:19 PM
51	Because the park is on the grounds of the former Washington School. This preserves a bit if the history and honors the 100+ year connection.	6/19/2015 6:51 AM
52	This name represents the park as being a place the entire neighborhood can use and enjoy.	6/18/2015 11:08 PM
53	It keeps the historical significance of the school, and it can be equally appreciated by both the Washington Village Community, and the greater neighborhood. Plus, it is reasonably short.	6/18/2015 10:21 PM
54	It is a fairly neutral name that ties to the historic school and the neighborhood community that donated the site.	6/18/2015 8:42 PM
55	Because it has the name Washington in it and it was given by Washington Village to the city of Boulder	6/18/2015 7:01 PM

Washington Village Park Name Suggestions

56	To tie the name to the historic school house on the adjacent property	6/18/2015 9:59 AM
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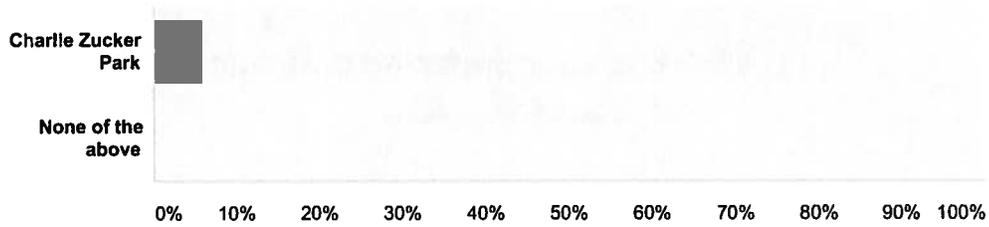
Washington Village Park Re-name List

Q1 Which is your preferred park name?

Answered: 69 Skipped: 0



Washington Village Park Re-name List



Answer Choices	Responses	
Big Ash Park	2.90%	2
Cedar Commons	2.90%	2
Esquelita Park	2.90%	2
Four Tree Park	0.00%	0
George and Martha Park	0.00%	0
George Gless Honorary Park	2.90%	2
Gless Park	1.45%	1
Historic Washington School Park	5.80%	4
Hootee Vii Park	1.45%	1
Meyer's Park	1.45%	1
Millionaire's Front Yard Park	0.00%	0
Old Nobo Park	2.90%	2
Old North Boulder Commons	4.35%	3
Ronald Reagan Park	1.45%	1
Someone Else's Front Yard	10.14%	7
Washington School Park	31.88%	22
Washington Park	8.70%	6
Washington Village Park	10.14%	7
Washington Village Park (in honor of the Hendricks Family)	2.90%	2
Charlie Zucker Park	5.80%	4
None of the above	0.00%	0
Total		69

Washington Village Park Re-name List

Q2 Comments: (comments submitted may become public record)

Answered: 20 Skipped: 49

#	Responses	Date
1	Great name	7/12/2015 7:22 AM
2	Cedar Commons is a brilliant name! Please choose it because it is the BEST!	7/9/2015 5:46 AM
3	Name elicits inclusion and honor.	7/8/2015 3:34 PM
4	Any recognition of the decades of service George Gless provided to the neighborhood would be suitable and well-deserved! The legacy of his family should be preserved!	7/3/2015 1:30 PM
5	I am wondering why three names I recommended before the timeline were not included: Jim Leach Park; Leach-Gless Park; and "Our" Park. Can you please respond?	7/2/2015 5:38 PM
6	I would like to have the park name reflect the fact that the land was the playground for the historic school for 100 years... Even though it's a little more cumbersome to have "School" in the name, I believe it's important to include that word - so it's clear that the park is named after the school, and only indirectly after George Washington. I would prefer that the park name NOT be reminiscent of the bitter battle against the development that was fought in public hearings for over 2 years... Even though George Gless was clearly a well-loved and appreciated member of the neighborhood, naming the park after one of the leaders of the battle would feel like the neighborhood is sticking a permanent reminder that "we didn't want you here" in the face of the residents of Washington Village, who are making a concerted effort to add their own value to the neighborhood. I would be in favor of there being a set of plaques - or even some kind of weather-proof informational signs - maybe on the back of the park sign - that tell the "good neighbor" story of George Gless... or the "urban planning" story of Charlie Zucker... or the story of the developer, Jim Leach's contributions to affordable housing and the historical preservation of the school, or the financial generosity of the Hendricks family, who (I believe) donated the land for the park... Combined, those four represent a positive story of how people can resolve conflicting personal interests by hearing each other out and focusing on finding a solution that best serves the interests of the public as a whole. I am hopeful that those who criticize the park as being "someone else's front yard" will eventually appreciate the fact that the "millionaires" who happen to have the park on their front door step are very welcoming and friendly toward the many neighbors, children, and dogs who take advantage of the park on a daily basis, because it is, in fact, a public space. I appreciate the humor of whoever suggested Big Ash Park... I would seriously consider the name if we could somehow be assured that the four big ashes will always be there... I am extremely hopeful that the City will consider the park trees to be worthy of being treated against ash borers.	7/2/2015 4:13 PM
7	Without Charlie, this site might still be in litigation. His special gift for bringing people together is sorely missed.	7/2/2015 11:31 AM
8	This name honors the 100 years that this property was a public school.	7/1/2015 9:41 PM
9	This is a nice name.	7/1/2015 5:57 PM
10	Let's honor the property's legacy—the Washington school. Let's not honor those who would have stopped the project from ever occurring (Gless).	7/1/2015 5:56 PM
11	Meets criteria 1 thru 4 above. A name that all neighborhood factions can identify with, and agree upon. Short and historic.	7/1/2015 5:40 PM
12	How about UAP - Ugly Architecture Park	7/1/2015 3:32 PM
13	I thought I suggested "< An Acre Park" - that didn't make the cut? so sad. . . . But Escuelita Park is even better! Great name for since it was a bilingual school!	7/1/2015 1:53 PM
14	Neutral. Accurately reflects the parcel's use and place in the community for over 100 years. By referencing the school, it honors the parcel's historical use and ties it to the old building.	7/1/2015 11:21 AM
15	Please don't cause more problems between neighbors with your choice.	7/1/2015 11:07 AM
16	Charlie Zucker Park	7/1/2015 10:17 AM
17	None of the above, but that wasn't an option - Charlie Zucker Park	7/1/2015 10:08 AM

Washington Village Park Re-name List

18	After all the things the city has gotten wrong over the life of this project, please, please get this one correct. The property served the city for 100 years as Washington School, so it is fitting that the sorry rump that remains be called Washington School Park. It does not correct any of the underhanded things that happened in the process, but maybe we, the neighborhood, can begin to heal. Do the right thing.	7/1/2015 10:02 AM
19	Historic commemoration	7/1/2015 9:08 AM
20	George and Jean Gless, the best friends Washington School and the neighborhood ever had. They need to be remembered in the name of the park, any and all combinations, The Gless Memory Park is my best idea	6/30/2015 6:46 PM



INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager
Heather Bailey, Executive Director of Energy Strategy and Electric Utility
Development

Date: October 20, 2015

Subject: Information Item: Boulder's Energy Future - Transition Plan and Budget Update

A. Transition Plan Update

The Transition Work Plan serves as a working tool for the city that will be updated on a regular basis as regulatory and legal issues are addressed, tasks are refined, and work is completed. It is designed to manage the risks of acquisition while prioritizing the fundamentals of an electric utility: safety and reliability. The updated schedule overview dated October 8, 2015, is presented as **Attachment A**. Significant work and accomplishments completed since the last update to council include:

- Ongoing evaluation of and response to various motions, and engagement with intervening parties as part of the Colorado Public Utilities Commission Petition for Transfer of Assets
- Ongoing evaluation and engagement with Xcel Energy on their response to the power supply request for proposal
- Ongoing evaluation and engagement with various vendors who provided qualification statements for ongoing operation and maintenance services
- Continued work on the Information Technology roadmap project
- Evaluated energy services options and recommended programs to pursue in 2015- 2016 including solar capacity analysis (beginning with the [Mapdwell solar map](#)), Department of Energy grant for nanogrid pilots, community solar options for low-income, and a workplace solar and electric vehicle challenge.
- Communication and outreach work – digital communication and awareness initiative
- Initiated work on developing a model for cash flows and budget associated with operation of the local electric utility
- Initiated work on developing a key accounts program

- Participation in a number of regional, national and international collaborations in support of the Boulder community's climate and energy goals (**Attachment B**)

Anticipated work during the fourth quarter of 2015 includes:

- Pursue application to the Colorado Public Utilities Commission for transfer of assets responding to answer testimony and discovery requests
- Ongoing evaluation and engagement with Xcel Energy on their response to the power supply request for proposal
- Ongoing evaluation and engagement with various vendors who provided qualification statements for ongoing operation and maintenance services
- Complete work on the Information Technology roadmap project and integrate information in the transition work plan
- Continue implementation and evaluation of energy services related to solar, electric vehicles, and nanogrids.
- Continue work on the key accounts program.
- Initiate the development of customer service policies and procedures.
- Continue to meet with the Energy Services, Rates, Reliability and Safety and Resource Acquisition working groups as necessary
- Continue work on the cash flow and budget model with the goal of having an operational model by the end of the year in order to evaluate changes that arise through the legal process
- Development of operations, maintenance, construction, and safety policies and procedures
- Development of customer service policies and guidelines
- Communication and outreach work

B. Budget Update

The municipalization Transition Work Plan represents a significant undertaking. In particular, the legal and technical work necessary to prepare for the potential acquisition of the local distribution system and launch of a municipal utility will be a considerable investment. Recognizing this, in 2011, city voters approved an increase to the Utility Occupation Tax in the amount of \$1.9 million a year. The use of this tax revenue has been allocated to the following categories:

- Legal services (PUC, condemnation and FERC Counsel)
- Consulting services related to municipalization and separation of Xcel Energy's (Xcel) system (engineering and appraisal services)
- Salary and benefits (executive director of Energy Strategy and Electric Utility Development)
- Purchased services and supplies (office space and supplies)

Budget

The 2015-2017 total budget of \$7,880,327 is funded from the 2015 Utility Occupation Tax, \$2,015,710; general fund reserves of \$4,214,648 which will be repaid from future Utility Occupation Tax collections for 2016 and 2017; a one-time general fund request of \$712,877;

2015 encumbrance carryover of \$495,731; and 2015 Operating Carryover of \$441,361. These funds will be allocated to support high priority tasks, salaries and benefits related to acquiring necessary assets and preparing to launch and operate an electric utility. Expenditures for 2015 total \$1,369,861 and are below year to date budget targets.

The 2015-2017 sources and uses for this effort are provided in the charts below.

2015-2017 Sources				
2015 Utility Occupation Tax	2,015,710			
General Fund Reserves (to be replenished by 2016 and 2017 UOT revenue)	4,214,648			
One-time General Fund Request	712,877			
2015 Encumbrance Carryover	495,731			
2015 ATB Carryover Request	441,361			
TOTAL (2015-2017)	7,880,327			
2015 Uses (Energy Future)	2015 Revised Budget	Expenditures	Committed	Balance
Staffing	891,900	542,518	0	349,382
Consulting and Contract Services - Transition Plan	867,500	52,573	47,143	767,784
Consulting and Contract Services - Legal and Regulatory	1,261,282	619,703	567,390	74,189
Consulting and Contract Services	2,128,782	672,276	614,533	841,973
Systems	290,000	78,541	71,459	140,000
Capital	0	0	0	0
Purchased Services and Supplies	216,252	76,527	17,920	121,805
Contingency	343,998	0	0	343,998
2015 Total	3,870,932	1,369,861	703,912	1,797,159
Future Planned Expenditures	4,009,395			
TOTAL (2015-2017)	7,880,327			

In addition to the 2015 approved project budget, council approved a \$1 million contingency, out of the City Manager fund, to help supplement the Energy Future budget for additional unplanned expenses. The contingency fund has been used to help supplement staff salaries in 2015. The projected budget for the 2015 contingency fund is \$277,276. Expenditures for 2015 total \$73,329 and are below year to date budget targets.

2015 Uses (\$1 Million Contingency)	2015 Revised Budget	Expenditures	Committed	Balance
Staffing	277,276	73,329	0	203,947
2015 Total	277,276	73,329	0	203,947

Below is a chart of the expenditures spent to date on this project, since the approval of the Utility Occupation Tax.

	2012	2013	2014	2015	
Actual Expenditures	\$1,033,762	\$2,512,615	\$1,942,452	\$1,369,861	
\$1 Million Contingency	-	-	-	\$73,329	
TOTAL (2012-2015)	\$1,033,762	\$2,512,615	\$1,942,452	\$ 1,443,190	\$6,932,019

Other staff resources assigned to this effort have been allocated within existing budgets and are separate from the \$7,880,327 budget. This is in alignment with the overall priority of this effort and existing roles, responsibilities and funding, as well as the approach historically taken with other significant and cross-departmental city projects. As a reminder, an organizational chart showing those assigned to this project and their areas of focus is included as **Attachment C**. A list that includes staff working on this effort, the percentage of time spent in 2015 on the project and associated budget allocation is provided in **Attachment D**.

