



TO: Members of City Council  
FROM: Michael Gallegos, City Clerk's Office  
DATE: December 1, 2015  
SUBJECT: Information Packet

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**1. CALL UPS**

- A. Concept Plan Review 311 Mapleton Ave. (LUR2015-00071)
- B. Concept Plan Review 4525 Palo Pkwy. (LUR2015-00080)

**2. INFORMATION ITEMS**

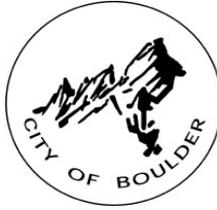
None

**3. BOARDS & COMMISSIONS**

- A. Beverage Licensing Authority – November 18, 2015
- B. Human Relations Commission – November 16, 2015

**4. DECLARATIONS**

- A. Boulder Colorado Companies to Watch Month – October, 2015



## 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  
Chandler Van Schaack, Planner II

Date: December 1, 2015

**Subject: Call-Up Item: Concept Plan Review 311 Mapleton Ave. (LUR2015-00071)**

### EXECUTIVE SUMMARY

On November 5, 2015 the Planning Board reviewed and commented on the above-referenced Concept Plan application for redevelopment of the 15.77-acre Boulder Community Health site at 311 Mapleton Ave. with a Congregate Care Facility consisting of a total of 16 buildings connected by pedestrian walkways or bridges, including 67 dwelling unit equivalents, with 150 independent living units and 83 single assisted living areas, short-term rehab/skilled nursing rooms, and memory care rooms. The proposed parking for the project would be a mix of 199 structured garage spaces and 208 surface parking spaces (407 spaces total).

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 **December 7, 2015**. There is one City Council meeting within this time period for call-up consideration, on December 1, 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 → 11 NOV → 11.05.2015*). The minutes from the Planning Board hearing are provided in **Attachment A** and the Concept Plan submittal package is provided in **Attachment B**.

Seventeen neighbors spoke at the Planning Board hearing, with several people having pooled time with other neighbors. Overall, the majority of neighbors expressed support for the proposed congregate care facility. However, most of the neighbors in support of the project also expressed concern with or desire to see changes to at least one element of the current proposal, and several neighbors expressed opposition to