Attachments:

Attachment A: Transition Work Plan Schedule (Updated October 8, 2015)

Attachment B: Regional, National and International Collaboration

Attachment C: Organizational Chart

Attachment D: Staffing Resources

TRANSITION WORK PLAN SCHEDULE OVERVIEW

10/14/2015

TASK	2015		2016				2017				2018	2019
	Completed	QTR4	QTR1	QTR2	QTR3	QTR4	QTR1	QTR2	QTR3	QTR4		
DEFINITIONS												
DAY 1 - Boulder pays for system and has right to collect revenue												
DAY 2 - Full Separation/integration complete												
LEGAL/REGULATORY												
PUC Process												
Submit Application for Transfer of Assets												
Condemnation Process												
FERC/NERC/WECC Compliance												
Perform NERC system compliance assessment; confirm proper registration, register with WECC												
Identify and document filing requirements												
Develop Boulder compliance plan												
PLANNING & ENGINEERING												
Systems												
GIS												
SCADA												
Review Xcel SCADA information												
Evaluate SCADA communication protocol												
Implement SCADA system												
Modeling												
Policies/Procedures/Standards												
Research Electric Utility Industry Policies, Procedures and Standards												
Developer Standards												
Review Xcel Developer Standards												
Develop Boulder Developer Standards												
Interconnection Standards												
Review Xcel Interconnection Standards												
Develop Boulder Interconnection Standards												
Additional Facilities & Services												
Review Xcel Standards for Additional Facilities & Services												
Develop Boulder Standards for Additional Facilities & Services												
Impact Fees and Charges												
Review Xcel Impact Fees and Charges												
Develop Boulder Impact Fees and Charges												
Service Contracts for Large Customers												
Review Xcel Service Contracts for Large Customers												
Develop Boulder Service Contracts for Large Customers												
Substation, Transmission, Distribution Design Manuals												
Review Xcel Substation, Transmission, Distribution Design Manuals												
Develop Boulder Substation, Transmission, Distribution Design Manuals												
Substation, Transmission, Distribution Materials and Construction Standards												
Review Xcel Substation, Transmission, Distribution Materials and Construction Standards												
Develop Boulder Substation, Transmission, Distribution Materials and Construction Standards												
Substation, Transmission, Distribution System Planning Guidelines												
Review Xcel Substation, Transmission, Distribution System Planning Guidelines												
Develop Boulder Substation, Transmission, Distribution System Planning Guidelines												
Meter Maintenance & Testing Standards												
Review Xcel Meter Maintenance & Testing Standards												
Develop Boulder Meter Maintenance & Testing Standards												
Council approval of Engineering Policies (as needed)												
Planning & Engineering Studies												
System Map												
Review Xcel's System Map for Boulder system												
Issue RFP, Determine Contractor, Develop System Map and Inventory												
System Model												
Review Xcel's System Model for Boulder system												
Issue RFP, Determine Contractor, Develop System Model												

TRANSITION WORK PLAN SCHEDULE OVERVIEW

10/14/2015

TASK	2015		2016				2017				2018	2019
	Completed	QTR4	QTR1	QTR2	QTR3	QTR4	QTR1	QTR2	QTR3	QTR4		
Protective Device Coordination												
Review Xcel's Device Protection schemes for Boulder system												
Issue RFP, Determine Contractor, Perform Coordination Study												
Arc Flash Analysis												
Review Xcel's Arc Flash study/incident energy levels for Boulder system												
Issue RFP, Determine Contractor, Perform Arc Flash Study												
Long Range Plan												
Review Xcel's Long Range Plan for Boulder System												
Issue RFP, Determine Contractor, Develop Long Range Plan												
CONSTRUCTION, OPERATIONS AND MAINTENANCE												
Evaluate construction & operations services to outsource												
RFQ for on-going services												
Issue RFPs for on-going services												
Negotiate contracts for on-going services												
Meter Reading												
Expand water meter reading operations or sub-contract; implement												
Locate and lease support facility space												
Office Space/Printing/Mail Room/Meeting Room (Construction)												
Indoor Warehouse												
Outdoor Warehouse/ Laydown Yard												
Transformer & Equipment Shop												
Vehicle & Equipment Shelters/Storage												
Meter Shop												
Substation Shop												
Vehicle Service & Maintenance												
Dispatch Center												
SCADA Operations Center												
Emergency Operations Center												
Systems												
Outage Management System												
Evaluate Outage Management Options												
Evaluate and Implement Outage Management or coordinate with Xcel												
Meter Data Management												
Review Xcel meter reading technical requirements and communication protocols OR contract with Xcel for meter reading												
Implement Meter Data Collection/Management System OR develop meter data transfer and system testing plan with Xcel												
Inventory												
Warehouse Stock												
Obtain list of unique or critical equipment specific to Boulder territory												
Determine warehouse inventory levels and purchasing requirements to meet scheduled and emergency work												
Stock Warehouse												
Meters												
Determine required metering inventory levels and purchasing requirements to replace meters as part of ongoing maintenance												
Stock meter shop												
Needs assessment for future meter replacement program (input into LRP); compatibility, functionality, etc.)												
Equipment/Tools												
Contract Crew Equipment												
Service Crew Equipment												
Meter Tech Equipment												
Vehicles												
Rolling Stock												
Personal Protective Equipment												

TRANSITION WORK PLAN SCHEDULE OVERVIEW

10/14/2015

TASK	2015		2016				2017				2018	2019
	Completed	QTR4	QTR1	QTR2	QTR3	QTR4	QTR1	QTR2	QTR3	QTR4		
Policies/Procedures/Standards (Construction & Operations)												
System Operations Procedures												
Review Xcel system operations standards												
Develop Boulder system operations procedures												
System Inspection, Maintenance, and Testing Procedures												
Review Xcel system inspection, maintenance, and testing standards and reports for 5 historical years												
Develop Boulder system inspection, maintenance, and testing procedures												
Vegetation Management Plan												
Review Xcel information on vegetation management requirements including clearing cycles and status of Boulder circuits.												
Evaluate existing City practices, determine expansion of City practices or develop separate plan, finalize Vegetation Management Plan												
Outage Response & Emergency Operating Plan												
Obtain SAIDI and SAIFI for Boulder circuits for the most recent 5 historical years												
Evaluate synergies with other City operations and finalize Outage Response & Emergency Operating Plan												
Council Approval of Construction & Operations Policies (as needed)												
Secure building and facility space of on-going services												
Vendor mobilization for on-going services												
POWER SUPPLY												
Policies/Procedures/Standards												
Evaluate Rocky Mountain Reserve Group participation												
Risk Management Protocols												
Utility REC & Carbon tracking protocols												
Load Forecast												
Develop estimate of future generation/displacement from existing and anticipated city owned or third-party DSM/EE/DG for 10 year planning cycle												
Perform Local Solar Potential Capacity Analysis												
Create web based solar mapping platform utilizing LIDAR												
Establish Short and Long Term Power Supply RFP objectives that meet technical requirements for delivery, cost, environmental priorities and Utility of Future vision												
Review 10 years of historical monthly retail load data, by customer class, from Xcel; adjust to delivery points												
Review 10 years of historical DSM & EE energy/capacity displacement from Xcel programs												
Review 10 years of historical generation from local third-party owned generation (DG)												
Develop current and 10-year summer/winter energy and demand load profile by delivery point												
Power Supply												
Power Supply Preliminary Evaluation												
Choose Power Supply Advisors												
Form Power Supply Working Group												
Ongoing Power Supply Working Group Meetings												
Secure Power Supply and Transmission Service												
Issue RFP to Xcel Energy												
Evaluate Xcel Energy Proposal												
Issue RFP to third party providers												
Receive responses and evaluate proposals												
Negotiate contract for integrated power supply and transmission service												
Implementation of power supply and transmission prior to Day 1												
Resource Planning												
Integrated Resource Planning												
Determine IRP process including: participants, required data, frequency, approval process, need for consultants, etc												
Potential IRP Working Groups												
Colorado Renewable Energy Resource (RES) Compliance Plan												
Develop and implement RES compliance plan based on state requirements												

TRANSITION WORK PLAN SCHEDULE OVERVIEW

10/14/2015

TASK	2015		2016				2017				2018	2019
	Completed	QTR4	QTR1	QTR2	QTR3	QTR4	QTR1	QTR2	QTR3	QTR4		
CUSTOMER SERVICE												
Determine call center implementation approach												
Issue RFP for call center representative and outsource (if required)												
Billing/Collections Staff												
Expand current City operations for electric billing/collections												
Output Services Inc. (OSI) - printing and mailing bills and notices												
e-Comply/Chase Paymentech - process phone and online credit payments												
JP Morgan Chase - process check payments												
Vanco Services - electronic payments												
Systems												
Customer Information (CIS/Billing)												
Internal evaluation for CIS system requirements												
Review Customer Account Information												
Contract with Advanced Utility to configure software for electric billing												
CIS system - Software programming implementation												
Clean Data												
Import Customer Account Information and CIS "live" testing with Call Center												
Policies/Procedures/Standards												
Customer Service Policies												
Develop Customer Service Policies and Procedures												
Develop Collection and Information Privacy Policies and Procedures												
Council approval of Policies (as needed)												
Key Accounts												
Develop Key Account Program												
Establish criteria for Key Accounts												
Identify and Tag Key Accounts												
Align with overall Customer Experience Strategy												
Customer Account Transition												
Communications and Customer Experience Working Group												
Develop/implement communication strategy												
Develop/revise customer interface platforms and contact information												
ENERGY SERVICES												
Develop Interim Energy Services Program												
Form Energy Services working group												
Develop options for Interim Energy Services Program												
Develop plan and funding options for Interim Energy Services Program												
Implement Interim Energy Services Program												
Develop Energy Services for Day 1												
Review gap analysis with Xcel offerings												
Research best practices, emerging trends and customer needs												
Develop energy services alternatives and costs												
Develop Rate Structures or Riders for input into rate development												
Establish Measurement and Verification Guidelines and Methodology												
Public process/Council approval (as needed)												
Finalize Energy Services												
Market and Launch Day 1 Energy Services												
Existing (Xcel) Customer Programs- Billing Transition												
Obtain list of current and anticipated City customers participating in existing Xcel sponsored programs.												
Determine legacy Xcel customers that require program support and ongoing bill credits/compensation (if necessary).												
Incorporate billing methodology to continue credits/compensation to legacy Xcel program participants if necessary.												
FINANCE & ACCOUNTING												
Financial Modeling												
Select Consultant for Cash Flow Model Development												

TRANSITION WORK PLAN SCHEDULE OVERVIEW

10/14/2015

TASK	2015		2016				2017				2018	2019
	Completed	QTR4	QTR1	QTR2	QTR3	QTR4	QTR1	QTR2	QTR3	QTR4		
Develop Financial Cash Flow Model Development												
Resource (Capital) Planning and Financial Management System												
Modify/expand Tyler Munis Enterprise Resource Planning system for electric operation												
Accounting												
Modify/expand Tyler Munis Accounting system for electric operation												
FERC Accounting												
GASB Accounting												
Purchasing												
Asset Management												
Insurance												
Evaluate Enterprise Risk Management Options												
Personnel Related Insurance - evaluate current self-insurance coverage and adjust as needed												
Equipment Related Insurance - evaluate current self-insurance coverage and adjust as needed												
Budget												
10-20 year Budget (preliminary/pro forma)												
10-20 year Budget (final for bond issuance)												
Refresh Budget (using final retail rates) for Charter Metrics												
Rates												
From Rates Working Group												
Issue RFP and choose contractor for Rate Analysis												
Identify Rate Components and preliminary rate structure												
Cost of Service Study												
Develop Rates (final for bond issuance)												
Public process/Council approval of rates (as needed)												
Finalize Rates												
FINANCING												
BRIDGE LOAN												
Election												
Solicitation												
Council Process (as needed)												
Bridge Loan Prep												
Bridge Loan Duration												
BONDING												
Bond Prep												
Issue RFP for Bond Underwriter												
Development of official statement												
Rating agency presentations												
Investor presentations/Drafting of disclosure documents												
Issue Bonds												
SUPPORT SERVICES												
Fleet Service Management System												
Administrative Policies												
Human Resources												
HR Staffing Assessment												
Review/revise existing Personnel Policies following HR Staffing Assessment												
Information Technology												
Select Consultant for IT Roadmap Development												
IT Roadmap Development												
Facilities												
Fleet												
Communications												
Interim Communications and Outreach												
Communication and Customer Experience Working Group												
Branding, Marketing & Communications Plan												
Evaluate need for branding and logo; develop preliminary budget												
Branding design; preliminary marketing/communication plan												

TRANSITION WORK PLAN SCHEDULE OVERVIEW

10/14/2015

TASK	2015		2016				2017				2018	2019
	Completed	QTR4	QTR1	QTR2	QTR3	QTR4	QTR1	QTR2	QTR3	QTR4		
Public Process/Council approval of branding and logo (as needed)												
Finalize branding and communication plan and budget; identify audience, format, content, and timing												
Launch branding and communication plan												
Accident Investigation Procedures												
Incorporate electric operations requirements into current procedures												
Establish/Adopt Safety Policies & Training Programs for electric operations												
INTER-DEPARTMENT ASSESSMENTS												
GOVERNANCE												
Governance Working Group												
Create Utility Advisory Board												
INTERCONNECTION												

ATTACHMENT B

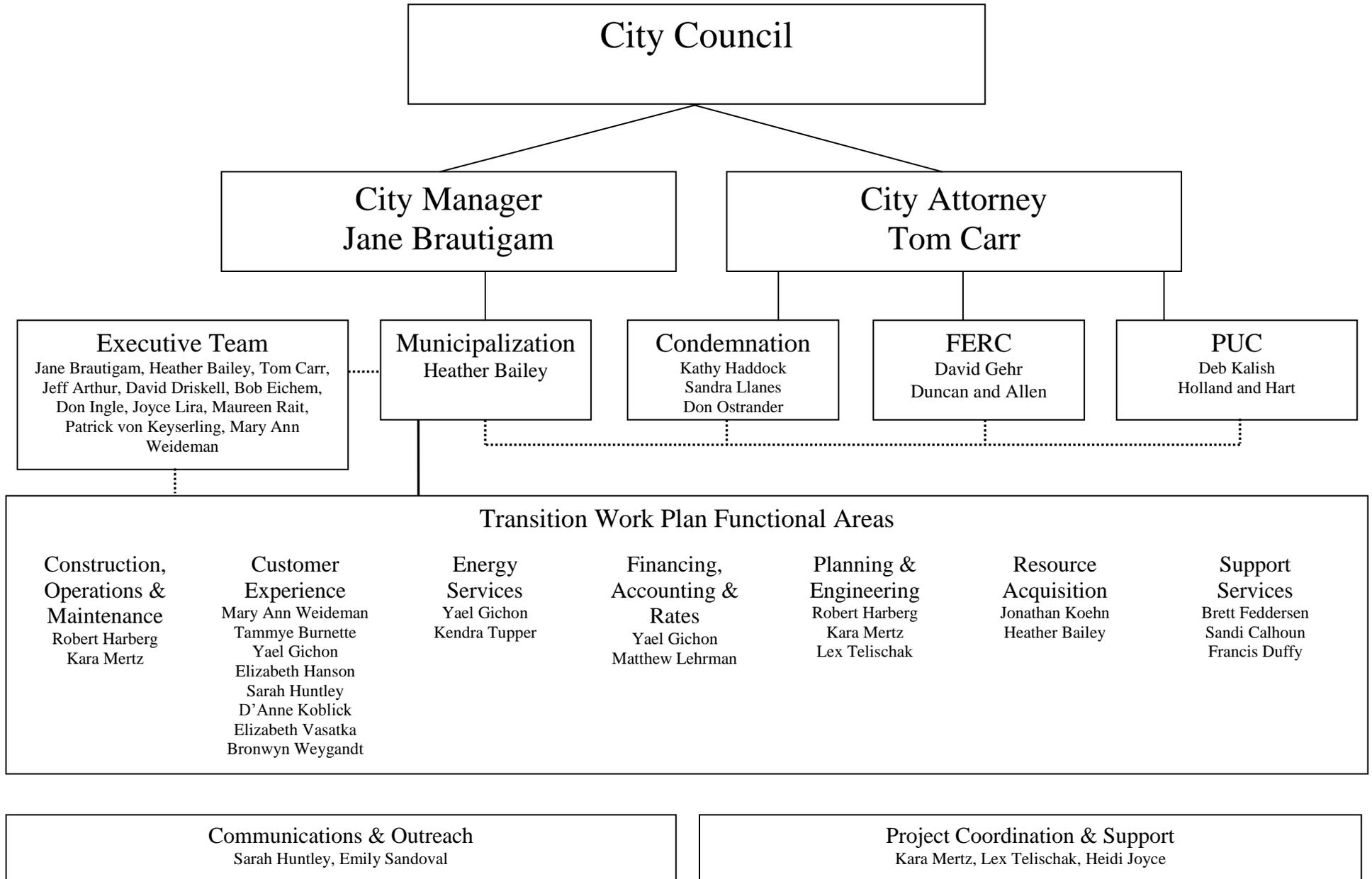
Regional, National and International Collaboration

Area of Collaboration	Relevant Activities in 2015
Legislative & Regulatory	<ul style="list-style-type: none"> • Colorado Public Utilities Commission (PUC) Proceeding No. 14AL-0660E (2014 Rate Case)—Staff participated in the proceeding including the settlement discussions. • Monitored Bills introduced in 2015 Legislative Session. • Colorado Public Utilities Commission (PUC) Proceeding No. 14R-0394EG (Rulemaking on Energy Data Access and Privacy Rules)—Created a coalition of eight local governments to recommend rule changes to facilitate climate action planning. The Commission ruled on the proceeding on July 7, approving many of the City’s recommendations for improving building owner access to whole building data such as replacing the 15/15 rule with a 4/50 data privacy rule. Concurrently, the Commission dismissed several of the more impactful recommendations made by Boulder and Denver that would have made it easier for communities to obtain energy usage data. In particular, they upheld the current 15/15 data privacy rule for community energy reports. • In partnership with Boulder County, developed the Colorado Climate Future Coalition to lead efforts to advocate for policy and regulatory changes that promote and support local decision making in pursuit of a low carbon energy future including those that would simultaneously promote community resilience, economic vitality and job creation. • Colorado Public Utilities Commission (PUC) Proceeding No. 14A-1057 (2015-2016 DSM plan)—Staff participated in settlement negotiations.
Regional Technical and Outreach Working Groups	<ul style="list-style-type: none"> • Colorado Climate Networking Steering Committee—The Colorado Climate Network and the Colorado Municipal League are convening a statewide Local Resilience Project and the Northern Front Range Resiliency Project to help improve the resilience of Colorado local governments and local resources to possible climate change impacts. The Network released the final report available at: http://www.coclimatenetwork.org/resilience.htm • Local Government Working Group on Public Utilities Commission Issues—Developed strawman community energy report and participated in meetings with Xcel Energy technical staff to refine list of energy consumption and programmatic metrics that will be provided to local governments for climate and energy planning. • Boulder Sustainability Alliance—Representatives from CU Boulder, BVSD, Boulder County and the city have continued to meet to discuss sustainability related issues; particularly issues associated with energy. On May 4 the Alliance was the primary topic at the Town/Gown event at CU Boulder. Leadership from each of the four Alliance organizations spoke about efforts relate to climate, energy and sustainability. • Boulder, Boulder County & City/County of Denver Collaboration—Staff from the four agencies meet quarterly to discuss ongoing issues related to energy and climate, waste reduction and transportation alternatives. • Colorado Clean Energy Cluster—Colorado Clean Energy Cluster (CCEC) is a project-driven, nonprofit economic development organization aimed at growing

ATTACHMENT B

	<p>primary jobs in Colorado in the area of clean energy through formal partnerships between clean energy companies, the public sector and higher education. The board is made up of cities, businesses and universities – the city’s membership includes board seats for the city, Boulder Chamber, and the University of Colorado Boulder. The city is collaborating with CCEC on the following efforts:</p> <ul style="list-style-type: none"> ▪ Managing a Department of Energy grant funded project to increase energy resilience at the city’s Water Treatment plant ▪ Organizing and tracking the local clean tech energy sector ▪ Identifying and developing high profile/high impact pilot projects that engages our local clean energy companies ▪ Ensuring the success of the Boulder Energy Challenge grant recipients
<p>National Technical and Outreach Working Groups</p>	<ul style="list-style-type: none"> • iUrban Smart City Advisory Group—Participated in two collaborative webinars with international advisory group members • USDN Utility-Data User Group—Participated in bi-monthly webinars on topics from EPA Portfolio Manager to an overview of ACEEE tools and resources.
<p>Conferences & Presentations</p>	<ul style="list-style-type: none"> • February 24-23, Panel and Presentation at COSEIA Conference • March 5, Presentation at Law Seminars International Conference • March 12, Presentation to Gunbarrel Energy Future • March 17, Alliance for Sustainable Colorado Legislative Briefing • March 25-27, Planning Committee and Presentation at the Second Annual Maui Energy Conference • March 31, 2015, Presentation to CU Policy Class • April 20, Hosted presentation by Hubert Fechner head of Renewable Energy at the Institute of Applied Science in Vienna • May 12-13 Carbon Neutral Cities Alliance, Vancouver • May 19, Presentation to Boulder Valley Rotary Club • May 20, Presentation to Leave Boulder County Out • May 27, Presentation at American Antitrust Institute Conference • June 18, Presentation to Boulder Economic Council • June 29, USDN Technical Microgrid Workshop, Boston • July 13, Vail Symposium Panel and Presentation • July 14, Presentation to Boulder County Commissioners • July 22-23, Energy System Transformation Breakthrough Convening • July 27, Presentation to Empower Our Future • September 1, Alliance for Sustainable Colorado Panel • September 18, Presentation to Colorado Municipal League • September 21, Presentation to Empower Our Future • September 23, Presentation to Environmental Entrepreneurs • October 8, Presentation to Fossil Fuel Free Denver • October 9, Presentation to International Delegates • October 16, Presentation to CAMU

ATTACHMENT C
Organizational Chart



ATTACHMENT D
Boulder's Municipalization Exploration Project
 2015 Staffing Resources
 January - September, 2015

Executive Director	Source of Funding	% of Time
Heather Bailey	Utility Occupation Tax (UOT)	100
		\$283,633

Executive Team	Source of Funding	% of Time
Jeff Arthur	PW Utilities	2
Jane Brautigam	CMO Budget	5
Tom Carr	CAO Budget	8
David Driskell	CP&S Budget	3
Bob Eichem	Finance Budget	4
Don Ingle	IT Budget	8
Joyce Lira	HR Budget	3
Maureen Rait	PW Budget	4
Patrick von Keyserling	Communications Budget	2
Mary Ann Weideman	CMO Budget	6
		\$75,042 Estimated Cost

Project Team	Source of Funding	% of Time
Sandi Calhoun	HR Budget	6
Carl Castillo	CMO Budget	1
Kelly Crandall	CAP Budget	83 Jan. through May
Francis Duffy	IT Budget	1
Brett Feddersen	IT Budget	9
David Gehr	CAO Budget	28
Yael Gichon	CAP Budget/General Fund (\$1M)	98
Kathy Haddock	CAO Budget	66
Robert Harberg	PW Budget/General Fund	100 Beginning Mar. 2015
Sarah Huntley	Communications Budget	33
Heidi Joyce	General Fund	100
Deb Kalish	CAO Budget	59
Jonathan Koehn	CP&S Budget	80
Matt Lehrman	General Fund (\$1M)	100 Beginning July 2015
Sandra Llanes	CAO Budget	30
Kara Mertz	CP&S Budget	7
Cheryl Pattelli	Finance Budget	<1
Lisa Smith	General Fund	100 Jan. through Aug. 2015
Lex Telischak	General Fund (\$1M)	100 Beginning May 2015
		\$738,007 Estimated Cost

Support	Source of Funding	% of Time
Tammye Burnette	CMO Budget	<1
Marion Down	IT Budget	2
Aaron Estevez-Miller	General Fund	100 Jun. through Aug. 2015
Daniel Fairchild	IT Budget	2
Maya Fohrman	General Fund	100 May through Aug. 2015
Elizabeth Hanson	CP&S Budget/UOT	4
Taylor Jacobs	PW Budget	<1
Elesha Johnson	CMO Budget	3
D'Anne Koblick	General Fund	17
Sean Metrick	PW/CP&S Budget	<1
John Miller	General Fund	100 Jan. through Feb. 2015
Laurie Nading	CAO Budget	39
Denise Noe	HR Budget	<1
Joanna Paradiso	P&DS Budget	2
Penn Richman	IT Budget	15
Emily Sandoval	General Fund	100 Beginning May 2015
Lindsay Sandoval	General Fund	100 Jan. through May 2015
Jessica Sharkey	General Fund (\$1M)	100 May through June 2015
Kendra Tupper	CAP Budget	10
Elizabeth Vasatka	CAP Budget	4
Bronwyn Weygandt	PW Budget	2

\$289,652 Utility Occupation Tax **\$105,137 Estimated Cost**
\$252,866 One-time General Fund Request
\$73,329 \$1 Million Contingency
\$585,973 Other Funding Sources



INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager
David Driskell, Executive Director, Department of Planning, Housing and Sustainability
Jeff Yegian, Division of Housing Manager
Kristin Hyser, Community Investment Program Manager
Kate Masingale, Funding Administrator

Date: October 15, 2015

Subject: Housing and Community Development Program Funding Allocations, including Affordable Housing Fund, Community Housing Assistance Program, and Community Development Block Grant

EXECUTIVE SUMMARY

This memorandum details the affordable housing and community development funding allocations totaling approximately \$3.5 million in Affordable Housing Funds, Community Housing Assistance Program funds, and Community Development Block Grant funds. Funding allocations were reviewed and recommended by the City Manager-appointed Affordable Housing Technical Review Group (TRG) and Community Development Advisory Committee (CDAC) and approved by the City Manager. These awards represent significant City of Boulder investments to achieve the city's affordable housing goal and support agencies serving low income residents of Boulder.

FISCAL IMPACT

The funding awards described in this Information Item are made from the approved budgets of the three dedicated funds - Affordable Housing Funds, Community Housing Assistance Program funds, and Community Development Block Grant funds.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

Below is a list of sustainability outcomes and assessment criteria that were considered in the 2016 fund round.

- **Economic:** Investing capital in affordable housing development and preservation stimulates the economy by creating and supporting jobs in construction fields; supporting businesses that supply construction trades; attracting and retaining employers and a skilled workforce; and increasing revenues for local communities through sales, income and property taxes, and fees.
- **Environmental:** An environmental review process is required for all projects receiving affordable housing and community development funds to ensure the proposed project does not negatively impact the surrounding environment and to ensure the property site itself will not have adverse

environmental or health effects on end users. Furthermore, providing opportunities for people to live where they work reduces traffic and air pollution.

- **Social:** Affordable housing programs and community development activities positively impact the lives of many low income Boulder residents. Providing affordable housing choices to low income households builds stability and provides opportunities to work towards self-sufficiency. Capital investments in local agencies serving low income residents allows for heightened service provision.

BACKGROUND

The Division of Housing works to provide housing opportunities that promote an economically diverse and environmentally sustainable community. Through collaboration with, and provision of funds to, affordable housing providers, local nonprofit agencies serving low and moderate income persons and other city departments, the city is able to facilitate affordable housing opportunities and support the capital needs of service providers.

Funds available include local Affordable Housing Funds (AHF), Community Housing Assistance Program (CHAP) funds, and federal Community Development Block Grant (CDBG) funds.

- AHF and CHAP funds are generated locally and were created to enable the city to further its commitment and support for the creation, preservation, and retention of affordable housing in Boulder.
- The city's annual federal CDBG grant allows the city to pursue a variety of housing and community development activities benefiting low and moderate income persons. The city's limited CDBG dollars are the only city funds available to meet the capital needs, including facility acquisition or rehabilitation, of agencies that serve low and moderate income persons in Boulder.

Funding allocations are guided by local priorities identified in several documents including: the 2015-2020 Housing and Community Development Consolidated Plan; the Boulder Valley Comprehensive Plan; the Boulder County 10-Year Plan to Address Homelessness approved in 2010; and the 2005-2016 Housing and Human Services Master Plan.

Funds are managed by the Division of Housing and are allocated through two annual fund rounds: the Affordable Housing Fund Round and the Community Development Fund Round. The fund rounds are competitive processes comprised of the following actions:

- Determination of funding availability for both affordable housing and community development activities.
- Release of Notice of Funding Availability sent to affordable housing providers and community agencies, posted on website and public notice included in the Daily Camera. All application materials are available on the city's website.
- Pre-Application meeting and one-on-one technical assistance sessions with potential applicants. Pre-Application session advertised to affordable housing providers and community agencies, posted on website and public notice included in the Daily Camera.
- Pre-Applications reviewed by staff to determine eligibility. Includes working with applicants to clarify questions or concerns regarding the applications.
- Applications submitted for review by staff and City Manager appointed advisory groups.
- Through Information Item, provide City Council list of applications received.
- List of applications received and under consideration posted on the city website.
- Affordable housing applications are reviewed by the Technical Review Group (TRG) and community development funding requests are reviewed by the Community Development Advisory Committee (CDAC). These two committees interview applicants and participate in deliberations leading to funding recommendations. Applicant interviews and funding

recommendation deliberations are advertised on the city's website, are open to the public and include time for public comment. Written comments on applications are shared with the TRG and CDAC.

- Preliminary recommendations are shared with applicants and provided the opportunity to appeal the recommendations.
- Recommendations are submitted to the City Manager for review and approval.
- City Manager notifies City Council members of funding decisions.
- Fund award recipients notified in mid-November.
- Funding decisions posted online.

The Technical Review Group is comprised of the following members:

Dan Rotner, Architect
Kiva Stram, Commercial Lender
Matt Schildt, Housing Developer
Jeremy Syz, Real Estate Attorney
Susan Weeks, Realtor

The Community Development Advisory Committee is comprised of the following members:

Ben Doyle, Attorney
Eric Johnson, Contractor
Shari Leach, Nonprofit Executive Director
Alexis Miles, Community Member
Sherry Richards, Realtor

The 2016 fund rounds were launched in the summer of 2015 with the affordable housing and community development deliberations occurring in September. On October 8, 2015, the TRG and CDAC presented their recommendations to the City Manager and all recommendations were approved.

In addition to the annual fund rounds, the Division receives and accepts time-sensitive Opportunity Funding requests throughout the year. Requests are vetted using the same process as outlined above, however expedited, including committee review and recommendation to the City Manager for approval. Some of these funding requests are opportunities to support new projects. Others result from changed circumstances, such as existing projects experiencing increased construction costs requiring additional funds to achieve the desired outcomes.

ANALYSIS

As a result of the competitive affordable housing and community development fund rounds and the Opportunity Funding requests, the following funding awards continue the city's progress toward its affordable housing goal and address the capital improvement needs of agencies serving low income households in Boulder.

2016 City of Boulder Affordable Housing Funding Allocations

The 2016 Affordable Housing Fund Round applications included a mix of projects proposing to produce new affordable housing units, preserve existing affordable units and provide assistance in the form of owner-occupied housing rehabilitation and housing counseling. The 2016 funding recommendations from the TRG and staff are:

Applicant Project	Activity	Award Amount
Attention Inc. <i>Chase Court Group Home</i>	Rehabilitation	\$50,173
Boulder County Housing Authority (BCHA) <i>Housing and Financial Education</i>	Homeownership Counseling	\$60,000
Boulder Housing Partners (BHP) <i>Palo Park</i>	New Construction	\$975,000
Boulder Shelter for the Homeless <i>Transitional Units</i>	Rehabilitation	\$70,000
Longs Peak Energy Conservation <i>Homeowner Rehabilitation</i>	Rehabilitation	\$125,000
Thistle Community Housing <i>Mapleton Mobile Home Park</i>	Engineering Services	\$40,000
TOTAL		\$1,320,173
Opportunity Fund	Future Affordable Housing Activities	\$1,679,827

2016 Community Development Funding Allocation Process

The 2016 Community Development Fund Round awards will address the capital needs of Boulder nonprofit organizations and provide microenterprise assistance. In addition, public service funds will benefit low income students residing in Boulder and attending Boulder Valley School District schools. The CDAC and staff recommendations for the 2016 CDBG funds are:

Applicant Project	Activity	Award Amount*
Acorn Wilderness Early Learning Center <i>Window Replacement</i>	Capital Improvements	\$85,000
Colorado Enterprise Fund <i>Boulder Microenterprise Program</i>	Project Delivery Costs	\$50,000
Growing Gardens	Capital Improvements	\$215,000
Family Resource Schools	Public Services	\$108,000
TOTAL		\$458,000

*The award amount is based on estimates, with the actual award amounts to be confirmed mid-2016 upon HUD's release of the annual federal funding allocation.

Opportunity Funding Requests Approved in 2015

As mentioned above, in addition to providing funding to partners through the annual competitive fund rounds, throughout the year the Division of Housing provides financial resources to partners to address time-sensitive funding needs utilizing the Opportunity Fund, which is capitalized with unanticipated and/or unallocated funds and returned allocations.

Opportunity Fund requests in 2015 have allowed the city to support both new projects as well as existing projects that have experienced a change in circumstances (e.g., construction cost escalations) to achieve the desired outcomes and community benefits. The largest of these investments included the city's partnership with Element Properties and Allison Management to acquire and rehabilitate the Thunderbird Apartments and Osage 100 Apartments securing the permanent affordability of 203 rental units. Providing \$8.25 million to acquire the property, this subsidy is the largest individual affordable housing program investment the city has made to date, as defined by the amount of funding and number of units preserved.

In addition to the annual fund rounds, the following Opportunity Funding requests were approved in 2015:

Applicant Project	Activity	Award Amount
Boulder Housing Partners <i>Orchard Grove Vacant Land</i>	Land Banking/Acquisition	\$3,000,000
Boulder Housing Partners** <i>Palo Park</i>	Predevelopment <i>To be reimbursed if the project does not proceed.</i>	\$220,000
Long's Peak Energy Conservation** <i>Homeowner Rehabilitation</i>	Rehabilitation	\$66,500
Element Properties <i>Thunderbird & Osage Apartments</i>	Acquisition	\$8,250,000
Emergency Family Assistance Association** <i>North Boulder Transitional Housing</i>	New Construction	\$150,000
Boulder Housing Coalition** <i>Chrysalis & Masala</i>	Rehabilitation	\$264,286
Total		\$11,950,786

***Projects with previous funding awards and needing additional funding to achieve the desired outcomes.*

NEXT STEPS

Division of Housing staff will work with partner agencies to develop funding agreements and necessary legal documents. Projects receiving local funding (Affordable Housing Funds and Community Housing Assistance Program) may be able to begin in the first quarter of 2016. CDBG funded projects will be able to start in the third quarter of 2016, pending environmental review clearance, when the federal funds are received.

Any unallocated funds plus additional funding received by the city, either through cash-in-lieu payments or higher than projected revenues, are available for opportunity funding throughout the year. This allows the city to target specific unmet needs or respond to time-sensitive requests or special opportunities.

CITY OF BOULDER
BOULDER DESIGN ADVISORY BOARD MINUTES
July 15, 2015
1777 Broadway, 1777 West Conference Room

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/>

BDAB MEMBERS PRESENT:

Jamison Brown, Chair
Jeff Dawson
Michelle Lee
Jim Bailly
David McInerney

BDAB MEMBERS ABSENT:

PLANNING BOARD EX-OFFICIO MEMBER PRESENT:

Leonard May

STAFF PRESENT:

Sam Assefa, Senior Urban Designer
Charles Ferro, Development Review Manager
Elaine McLaughlin, Senior Planner
Chandler Van Schaack, Planner I

BOARD DISCUSSION:

1. Approval of Minutes

The board approved the June 10, 2015 BDAB minutes.

2. Boulder Commons Project Review

The applicant gave a presentation of the project.

BOARD COMMENTS:

J. Brown commented that the plaza read as a large circulation zone with not a lot of definition from a user standpoint. He also felt that the grassy park area needed more attention in terms of becoming a programmed place to enliven the area. He suggested adding moveable furniture, places to sit, something to provide more shade, interesting things to look at, food carts, etc.

M. Lee pointed out that the permanent programming should reflect the seasonal programming. She noted that the pattern of the paving was very linear and the applicant had an opportunity to add more movement and curves in the plaza and improve upon the vertical circulation in regards to the entrance to the parking. **J. Brown** agreed that the parking entrance needed more attention.

There was a discussion on the appropriateness of having a bike lane through the middle of the plaza. The board felt that the potential for the area would improve greatly if there was not a required bike lane which felt like an intrusion of the space. The board recommended

eliminating this area as a multi-modal path connection to allow more flexibility but it can still be used by bikes.

J. Baily asked if the two large transformer pads in the plaza, which were shown in the site plan, could be relocated.

The applicant acknowledged the fact that there is no ideal location for a service area and they discussed some of the design solutions they were considering.

M. Lee suggested putting in some pedestrian-scale light poles that could also be multi-purpose and decorative.

M. Lee questioned the location of the coffee shop and its ability to draw in customers.

J. Baily inquired as to how the applicant envisioned handling service with buildings of this size and also recommended that they designate a specific loading zone.

The applicant explained that they are treating it as an urban building so service trucks will come in the afternoon and evening. Most trash containers will be in the basement with the exception of the location on the southern building next to the restaurant.

M. Lee saw an opportunity to draw people in with the restaurant area on the west end of the south building, especially with the hotel being so close. She thought the massing on the building set up a strong corner but the restaurant area got tucked away and had a small amount of seating. She would like to see the landscape that is between the Goose Creek connection and the building be utilized as a social space where people could gather.

J. Baily strongly agreed with **M. Lee's** comment and felt that the seating should be pulled out as much as possible.

J. Dawson questioned the legitimacy of the masonry because of lack of enough transparency to draw people into the space. He suggested making the restaurant more present along the street.

J. Brown agreed with **J. Dawson's** comments and suggested perhaps moving the entrance of the restaurant to the front of the building so pedestrians could see into the interior and/or making the brick box on the corner an interior space rather than exterior.

J. Dawson liked the strong composition of the south building and felt that the contrast in materials was really effective and elegant along the street.

M. Lee pointed out the wood underneath the soffit on the triangular corner piece and asked if they would consider wrapping the metal underneath instead of the wood. She felt the location was a little high for wood and was such a small area.

The board expressed support for the solar panel on the south elevation of the south building.

J. Brown thought the edge of the last solar panel on the building should be inset. **J. Baily** agreed and liked how it turned into an awning at the bottom and also capped the building.

J. Brown encouraged the applicant to keep in mind the reflectivity of the metal panel in the plaza area.

J. Baily was concerned about the overall color/materials becoming very bleak in the winter. He felt there was an opportunity to animate the building a little more where the first floor retail met the second floor. He also felt the strict regularity with the patterns of the windows could use some shadow and depth.

M. Lee suggested the use of blade signs to add some life to the building in the winter months.

J. Dawson did not have a concern that the window patterning would become monotonous since the buildings were not that long. He cautioned the applicant in adding color on the fourth floor as it could disrupt the sophistication of the materials and become overly animated.

J. Brown liked the massing of the first floor of the north building but was concerned that the window materials did not quite fit in. He suggested breaking up the patterning with a textured material.

J. Dawson liked the consistency in the use of materials from top to bottom on the south building. He thought the north building felt less refined in terms of the use of materials and the openings. He suggested arranging the materials so they create a sense of continuity between the two buildings.

M. Lee liked the variety and diversity of the different buildings in Boulder Junction.

D. McInerney liked the use of the steel beams on the ground floor.

J. Baily liked the overall form of the portion of the north building facing the street and also that it was slightly different than the south building. He also liked the patterning of the top two floors and would not mind if that was pulled down to the first floor. He also considered how these buildings fit within the existing structures in Boulder Junction. It needs the retail on the first floor to be consistent with the feel of the entire area.

M. Lee strongly encouraged them to keep the retail component on the first floor especially if they pull the brick down to that level.

D. McInerney inquired as to whether the masonry specified on the south building (Lakewood brick black diamond smooth) would be darker than it appeared in the plans.

J. Dawson asked how they are using the wood on the east façade of north building and inquired if it would make sense to try to emphasize the entries a little more, especially with the wood material.

3. S'PARK Project Review

E. McLaughlin suggested that the board focus on the Ciclo and the S'PARK West buildings (permanently affordable units) in their review.

The applicant went over some concerns that the board discussed at a previous BDAB meeting and also highlighted changes that have been made since they last reviewed the project such as the shape of the roof, proportions of the windows, the use of materials on the upper two stories, materials, rhythm and height of the façade, and the way the building touched the ground.

BOARD COMMENTS:

Ciclo Building

The board generally liked the Cor-Ten Steel material used.

J. Baily shared a concern that the Cor-Ten could potentially bleed onto the sidewalk.

M. Lee thought the Community Cycles building should have a continuous singularity in the architecture with a stronger differentiation between the first floor retail units and the residential above.

J. Baily felt that this was not necessarily a negative thing. He commented that the entrance to Community Cycles was more apparent than on previous renderings. He also thought the way in which the corner was drawn in current plans helped to scale down the building and make it more welcoming.

J. Brown thought that the top two stories needed to come all the way out on the corner rather than being recessed to give the building a more complete look.

J. Dawson disagreed with **M. Lee's** comment (above) due to a concern that too many of the buildings in the S'PARK development have glass on the ground with a building floating above. He liked the overall changes and thought that the Maarket building could be something special within the development and the Community Cycles building could be a little calmer and familiar in terms of its proportions. He also liked the use of natural materials to bring in some color and recommended switching the design between the residential and public entrances on the ends of the building.

J. Brown agreed with possibly switching the design on the corners. On the 34th Street elevation, he wondered if carrying the white bond element through horizontally, instead of having transom light behind the sign-band, would help with the singularity in architecture that **M. Lee** referenced.

M. Lee suggested keeping the interesting elements on the residential level and flattening out the lower level on the same plane so it feels like it's cantilevering and more uplifting.

J. Brown struggled with the expression of the non-brick piece of the ground floor. He thought either this or the brick piece should change to express that this level is a different use.

There were some concerns expressed with the proportion of the windows at 34th and Valmont.

S'PARK West Building (3155 Bluff Street)

J. Dawson had a concern about the uniformly square proportions of the openings and thought there may be an opportunity to fit in a few more vertical portions.

J. Brown struggled with the zone between the townhouse projections and suggested having them go above the parapet for the back section as opposed to staying below it which might help diminish the long horizontal between the two ends.

The board agreed that the color palette and materials were improved from previous plans.

J. Baily agreed with **J. Dawson** to be cautious of the usage of square window openings especially in the stucco portion above the brick. This portion of the building seems to be the weakest link.

D. McInerney agreed that the stucco portion of the façade was the weakest link because the middle pair of windows at the bottom of the stucco sat right on top of the masonry.

J. Dawson pointed out that the applicant had clustered the townhomes to create doubles but that it could be interesting to arrange them in the same consistent direction to create a series of more vertical townhome forms versus bringing them together. This would give the units a private entry rather than a shared porch.

E. McLaughlin asked the board to comment on whether or not the materials used were equivalent or better quality in comparison to the market rate units that are on the site.

D. McInerney thought the materials had become much more equivalent in the current iteration.

J. Dawson agreed and thought the switch to brick over block made more sense; he liked the wood material and thought that there was a level of refinement that is not normally seen in less expensive housing.

4. Board Matters

The board went over the draft agenda for the 2015 BDAB Retreat.

The board discussed how best to gather feedback from applicants regarding the design review process.

There was discussion about the Landmarks Board's concerns with the Design Guidelines review process.

Note: The 2015 BDAB Retreat was originally scheduled for August 12, 2015 but was later rescheduled for October 14, 2015.

APPROVED BY:

Jamison W. Brown

Board Chair

9/30/2015

DATE

CITY OF BOULDER
BOULDER DESIGN ADVISORY BOARD MINUTES
July 29, 2015
1777 Broadway, 1777 West Conference Room

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/>

BDAB MEMBERS PRESENT:

Jamison Brown, Chair
Michelle Lee
Jim Bailly
David McInerney

BDAB MEMBERS ABSENT:

Jeff Dawson

PLANNING BOARD EX-OFFICIO MEMBER PRESENT:

STAFF PRESENT:

Sam Assefa, Senior Urban Designer
Kalani Pahoa, Urban Designer

BOARD DISCUSSION:

1. Canyon Center Project Review

The applicant gave a presentation of the project.

BOARD COMMENTS:

There was general consensus among board members on the following:

- Tan color on the fireplaces
- Evaluate the rationale for the stucco patterning
- Assess materials to be used for the railings – perhaps a lighter or simpler material
- Remove the red trim cap of the buttress elements and lighten the trim on the chimneys
- Either remove the floating horizontal trim or carry it all the way through
- If there is a façade where all of the windows are being replaced so that the uniformity can be maintained and a more vertical proportioned window can be used, this would be the preferable option when and if that opportunity arises

2. Board Matters

S. Assefa introduced **Kalani Pahoa**, the City of Boulder's new Urban Designer.

The board discussed the edits and the process/timeline of the Downtown Design Guidelines.

APPROVED BY


Board Chair

7.29.15
DATE

**CITY OF BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING SUMMARY**

NAME OF BOARD/COMMISSION: Environmental Advisory Board

DATE OF MEETING: September 2, 2015

NAME/TELEPHONE OF PERSON PREPARING SUMMARY: Sandy Briggs/303-441-1931.

NAMES OF MEMBERS, STAFF AND INVITED GUESTS PRESENT:

Environmental Advisory Board Members Present: Steve Morgan, Tim Hillman, Brad Queen and Karen Crofton.

Environmental Advisory Board Members Absent: Morgan Lommele.

Staff Members Present: Susan Richstone, Brett KenCairn, Kevin Andrews and Sandy Briggs.

MEETING SUMMARY:

❖ **Board Protocol**

- The board stated they are there to add value and suggested that a more clearly defined process would help them to be most effective and supportive towards this goal. Form and substance need to exist together and there is concern that their opinions are not being heard.
- The board expressed that they have not been given enough time to adequately review, discuss and comment on items prior to Council presentation and sometimes feel like staff “passes through” just to have the EAB “box checked”. The board requests to be more interactive than this with staff.
- One board member is concerned that specific information he might need to review in order to offer the most valuable feedback has not been available on a timely basis or has been delayed in ways that limited his capacity for timely input. He suggested all information and correspondence relating to agenda topics be collectively available on the public web page or other open, collaborative platforms.
- Another board member brought up that often staff may want to use the EAB meeting to present a “dry run” before going to Council. He thinks this is worthwhile as is the deliberate attempt to improve processes of the EAB.

❖ **Mid-Year Check-In**

- The board agrees that staff is well prepared and doing a great job, consolidating notes has improved reporting, efforts to improve the process demonstrates commitment to improvement, and **K. Crofton** will continue to effectively pull together board thoughts for letters to Council as needed.
- The board sees the need for improvement with keeping staff presentations and board comments and questions brief and concise, having more time to review information, receiving more clarity about what’s expected from them and what impact their participation provides, and holding the system accountable for following up on Old Business items.

1. CALL TO ORDER

Environmental Advisory Board Chair **S. Morgan** declared a quorum and the meeting was called to order at 6:06 pm.

2. APPROVAL OF MINUTES

On a motion by **B. Queen**, seconded by **T. Hillman**, the Environmental Advisory Board voted 4-0 (**M. Lommele** absent) to approve the August 5, 2015 meeting minutes.

4. PUBLIC PARTICIPATION

None.

5. PUBLIC HEARING ITEMS

None.

6. DISCUSSION ITEMS

A. Board Protocol (Richstone)

S. Richstone, Deputy Director of Community Planning & Sustainability, shared information and her extensive experience regarding supporting City Boards, both quasi-judicial with decision-making authority and advisory that provide advice, ideas and recommendations to City Council and the City Manager.

The EAB has specific jurisdiction about topics for discussion and would have to ask to advise on topics for which their feedback is not specifically requested. The advisory board helps to shape city master processes that Council determines are priorities.

One-way communication via email with staff is acceptable but email discussions among board members are not since this constitutes an online meeting and such meetings are not publicly accessible. There is nothing the board does that should not be subject to public scrutiny.

The roles of board members versus staff were clarified in terms of research responsibilities.

Board members are allowed to provide individual, personal opinions as long as they are not representing themselves as board members at the time.

The Procedural Rules of the Environmental Advisory Board were reviewed on a high level, including a possible agenda format for discussion.

Questions were fielded and comments and concerns from the board were heard. These are captured in the Meeting Summary.

B. Mid-Year Check-In (KenCairn)

B. KenCairn provided a written overview of key issues reviewed during the first part of 2015 and asked for the board's feedback on what's working well and what areas for improvement exist.

Board comments are captured in the Meeting Summary.

7. OLD BUSINESS/UPDATES

The board requested a more structured procedure for requesting and receiving updates regarding

previous agenda items. If any board member would like to receive an update, they will contact **S. Briggs** and she will obtain and provide information.

8. MATTERS FROM THE ENVIRONMENTAL ADVISORY BOARD, CITY MANAGER AND CITY ATTORNEY

- At the request of **B. KenCairn**, **S. Briggs** has created an Environmental Advisory Board binder containing meeting packets and all board communications. The purpose of the binder is to alleviate any confusion or questions about previous discussions and correspondence, both during meetings and otherwise. **S. Briggs** will bring the binder to subsequent meetings for reference as needed.
- Questions arose regarding a board's prerogative to change or influence its own agenda and whether new strategies for the city to consider can be offered by boards. **B. Queen** will provide reference to a 2014 Council agenda item regarding these issues.

9. DEBRIEF MEETING/CALENDAR CHECK

The next meeting is Wednesday, October 7.

In addition to rescheduling the Hearing Definition Clarification discussion with Carey Markel, the board is scheduled to hear and discuss the Boulder Valley Comprehensive Plan update.

10. ADJOURNMENT

Environmental Advisory Board adjourned at 7:54 pm.

Approved:

 _____
Chair Date 10/7/15

**CITY OF BOULDER
BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING
MINUTES**

Name of Board/ Commission: Library Commission	
Date of Meeting: August 5, 2015 in the Canyon Meeting Room, Main Library, 1001 Arapahoe Ave.	
Contact Information Preparing Summary: Carrie Mills, 303-441-3106	
Commission Members Present: Paul Sutter, Joni Teter, Donna O'Brien, and Alicia Gibb Commission Members Absent: Tim O'Shea	
Library Staff Present: David Farnan, Director of Library & Arts Jennifer Miles, Deputy Library Director Shelley Sullivan, Boulder Reads Manager Carrie Mills, Administrative Specialist II Dick Shahan, Library Clerk I	
Type of Meeting: Regular	
Agenda Item 1: Call to Order and Approval of Agenda	[5:35 p.m., Audio 0:16 min]
The meeting was called to order at 5:35 p.m. Sutter recommended that the commission allow time at 6:00 p.m. for public comment should anyone arrive around the usual start time and wish to speak.	
Agenda Item 2: Public Participation	[5:36 p.m., Audio 1:00 min]
No members from the public were present.	
Agenda Item 3: Consent Agenda	[5:36 p.m., Audio 1:07 min]
Item 3A, Approval of June 3, 2015 minutes (p. 2-5) Teter submitted recommended changes to the minutes prior to the meeting, found here: https://boulderlibrary.org/wp-content/uploads/2014/12/2015-Aug-LC-Handouts.pdf#page=1 . Gibb motioned to approve the minutes with Teter's recommended changes. Teter seconded. Vote 4-0, unanimous.	
Item 3B, Approval of July 11, 2015 minutes (p. 6-8) Sutter noted that since the retreat minutes were not intended to be as complete as those generated from regular meetings, the format for the minutes were acceptable. Gibb moved to approve the minutes as written. Teter seconded. Vote 4-0, unanimous.	
Agenda Item 4: Presentation: Overview of the Boulder Reads program – Shelley Sullivan, Boulder Reads Manager	[5:37 p.m., Audio 2:40 min]
Sullivan presented a brief overview of services that Boulder Reads provides. She distributed an informational sheet, found here: https://boulderlibrary.org/wp-content/uploads/2014/12/2015-Aug-LC-Handouts.pdf#page=4	
Commission discussion, questions, and comments included:	
<ul style="list-style-type: none"> ▪ Sutter inquired about eligibility requirements for Reading Buddies participants. Sullivan replied that the program is open to everyone, but through surveying, most parents reported enrolling their children because they had fallen behind. Further, she explained that the genesis of the program was to support the adult learners in Boulder Reads with concurrent enrichment. ▪ O'Brien asked about the new initiative for a Reading Buddies partnership with the University of Colorado at Boulder Education Department. Sullivan noted that the coursework includes a required practicum, and involvement in the program would go towards meeting that requirement. ▪ Teter inquired who the initial target audience is for the digital literacy initiative. Sullivan envisioned the first class being comprised of some Boulder Reads learners and others who are introduced through Book a Librarian and other service functions. Further, she intended on an open lab which would allow users to access computers for self-guided work. ▪ O'Brien asked about the breakdown of non-native English speakers in the Boulder Reads population. Sullivan reported that 65-70% of participants are non-native speakers in the adult literacy program, which she attributed to the changing demographics of the community. Sullivan discussed the screening process, which 	

includes residency in Boulder County, conversational ability in English, and reading below the 11th grade level. Further, applicants must have literacy goals (reading, writing, literacy development) to be in the program. For those who do not qualify for the program, Sullivan noted that Boulder Reads is still a valuable resource because staff can provide a referral.

- Sutter mentioned the upcoming master plan process and asked Sullivan if there was anything she imagined for developing the program. Sullivan hoped to engage in family programming and initiatives by supporting literacy across the lifespan. With Adult Services, she anticipated building a digital literacy program.
- Gibb recommended that this community be included in the Master Plan process.
- O'Brien commended the staff behind Boulder Reads and their work. Sullivan noted that it is a testament to the community, citing the thousands of hours donated by volunteers.

Agenda Item 5: Review draft Distribution of Community Information Policy (p. 9-10)

[6:14 p.m., Audio 39:57 min]

Farnan explained that the policy stems from a limitation on space and the propensity for the community information area to become cluttered. Miles provided background, explaining that patrons have brought materials to the library for quite some time, but that this policy aims at providing transparency on the decision-making process. Farnan and Miles noted that this is outside of the community bulletin board, which allows anyone in the community to post information. Instead, the distribution of community information was geared towards items that best serve the public through multiple copies, such as bus schedules and maps.

Commission discussion, questions, and comments included:

- O'Brien asked about any incidents that precipitated this policy. Miles explained that this was a recommendation from the City Attorney's office, noting that this was not a transparent process.
- Gibb recommended that this be presented as information curated by staff.
- Teter clarified that library should not be a repository, but instead that staff should be able to point patrons to where information can be found. Miles noted that the library only keeps what is asked for most often.
- Teter recommended that the policy describe what materials they want to display, instead of what materials will not be accepted. In reflection, she saw the free speech language at the front of the policy as a red flag.
- The commission asked staff for a revised draft for reconsideration at a later meeting.

Agenda Item 6: Budget Update (p. 11)

[6:27 p.m., Audio 53:06 min]

Devin Billingsley, Senior Budget Analyst, submitted a memo to update the commission on the budget, but will not have anything to present until after the City Manager presents the proposed 2016 budget to City Council. Farnan noted that Billingsley will likely attend next month. The budget memo can be found here: <https://boulderlibrary.org/wp-content/uploads/2014/12/2015-August-LC-Packet.pdf#page=11>

Commission discussion, questions, and comments included:

- Teter asked where money for collection development will be focused. Farnan noted eBooks and easy readers in the children's list are a priority, in addition to adding more copies of best sellers to decrease the number of people on each waiting list.

Agenda Item 7: Library Master Plan update (p. 12-17)

[6:30 p.m., Audio 55:16 min]

Item 7A, Review July 11, 2015 Library Commission Retreat minutes

Sutter asked the commissioners to review outcomes from the retreat to see if anything jumped out that should be included in the master planning process. O'Brien remarked that she was surprised by how similar the outcomes from all groups were at the retreat.

Item 7B, Review draft Boulder Public Library Master Plan Process overview and timeline

Teter explained that she is looking for the opportunity to build off of other departments with strong public input components. Sutter believed that better results would come from surveys that included an educational component around innovations done by other libraries, essentially by presenting visions to participants and seeing how well they responded to the idea. When asked what makes the master plan useful, Farnan explained that a well-written plan provides leverage when looking for funding or prioritizing projects within the city and the department. Further, he stated that it is also a useful budget tool. O'Brien added that citizens used the master plan as a point of inquiry at commission meetings following its creation. Teter recommended following and building on the recent methods of outreach employed by the city.

Agenda Item 8: Library Commission update (from memo) (p. 18-29)**[7:00 p.m., Audio 1:25:15 hr]****Item 8A, Future Agenda Items**

This item can be found in the Library Commission memo, found here: <https://boulderlibrary.org/wp-content/uploads/2014/12/2015-August-LC-Packet.pdf#page=18>

Item 8B, Discussion of Library Commission job description

Gibb and O'Shea worked on a revised description, but found that they had more questions than answers during the process, especially on the intended audience. Gibb asked the commissioners for a better understanding of the history and scope of the position. O'Brien explained that during her application process, her only understanding of the position came from the charter and her own experience. O'Brien noted that they needed teeth for the chair to ask ineffective commissioners to resign based on their fulfillment of ascribed duties. Sutter hoped that the job description would provide a more comprehensive understanding of the position and what qualities make a good commissioner. Gibb recommended more illustrative language in the description to provide a better sense of responsibilities.

Item 8C, Update on Egyptian Study Society events

Teter explained that the Egyptian Study Society events have been a pilot for a new sponsorship opportunity where, should a sponsored program carry a fee but still receive free space through the library, the group must provide something in return, either a donation or free programming. She explained that the 2-day program in Egyptian study comes with a fee of \$45, and in turn, the group is providing free STEAM programs run by volunteers at the Main Library and branches. Teter saw this as a model for community partners.

Item 8D, Staff appreciation update

Teter reported on plans for a staff appreciation ice cream social in the south courtyard at the Main Library on Thursday, Aug. 27, 2015. Arrangements have been made for all of the branches based on their operating hours and staff preferences.

Item 8E, Boulder Library Foundation update

O'Brien announced that the Foundation board approved going forward with their first fundraiser on Oct. 16, 2015. The commissioners will receive letters to distribute to their circles of influence, particularly reaching out to atypical library users and members of the tech community. The event is covering the soft opening of new maker space. There will be catering from the Seeds Library Café and a cash bar. More than monetary donations, the Foundation is looking to gather energy from the community around the maker space.

Item 8F, Jaipur Literature Festival

Farnan reported that the festival is coming together. The event has downsized from three days to two full days. Most of the activity will happen in the Main Library. Organizers expect 900 people per hour circulating through the library. Following a question from Sutter, Teter confirmed that volunteer opportunities are still available.

Item 8G, Update on Email Responses to Library Commission

O'Brien commended Sutter on his thoughtful response to all commission communication.

Agenda Item 9: Library and Arts Director's Report (p. 30-31)**[7:30 p.m., Audio 1:55:51 hr]****Item 9A, Library Charter Revisions**

Prior to the meeting, Sutter caught an important revision regarding the merge of Library Fund and Library Support Fund following the first reading from the City Council. Sutter and Teter presented recommended modifications based on the commission's initial recommendation. The revised version can be found here: <https://boulderlibrary.org/wp-content/uploads/2014/12/2015-Aug-LC-Handouts.pdf#page=14> Sutter recommended adding back in Sec. 133 h. regarding encouragement of grants or gifts. Sutter motioned for the commission, in reaction to the most recent revisions, empower David Farnan to go to the City Attorney's office with the revisions provided by Teter. Teter added that the revisions provided by the commission are to restore the intent of the original recommendation. Gibb seconded. Vote 4-0, unanimous.

Item 9B, Parking at the Main Library

Farnan pushed for at least one hour of free parking, and in response the plan is to allow everyone in the Civic Area free parking for one hour. Farnan will bring back the final recommendation from the City Manager's office for feedback from the Library Commission. Response will be loud. Ask for reservations now. O'Brien inquired about volunteer parking passes. Farnan mentioned that the current distribution of volunteer passes was unmonitored and that the

method will change, but will still be available. O'Brien asked if the Foundation members and other entities working in service to the library will pay for parking. Miles noted that the lot is owned and controlled by the city. Overall, Farnan explained that these changes will afford Parking Services the ability to manage on daily basis. In response to a question, Farnan confirmed that senior center parking will be exempt, but that the dedicated spaces in the library lot will be opened back up to the general public.

Item 9C, Summer Reading Program

The Library Commission decided to send a letter to staff involved in the Summer Reading Program to commend them on their hard work. Sutter asked about contributing factors for their success. Farnan pointed to the well-designed program, extensive outreach, and new energy from the staff. Farnan agreed to bring the superhero postcards to the next meeting.

Item 9D, Liquor License

Sutter recapped the discussion from the last commission meeting. Sutter asked for greater detail of the mechanisms for serving and controlling alcohol in the library. Farnan explained that the bridge will close on Thursdays to provide exclusive access to the North building for ticket holders. O'Brien asked about the anticipated start date. Farnan explained that the decision would be made pending outcome of the liquor license application. O'Brien remarked that she and O'Shea still had lingering questions, and she hoped to revisit this issue again when O'Shea was able to voice his thoughts. Farnan detailed the management agreement with Downtown Boulder, Inc. (DBI), noting that they will manage program and alcohol while the library provides the location. DBI and the library will split both costs and profits equally. Sutter expressed uncertainty as to how the Library Commission fit into the partnership. Sutter reminded commissioners that at the last meeting, the commission approved a motion to support the sale of alcohol outside of the library's operating hours, while awaiting more detail for intentions during operating hours. Teter moved that the proposal for handling alcohol sales during operating hours is appropriate. O'Brien added that commissioners would still like more information and future updates around alcohol sales during operating hours. O'Brien seconded. Vote 4-0, unanimous.

Agenda Item 10: Adjournment

[8:04 p.m., Audio 2:29:52 hr]

There being no further business to come before the commission at this time, the meeting was adjourned at 8:04 p.m.

Date, Time, and Location of Next Meeting:

The next Library Commission meeting will be at 6:00 p.m. on Wed., Sept. 2, 2015, at the Meadows Branch Library, 4800 Baseline Road, Boulder, CO 80303.

Commissioner Sutter approved these minutes on Sept. 21, 2015; and Jennifer Miles attested to it.

An audio recording of the full meeting for which these minutes are a summary, is available on the Library Commission web page at <http://boulderlibrary.org/about/commission.html>

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
July 16, 2015
1777 Broadway, Council Chambers

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

PLANNING BOARD MEMBERS PRESENT:

Aaron Brockett, Chair
Crystal Gray
Leonard May
Liz Payton
John Putnam

PLANNING BOARD MEMBERS ABSENT:

John Gerstle
Bryan Bowen

STAFF PRESENT:

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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

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

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

3. PUBLIC PARTICIPATION

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

from City Council and pointed out they would not exempt the downtown area in regards to height the restrictions until the changes to the Downtown Design Guidelines occurred. Council was more focused on the non-historic area. Council wanted this to happen quickly. Then height restrictions would be limited automatically on the downtown area once those revisions occurred. Landmarks Board will have the opportunity to discuss the BDAB memo in August. There will be a definitely public participation.

L. May, commented that the BDAB memo was not an official recommendation. It is still a work in progress. Process has not started. Boars make the first draft giving recommendations, then have public participation.

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

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

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

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

from City Council and pointed out they would not exempt the downtown area in regards to height the restrictions until the changes to the Downtown Design Guidelines occurred. Council was more focused on the non-historic area. Council wanted this to happen quickly. Then height restrictions would be limited automatically on the downtown area once those revisions occurred. Landmarks Board will have the opportunity to discuss the BDAB memo in August. There will be a definitely public participation.

L. May, commented that the BDAB memo was not an official recommendation. It is still a work in progress. Process has not started. Boars make the first draft giving recommendations, then have public participation.

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

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

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

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

- **C. Van Schaak** stated the applicants were not required to hold a neighborhood meeting and that public notice was provided. Applicants stated they would hand deliver the public notices to residents. City mailed public notice to property managers of complexes but not individual residents.
- B. Call-Up Item:** Floodplain Development Permit (LUR2015-00051) for Boulder Community Foothills Hospital Campus – 4747 Arapahoe, Fitness Equipment. The call-up period expires July 23, 2015.
- C. Call-Up Item:** USE REVIEW (LUR2015-00041): Request for a new restaurant (“Doug's Day Diner”) to utilize an existing 815 square foot outdoor patio at 2400 Arapahoe Avenue within the Business - Regional 1 (BR-1) zone district. Hours of operation are 6:00 a.m. to 8:00 p.m., seven days a week. The call-up period expires on July 22, 2015.

None of the items were called up.

5. PUBLIC HEARING ITEMS

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

A. Boulder Valley Comprehensive Plan Update

Staff Presentation:

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

Board Questions:

L. Ellis, C. Hyser and **S. Richstone** answered questions from the board.

Board Comments:

General

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

Key Issue #1:

Service Area Expansion:

- **L. Payton** L. Payton stated that she is pleased staff is taking the approach to expand outreach on the BVCP update. She stated that she supports the statistical survey

approach. She does not see a compelling reason to look at Area III Planning Reserve service area expansion. A need has not been identified.

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

Key Issue #2:

Land Use Labeling:

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

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

Key Issue #3:

Projections Methods and Preliminary Results

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

Key Issues #4

Expansion:

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

B. Climate Commitment Update

Staff Presentation:

D. Driskell introduced the item.

B. KenCairn presented the item to the board.

Board Questions:

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

Board Comments:

Key Issue #1

Support adoption of emissions reduction goal of 80% below 2005 levels by the year 2050?

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

Key Issue #2:

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

- **L. Payton** feels that reuse should be pushed more aggressively. Could make demolition harder and restoration/retrofitting easier.
- **B. KenCairn** is talking with forestry team to work with the state to create a wood yard for reuse.
- **L. May** the conservation aspect jumped out to him and general consumption which is conservation. Something needs to change. Need to give more emphasis on education in the plan.
- **A. Brockett** sees land use as a tool to get people living and working and live near where work and take the bus. Focus on reuse and meld with costs of new construction. If we limited the cost of demolition, and ultimately limit the cost of reconstruction. Have this in mind as part of our tool kit.
- **J. Putnam** stated the plan is robust, but suggested maybe more acknowledgement of partnerships, especially in the region. It would meet that export need. Also, we need to think about how we would reduce carbon with and without municipalization. This can be accomplished with the municipal. We need to be honest and explicit with ourselves.
- **C. Gray** agrees with demolition and reusing what we have in our buildings. Strategy for buying eco pass and linking to head tax. Will not capture everyone, but move the needle. Need more discussion on this.
- **L. May** in regards to regional partnership and eco passes, what options we have to partner with some other towns to address community issue. Perhaps roll into an ECO pass to partner with other municipalities. Better link to and with towns.
- **B. KenCairn** and **D. Driskell** stated that we may see more state mandated regulations in this area of discussion in the upcoming years.

Key Issue #3:

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

- **J. Putnam** liked idea regarding 43,000 regional transition plans. Makes the transition easy and seamless and attainable. Provide city with an individual platform. Need to help people to understand and avoid complexities.
- **A. Brockett** stated that a flyer provided to the public regarding "what could you do" would be helpful.
- **C. Gray** likes programs like SNUG and compelling. **B. KenCairn** provided an example. "Here's how you can change". Smart Regs is a good example. A way that gets them engaged and doing things to their property. Also, **D. Driskell** has been good at involving the youth and engaging them in this discussion.
- **L. Payton** stated that we need to re-engage the public groups that helped launch the city's clean energy future.
- **B. KenCairn** an exciting initiative forming called Climate Culture Collaborative. A group to help link all the other groups. They want to be a partner with us and we are cultivating that.

- **L. Payton** stated that she read that people in Germany embraced renewable energy because it did not change way they lived. Maybe we could reassure people that we can achieve our climate commitment without a major transformation of the character of our community. Could Boulder be an example to the world that a community can keep its character and still achieve its climate goals.
- **B. KenCairn** stated there is a potential to create focus.

C. Medical Office Update

Staff Presentation:

L. Ellis presented the item to the board.

Board Questions:

L. Ellis answered questions from the board.

Board Comments:

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

D. Additional Matters

- More form based code meetings next week.
- **L. Ellis** reminded the board of a possible tour for CIP projected for Aug. 3, 2015
- **L. Ellis** is working on joint meeting with Planning Commission in mid-September 2015 to discuss the BVCP.
- **L. May** asked in regards to the Downtown Guidelines, Will Planning Board have a role in the guideline revision. Need to get clarification, but would like to a recommendation or approval role. All board members agreed.

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

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

APPROVED BY



Board Chair

10/1/15
DATE

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

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

PLANNING BOARD MEMBERS PRESENT:

Aaron Brockett, Chair
Bryan Bowen
John Putnam
John Gerstle
Leonard May
Liz Payton
Crystal Gray

PLANNING BOARD MEMBERS ABSENT:

STAFF PRESENT:

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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

3. PUBLIC PARTICIPATION

No one spoke

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

5. PUBLIC HEARING ITEMS

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

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

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

Staff Presentation:

C. Van Schaak presented the item to the board.

Board Questions:

C. Van Schaak answered questions from the board.

Applicant Presentation:

No one spoke.

Board Questions:

There were no questions from the board.

Public Hearing:

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

Board Comments:

No one spoke.

Motion:

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

RECOMMENDED CONDITIONS OF APPROVAL:

1. The Applicant shall ensure that the development shall be in compliance with all approved plans prepared by the Applicant on August 3, 2015 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval. Further, the Applicant shall ensure that the approved use is operated in compliance with the following restrictions:
 - a. The Applicant shall operate the business in accordance with the Management Plan dated August 3, 2015 which is attached to this Notice of Disposition.
 - b. Size of the restaurant use shall be limited to 1,500 square feet, with a total of 23 interior seats and 16 outdoor seats. All trash located within the outdoor seating area, on the tavern property and adjacent streets, sidewalks and properties shall be picked up and properly disposed of immediately after closing.

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

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

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

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

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

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

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

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

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

Staff Presentation:

E. McLaughlin presented the item to the board.

Board Questions:

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

Applicant Presentation:

Adrian Sopher, the applicant, presented the item to the board.

Board Questions:

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

Public Hearing:

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

Board Comments:

Key Issue #1:

Is the rezoning request consistent with required review criteria for rezoning?

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

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

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

Comp Plan call up

- **J. Putnam** stated that the proposed rezoning was not consistent with the policies and goals of the BVCP, including the channeling of development to areas of change. The channeling of development. Parts of town are stable and parts are changing. This area that has been characterize by stability. Changing by-right requires careful scrutiny of Comp Plan. The proposed rezoning is inconsistent with the following Comp Plan policies and goals:
 - a) 1.29 (*Channeling Development to Areas with Adequate Infrastructure*),
 - b) 2.09 (*Neighborhoods as Building Blocks*),
 - c) 2.10 (*Preservation and Support for Residential Neighborhoods*),
 - d) 2.13 (*Projection of Residential Neighborhoods Adjacent to Non-Residential Zones*),
 - e) 2.14 (*Mix of Complimentary Land Uses*),
 - f) 2.15 (*Compatibility of Adjacent Land Uses*),
 - g) 2.30 (*Sensitive In-Fill and Redevelopment*).
- The board was in agreement with **J. Putnam** proposals.

Motion:

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

Board Remarks:

- **L. May** stated he understands that things change within the city Residents have a reasonable expectation that when they make a living choice within a neighborhood, especially in a cul-de-sac, that it does not become a thru street. When that use is open ended as a BT-2, it leaves the door open for consideration for considerations of other zone changes or land use changes in the future. The discussion tonight was about the zoning, the board must look at the worst case scenario. The townhome project was not specially discussed as it was not part of the packet. The long-term issue of predictability of what might happen is the focus is what might happen.
- **L. Payton** informed the public that the city is about to launch a 2015 comp plan. Proposals are welcome.
- **C. Gray** stated that she was basing her decision on the Comp plan goals and policies and not on unrelated issues such as noise and traffic.

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

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

Board Follow-up Questions:

B. Bowen asked Staff of questions re split zoning.

C. Ferro answered questions for Board

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

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

Applicant: Stephen Sparn

Staff Presentation:

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

Board Questions:

E. McLaughlin and C. Ferro answered questions from the board.

Applicant Presentation:

Stephen Sparn, the applicant, presented the item to the board.

Board Questions:

Stephen Sparn, the applicant, answered questions from the board.

Public Hearing:

No one spoke.

Board Comments:

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

Motion:

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

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

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

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

APPROVED BY


Board Chair

10/1/15
DATE

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

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

PLANNING BOARD MEMBERS PRESENT:

Aaron Brockett, Chair
Bryan Bowen
John Putnam
John Gerstle
Liz Payton
Crystal Gray

PLANNING BOARD MEMBERS ABSENT:

Leonard May

STAFF PRESENT:

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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

3. PUBLIC PARTICIPATION

No one spoke

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

5. PUBLIC HEARING ITEMS

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

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

Staff Presentation:

C. Ferro introduced the item.

E. McLaughlin, S. Assefa and **M. Winter** presented the item to the board.

Board Questions:

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

Applicant Presentation:

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

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

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

Board Questions:

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

Disclosures:

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

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

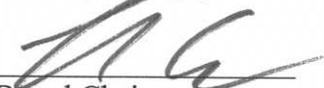
Public Hearing:

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

6. ADJOURNMENT

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

APPROVED BY


 Board Chair

10/1/15
 DATE

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

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PLANNING BOARD MEMBERS PRESENT:

Aaron Brockett, Chair
Bryan Bowen
John Putnam
John Gerstle
Leonard May
Liz Payton
Crystal Gray

PLANNING BOARD MEMBERS ABSENT:

STAFF PRESENT:

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

1. CALL TO ORDER

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

2. PUBLIC HEARING ITEMS

CONTINUATION FROM PLANNING BOARD MEETING, SEPTEMBER 2, 2015

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

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

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

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- The applicant intends to pursue Vested Rights per section 9-2-19, B.R.C. 1981
- Use Reviews are for three restaurants with outdoor seating greater than 300 square feet within 500 feet of a residential area.

Board Disclosures:

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

Board Comments:

Key Issue 1:

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

- **J. Putnam** stated the consistency of the project with the TVAP and the Design Guidelines intent is uncanny. Strong application. Appreciates seeing a number of buildings together in one plan. Helps with design and connectivity. He agrees with the staff memo. Brings high spots in terms of integration with way Boulder Junction was supposed to work. The left turn lane element on Valmont is a critical benefit. Will help with getting quiet zone accomplished. LEED Neighborhood certification very important and productive. Energy efficiency allowances very important. Design is a strong design and architectural package. Over all very strong.
- **C. Gray** appreciates the developer and architectural team listening to Planning Board's concept plan comments, especially the breaking up the mass. Different architecture is very strong. Meets TVAP guidelines. When talk about 3-4 stories in MU-4 Zone, would like to have seen more. Support diversity of housing types and commercial space. LEED Neighborhood certification is an important step. Goal of having Net Zero buildings for the Spark West is

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

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

Key Issue 2:

Building Materials

MARKT – restaurant, office:

Ben Nesbitt reviewed the material and elevations.

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

RAILYARDS Building:

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

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

CICLO Building:

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

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

Timber Lofts:

B. Nesbitt reviewed the materials and elevations.

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

Meredith House:

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

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

S'PARK West (permanently affordable housing, 45 units):

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

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

S'PARK West (24 townhomes)

Erin Bagnall, with Sopher Sparn Architecture, reviewed the materials and elevations for the board.

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

Key Issue 3:

Design Concerns

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

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

raises some concern. Not a code requirement or site review requirement, but worth looking at for safety and avoid a bad situation.

Key Issue 4:

Outdoor Play Space Issue

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

- **J. Gerstle** stated that he likes applicant’s proposal and meets issues he was concerned about.
- **H. Pannewig** read a drafted condition of approval reading as follows, *“From 6:00 a.m. to 10:00 p.m. seven days a week, the pocket park shown on the plans as Meredith Park and the open space area in the north-west corner of the Property shall be open to use by all residents of the Property and their guests. The midblock east-west connection through 3155 Bluff and the east-west connection through the interior courtyard of the Timberlofts buildings shall remain open from 6:00 a.m. to 10:00 p.m. seven days a week for all residents of the Property and their guests.”*

Key Issue 5:

Is the project Compatible to the Site Review criteria if certain items taken away that are not guaranteed such as the LEAD Platinum and the near Net Zero?

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

support the installation of roof top solar panels and, for buildings providing parking, for future expansion of electric vehicle charging stations.”

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

Key Issue 9:

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

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

Motion:

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

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

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

2. A new condition shall be added to the conditions of approval for the site review to read:
Prior to a building permit application for the S'PARK_west buildings, the Applicant shall submit the following items for the review and approval by the City Manager and review and recommendation by the Boulder Design Advisory Board:
 - a. Final architectural plans, including materials and colors, to ensure compliance with the intent of this approval, the site review criteria and the TVAP design guidelines. The final architectural plans for the elevations of all S'PARK_west buildings shall show a simpler composition with fewer changes in materials and form from the first floor to the roof to ensure compliance with the site review criteria. Any modification to the design must be approved through this design review process prior to issuance of a building permit.
3. A new condition shall be added to the conditions of approval for the site review to read:
From 6:00 a.m. to 10:00 p.m. seven days a week, the pocket park shown on the plans as Meredith Park and the open space area in the north-west corner of the Property shall be open to use by all residents of the Property and their guests. The midblock east-west connection through 3155 Bluff and the east-west connection through the interior courtyard of the Timberlofts buildings shall remain open from 6:00 a.m. to 10:00 p.m. seven days a week for all residents of the Property and their guests.
4. A new condition shall be added to the conditions of approval for the site review to read: The building permit plans for each building shall show that conduit is preinstalled in each building to support the installation of roof top solar panels and, for buildings providing parking, for future expansion of electric vehicle charging stations.
5. Conditions 1.b. of the conditions of approval for the use reviews for the three restaurants shall be revised to read:
1.b. The approved use shall be closed from 11:00 p.m. to 6:00 a.m. seven days per week.

Recommended Conditions of Approval

SITE REVIEW LUR2015-00010

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on August 21, 2015 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.
2. Prior to a building permit application, the Applicant shall submit a Technical Document Review application for the following items, subject to the approval of the City Manager:
 - a. **Final architectural plans**, including material samples and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent, elevations, plans and details shown on the approved plans dated August 21, 2015 is acceptable. The final architectural plans shall show the transformer boxes currently shown near the southwest corner of the proposed Markt building and on

the northwest corner of the planned Railyards Building; relocated to a less visible location or architecturally screened or integrated into a building or other site feature. The City Manager will review plans to assure that the architectural intent is performed. The project plans shall also illustrate an outdoor seating area for the micro restaurants of less than 300 square feet per micro restaurant or be subject to Use Review for outdoor seating of 300 feet or greater within 500 feet of a residential use module.

- b. A **final site plan** which includes detailed floor plans and section drawings.
 - c. A **final utility plan** meeting the City of Boulder Design and Construction Standards.
 - d. A **final storm water report and plan** meeting the City of Boulder Design and Construction Standards.
 - e. **Final transportation plans** meeting the City of Boulder Design and Construction Standards, Standard Specifications for Traffic Signal Materials and Installation and CDOT Access Code Standards, for all transportation improvements. These plans must include, but are not limited to: street plan and profile drawings, multi-use path plan and profile drawings; street and multi-use path cross-sectional drawings, traffic signal plans; signage and striping plans in conformance with Manual on Uniform Traffic Control Devices (MUTCD) standards, transportation and transit stop detail drawings, geotechnical soils and pavement analysis.
 - f. A **detailed landscape plan**, including size, quantity, and type of plants existing and proposed; type and quality of non-living landscaping materials; any site grading proposed; and any irrigation system proposed, to insure compliance with this approval and the City's landscaping requirements. Landscape plans shall provide significant amounts of plant material sized in excess of the landscaping requirements of Sections [9-9-12](#), "Landscaping and Screening Standards," and [9-9-13](#), "Streetscape Design Standards," B.R.C. 1981. Removal of trees must receive prior approval of the Planning Department. Removal of any tree in City right of way must also receive prior approval of the City Forester.
 - g. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981.
 - h. A **detailed shadow analysis** to insure compliance with the City's solar access requirements of section 9-9-17, B.R.C.
3. Prior to a building permit application, the Applicant shall submit an application for a revised **Preliminary Plat** and a Technical Document Review application for a **Final Plat**, subject to the review and approval of the City Manager and execute a subdivision agreement meeting the requirements of chapter 9-12, "Subdivision," B.R.C. 1981 and which provides, without limitation and at no cost to the City, for the following:

- a. The dedication, to the City of all easements and right-of-way necessary to serve the development, including, but not limited to, the easements shown on the approved plans dated August 21, 2015 on file in the City of Boulder Planning Department, and the dedication of a 14-foot wide public access easement (for pedestrians and bicyclists) from the terminus of the Bluff Street right-of-way to the public access easement being dedicated for the north/south multi-use path adjacent to the BNSF Railway right-of-way.
- b. The vacation of all easements where vacations are necessary for construction of the development.
- c. The construction of all public improvements necessary to serve the development, including, but not limited to, the following:
 - i. A traffic signal at the intersection of Valmont Road at 34th Street.
 - ii. A left-turn lane and “quiet zone” raised median on westbound Valmont Road east of 34th Street.
 - iii. A transit stop on Valmont Road.
 - iv. A six-foot side landscape strip and ten-foot wide detached multi-use path/sidewalk on Valmont Road.
 - v. A 12-foot wide multi-use path along the eastern property line and adjacent to the BNSF Railway Company right-of-way from the southern property line to Valmont Road. The applicant is responsible for connecting the multi-use path to the approved multi-use path to be constructed by “The Commons” Project (located at 2440 and 2490 Junction Place) and for providing a temporary multi-use path around the existing building on Lot 4 of Block 5.
 - vi. A raised concrete table on 34th Street within the street’s roadway curve at a location approved by staff which will allow for a future crosswalk pursuant to the City’s Pedestrian Crossing Treatment Installation Guidelines when warrants are meet.
 - vii. Street lighting along Junction Place, Meredith Street and 34th Street.
 - viii. Extending the left-turn lane on southbound 30th Street at Bluff to 75-feet.
 - ix. The north side of Bluff Street from 31st Street to the road’s terminus at the proposed Woonerf.
 - x. 32nd Street from Bluff Street to the north property line.
 - xi. Junction Place from Bluff Street to the north property line.
 - xii. Meredith Street from 32nd Street to 34th Street.
 - xiii. All alleys with a dedicated public access easement.
 - xiv. All sidewalks with a dedicated public access easement.
 - xv. Storm water quality improvements and storm water detention improvements, including but not limited to permeable parking lot paving.

USE REVIEW BREW PUB: LUR2015-00011

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on August 21, 2015 and the Applicant's written statement dated August 21, 2015 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval. Further, the Applicant shall ensure that the approved use is operated in compliance with the following restrictions:
 - a. The Applicant shall operate the business in accordance with the management plan dated August 21, 2015 which is attached to this Notice of Disposition.
 - b. The approved use shall be closed from 11:00 p.m. to 7:00 a.m. seven days per week.
 - c. No electronically amplified music or other entertainment shall be provided on the patio after 10:00 p.m.
 - d. Size of the approved use shall be limited to 9,700 square feet. The total number of indoor seats for the approved use shall not exceed 182. Patio area will not exceed 50 outdoor seats.
 - e. All trash located within the outdoor dining area, on the restaurant property and adjacent streets, sidewalks and properties shall be picked up and properly disposed of immediately after closing.
2. The Applicant **shall not expand or modify the approved use**, except pursuant to subsection 9-2-15(h), B.R.C. 1981.

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

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on August 21, 2015 and the Applicant's written statement dated August 21, 2015 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval. Further, the Applicant shall ensure that the approved use is operated in compliance with the following restrictions:
 - a. The Applicant shall operate the business in accordance with the management plan dated August 21, 2015 which is attached to this Notice of Disposition.
 - b. The approved use shall be closed from 11:00 p.m. to 7:00 a.m. seven days per week.
 - c. No electronically amplified music or other entertainment shall be provided on the patio after 10:00 p.m.

- d. Size of the approved use shall be limited to 3,500 square feet. The total number of indoor seats for the approved use shall not exceed 120 seats. Patio area will not exceed 30 outdoor seats. All trash located within the outdoor dining area, on the restaurant property and adjacent streets, sidewalks and properties shall be picked up and properly disposed of immediately after closing.
- 2. The Applicant **shall not expand or modify the approved use**, except pursuant to subsection 9-2-15(h), B.R.C. 1981.

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

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

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

APPROVED BY


Board Chair

10/1/15
DATE

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

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

PLANNING BOARD MEMBERS PRESENT:

Aaron Brockett, Chair
Bryan Bowen
John Putnam
John Gerstle
Leonard May
Liz Payton
Crystal Gray

PLANNING BOARD MEMBERS ABSENT:

None

CITY STAFF PRESENT:

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

PLANNING COMMISSION BOARD MEMBERS PRESENT:

Doug Young, Chair
W. C. Pat Shanks
Lieschen Gargano
Michael Baker
Leah Martinson
Natalie Feinberg Lopez
Daniel Hilton

COUNTY STAFF PRESENT:

Pete Fogg, Senior Planner, Boulder County
Abigail Shannon, Senior Planner, Boulder County
Steven Giang, Planner I, Boulder County

JOINT STUDY SESSION

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

1. DISCUSSION

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

Introductions:

The board members and staff introduced themselves.

Staff Presentation:

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

Board Questions:

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

Discussion Summary:

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

1) Community Engagement

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

of information at these meetings and so far the citizens have been excited. The focus of these citizens is not necessarily on active lifestyle, but on schools and safety for the family. They have concerns with affordability and that the neighborhoods stay nice.

P. Shanks stated that when reaching out to the Latino community, topics rated high importance are an emphasis on family, access to education and higher education, jobs that pay a reasonable wage, and to feel accepted in Boulder County.

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

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

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

information obtained could be beneficial. The staff stated that they anticipate adding new information and future conditions. In addition, as the staff gathers information, varying policy ideas may develop and may be applied.

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

3) Focused topics for the 2015 update

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

public that the city is making progress. In addition, it demonstrates what the city wants to see happen in the future and how far we have to go.

4) **New information in community that might affect the focus**

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

ADJOURNMENT OF JOINT STUDY SESSION

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

PLANNING BOARD MEETING

The Boulder Planning Board meeting portion commenced.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

3. PUBLIC PARTICIPATION

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

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

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

Motion

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

5. PUBLIC HEARING ITEMS

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

Staff Presentation:

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

Board Questions:

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

Public Hearing:

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

Board Comments:

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

the area of the city owned patio next to Broadway, Riverside building, to look at improvements.

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

Motion:

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

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

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

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

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

APPROVED BY



Board Chair



DATE

**CITY OF BOULDER
BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING
MINUTES**

Name of Board/ Commission: Transportation Advisory Board	
Date of Meeting: 10 August, 2015	
Contact Information Preparing Summary: Kaaren Davis 303.441.3233	
Board Members Present: Zane Selvans, Andria Bilich, Dom Nozzi, Bill Rigler, Daniel Stellar, Andria Bilich	
Board Members Absent:	
Staff Present: Michael Gardner-Sweeney, Interim Director of Public Works for Transportation Gerrit Slatter, Principal Transportation Projects Engineer Greg Izzo, Public Works Maintenance Manager Kathleen Bracke, GO Boulder Manager Jean Sanson, Senior Transportation Planner Chris Hagelin, Senior Transportation Planner David "DK" Kemp, Sr. Transportation Planner Randall Rutsch, Senior Transportation Planner Natalie Stiffler, Transportation Planner II Kaaren Davis, Board Secretary	
Consultants Present: none	
Type of Meeting: Advisory/ Regular	
Agenda Item 1: Call to Order	[6:01 p.m.]
The meeting was called to order at 6:01 p.m.	
Agenda Item 2: Approval of minutes from 8 June 2015	[6:01 p.m.]
Move to approve July 13, 2015 minutes as presented.	
Motion: Nozzi Second: Rigler	
4:1:0 (Bilich Abstains)	
Agenda Item 3: Public Participation	[6:02 p.m.]
<ul style="list-style-type: none"> • Dave Morrison – Lived here since '95- Folsom Avenue living labs is a boondoggle. Huge traffic backups. Drives around town all the time. Sees nothing but trouble with this. There may be more bicycles but there are a dozen cars for each bike. This project should be up to a vote of the people. Stop it right now. If you want more bikes there are other ways than taking away lanes from cars. Not convinced by the numbers so far provided. • Andrew Celani-Started at Smooth Motors in 1984. Have been there since. Since the inception of the Living Labs, what was a good corridor has turned into a nightmare. There has been a negative impact to business. The diminished capacity of the street and the difficulty of navigating the pylons has created a SNAFU. Our business is down a magnificent amount (43%) from an aggregate of prior years. City staff has decided they are the rulers and will make decisions for us. Staff member David Kemp admits to lack of data. TAB and Council need to decide whether the catastrophe on Folsom is to be repeated or whether those adversely affected will just quietly go away • Sue Prant – Thanks to the board and staff for their efforts on the Living Labs projects. There is actually quite a lot of data from the beforehand. It's a shame the Camera has decided to present the issue the way they have. There has been only one week of trial. The road is much calmer and quieter. The traffic is moving slower. It's much safer and more attractive to both bikes and pedestrians. Questions comparing one week of business in the summer with an aggregate of multiple years (referring to the prior speaker). This is a trial. If we pull out now, we learn nothing. Keep with the plan. Evaluate and study. • Fred Ecks – Live close to south 30th. Its bike lane is similar to how Folsom was. Rarely rides a bike in town anymore because it is too dangerous. Glad to see the change. Please continue. • Sara Mayer – Avid cyclist and does drive. Raised two kids with one car in the family. Kids walked or biked to school every day. Likes to see staff find ways to get people out of their cars. The Folsom reach is too small to provide any useful data. Does not include the most dangerous section. Rides Iris often. We owe it to people to study how much traffic actually travels Iris during all parts of the year. Routes on Hawthorne/Grape and Kalmia would allow bike travel without using Iris. Traffic will divert into neighborhoods with the Iris plan. What is the plan for cleaning the bike lanes and snow removal with all of the vertical elements that divide it from traffic? A community wide pass and more busses would make this all much easier. Likens car use to smoking, which became socially unacceptable. It should become socially unacceptable to use a car for any trip 	

under 5 miles, or driving an SUV or any vehicle with gas mileage under 35 miles to the gallon or to drive your children to school.

- **Charles Brock** – Has been avoiding Folsom by bike for years since his son was struck by a car. Has been happy to take Folsom to and from work every day for the last three weeks. There is only congestion between 5 and 5:30. The project is 97% effective. If we solve the remaining three percent, we will have a solid transit corridor. Go the full time for the trial.
- **Michael Smith** – Lives at Folsom and Valmont. Agrees with the intention of encouraging bike traffic. But seems a great expense for little value. Does not see the overall plan for bike lanes in the city that actually moves cyclists effectively. There is enormous car inflow every day that makes biking hard. Does not see how this plan addresses that issue. It would also be good to better enforce the speed limit across the City. Stopped using Folsom unless he has to (by car). Worse congestion. Bigger backups and the pedestrian crosswalks make it worse still.
- **Gary Sprung** - In the short time the Folsom project has existed, he has ridden bike through a couple of times, driven his car through a couple of times. By bike feels safer which is great. By car, the flow was fine, though the perception was that congestion was worse since he had to start further back. Longer left turn lane might help. Overall it seems like the project is working. Loves the comments about needing to do something about the 40-65,000 cars and the Eco Pass (referring to a previous speaker), but those solutions cost a whole lot of money. This is pretty cheap to do, so why not try it? Not sure why there is so much anger over this project.
- **Aaron Johnson** – Appreciate the effort of the City to promote bicycling, and appreciate the effort to collect data. There was a real effort to prove the effectiveness of these treatments. Things like safety are hard to quantitatively compare to things like minutes of delay, Even if data shows that there are delays, you might still ask yourselves, how many minutes of delay are worth a life or an injury or a feeling of safety while biking. Encourages staff and the board to urge Council to stay strong. The squeakiest wheel is not always the one we should listen to. Instead listen to the well-ordered and data supported arguments.
- **Les Helbak** – Opposed to the Folsom Living Lab project. Most people he has talked to feel it is kind of kludgy. Folsom used to be a decent bike corridor, but is now a disaster for cars. Cars are backed up now with no cyclists in sight. In winter there will be still fewer bikes. Cars idling is bad for pollution. Right turns seem like an accident waiting to happen. This is not a good idea.
- **Robert Rowe** – Works in boulder lives in Broomfield. Supports all living labs treatments. As a cyclist has been on the Folsom stretch both before and after. Likes it now. Feels safer. Can take his wife on the route now. She feels safer. One less thing to worry about. Cars are there but can keep an eye out. Please continue with the trials.
- **Randy Offstein** – Tries to ride his bike around town as often as possible. In general feels that bike lanes around town are good. Has never had any bad experiences. Always yields to cars regardless of the laws (cars are much bigger than he is on his bike). But also minds the bikes when driving. Boulder has an existing car traffic problem. Sees no point in reducing traffic lanes. Bikes have many options for getting around town. Cars do not have alternate options. Many of us must drive frequently. It makes no sense to hugely expand the bike lane at the expense of making the car traffic problem worse.

Agenda Item 4: Staff briefing and TAB input regarding August 25, 2015 City Council Study Session on TMP implementation progress including: Living Lab, Transportation Maintenance, and Capital Project Updates.

[6:32 p.m.]

Mike Sweeney, Chris Hagelin, Randall Rutsch, DK Kemp and Gerrit Slatter gave the presentation to the board.

Executive Summary from Packet Materials:

The City of Boulder has a multimodal transportation system that serves as a model for sustainable travel in the U.S. The Transportation Master Plan (TMP) outlines the vision for transportation and provides the policy and investment direction for achieving the community's access and mobility goals.

The 2014 TMP builds upon a strong multimodal policy foundation and continuing refinements to the existing system. It includes a focus on "Complete Streets," with work programs centered on a variety of Bicycle and Pedestrian Innovations, as well as the community's Renewed Vision for Transit. In August 2014, the updated TMP document was accepted by City Council and work in 2015 and beyond is centered on implementing the TMP based on the TMP Action Plan, which includes a list of "immediate" action items for 2014 to 2016.

The TMP implementation continues to focus on an integrated approach, with partnerships across city departments and with local and regional community partners. The TMP implementation is being coordinated and integrated with the city's priority-based budgeting approach and capital investment strategies.

The 2014 TMP update was developed through an extensive community engagement process and this spirit of ongoing community participation continues in all areas of TMP implementation. Examples of TMP implementation include the Living Laboratory approach for advancing the "Complete Streets" goals of the TMP and ongoing work with the community and agency partners in the transit area. Please see www.BoulderTMP.net for more details.

This is the second study session reviewing the implementation of the 2014 TMP in the 12-month period since the plan was accepted by council. These six-month check-ins ensure that the TMP implementation remains consistent with the council's priorities and the city's efforts to promote long-term sustainability and resiliency.

Highlights of the second six months of implementation include:

- Implementation of the Living Lab Phase II Corridor Projects, including a one-month check-in on the Folsom Street implementation;
- Progress on Maintenance Initiatives, reflecting additional funding in this area;
- Advancement of Capital Projects Implementation under the three-year bond funding approved by the voters in November 2011 and the sales tax reallocation in 2013.

The "Analysis" section contains more information about these and other implementation actions, organized into areas seeking more in-depth input from council and those providing updates to past materials or ongoing efforts.

Questions for Council/TAB

1. Does council have feedback on the ongoing implementation and evaluation of the Complete Streets Living Lab Phase II corridor projects, including the installed Folsom Street project?
2. Does council have comments on the recent changes in maintenance activities or the ongoing evaluation and transformation efforts?
3. Does council have questions or comments about the ongoing Transportation capital improvements program or its individual projects?

Board discussion and comments included:

[7:56 p.m.]

Living Lab

- Support for option 2. Tweak but go forward.
- Execution and intention are a B-plus. Communication and public outreach is a D.
- Suggestions that info graphics should be simplified and graphs clarified.
- Suggestions to be very clear in future communications about what the goals of the project are and what benefits we expect to see if we meet them. Also to be clear on whether the goals are to make things better for everyone, or whether they represent tradeoffs.
- Questions regarding the ratio of favorable to unfavorable responses to the project and how these relate to the success of the project so far.
- Questions about the accuracy of the modeling as compared to data collected early in the project.
- Questions around the impacts to businesses on the Folsom corridor and what is being done to address their concerns.
- Thanks to staff for persevering through the early adversity.
- Suggestions that staff work to communicate to the community that the City does, in fact, have a large amount of "beforehand" data.
- Discussions around how much new data must be gathered and the timing of its release to effectively evaluate project effects and provide useful and solid data to the community.
- Suggestions that in the Council packet it be conveyed that TAB has been discussing right sizing for quite a while and that there is a significant body of data from other communities that shows that right sizing can work.
- Discussion around the impact of mid-block crossings on traffic in conjunction with the right-sizing projects.
- Discussion around how to deal with peak congestion.
- Suggestions for alternatives to mid-block crossings and signalized intersections with regards to reducing peak traffic issues.
- Suggestion to better explain how the project will reduce air emissions.

- Request for a way to find a quantitative expression of the tradeoffs between congestion and the GHG.
- Clarifications around the timeline for advancement of the other parts of the project (Iris and 63rd).
- An opinion that if the goal is to make the roads more accessible to the interested but concerned cyclist group (this is a very high priority in the TMP), this project is providing protected bike lanes meets that need.
- A suggestion to provide annotation to the data about how it was collected. This might address many of the concerns about the data quality.
- Questions regarding who is involved in the communication efforts and how the communications duties are divided up.
- Recommendation not to share numbers that are statistically insignificant.
- Discussion of observations on safety features of the 4 to 3 lane conversion on Folsom, and on peaks observed by a business nearby the treatment.

Maintenance Initiatives

- Recommendations to include information on strategies for snow control on higher sloped streets.
- Suggestions for clarifications on exactly what costs for street maintenance go to. Ex: \$1.6 million buys 5 miles of what kind of residential streets?
- Commendations for the data driven approach and for such measures as third party analysis.
- Questions regarding relative ratio of how much can be gained by repurposing or streamlining our current resources, and how much we lack resources to do.
- Questions regarding the environmental soundness of our de-icing materials.
- Questions about whether the City has an issue about accepting right of way for residential streets that then require very expensive ongoing upkeep.
- Discussion of the importance of transparency. Suggested use of social media for dealing with concerns/complaints. Real-time updates on maintenance and snow control.
- Suggestions to clearly convey to the public exactly how much we can do on snow control with the resources we have.
- Discussion of the importance of demonstrating in the Living Labs projects that we learned the lessons of snow control in protected bike lanes from the University Avenue trial.
- Questions about the adequacy of funding for roadway maintenance.
- Thanks for calling out the needs for crews to work snow removal at the transit stops.

Capital Projects Implementation

- Questions as to how the starting project for 28th and Foothills would interface with the Iris corridor right-sizing project.
- A suggestion to total the leveraged amounts of construction cost for Council.
- Clarifications on timing of the studies discussed.
- Appreciation for the quality of the presentation. Easy to understand.
- Suggestions for a map similar to Cone Zones (or a layer within Cone Zones) showing these projects so that people can see what is going on real time.

Focus Areas Updates

- Suggestions for utilizing social media to broadcast project progress.
- Comments about bike parking outside of the Library main branch.
- Clarifications on the VIA replacement grants.
- Clarifications on the BRT expansion on 28th (Flatirons Flyer).

Agenda Item 5: Matters

[9:16 p.m.]

A.) Matters from the Board Included:

Board member Selvans brought up the below matter(s)

- Discussion of TAB producing an op-ed to clarify that there is a lot of data and a lot of analysis that was done before the right-sizing project.

B.) Matters from staff/Non Agenda:

[9:43 p.m.]

- NPP briefing in advance of Sept. 14 public hearing cannot be provided at this time as Molly Winter could not come to this meeting..
- September Joint Board meeting on the Chautauqua lease.

Agenda Item 6: Future Schedule Discussion:

[9:48 p.m.]

Combined with Matters from Staff

Agenda Item 7: Adjournment

[9:48 p.m.]

There being no further business to come before the board at this time, by motion regularly adopted, the meeting was adjourned at 9:48 p.m.

Motion: moved to adjourn; Selvans, seconded by: Bilich

Motion passes 5:0

Date, Time, and Location of Next Meeting:

The next meeting will be a regular meeting on Monday, 14, September, 2015 in the Council Chambers, 2nd floor of the Municipal Building, at 6 p.m.; unless otherwise decided by staff and the Board.

APPROVED BY:


Board Chair

ATTESTED:


Board Secretary

Date

9/14/2015

Date

9/14/2015

An audio recording of the full meeting for which these minutes are a summary is available on the Transportation Advisory Board web page.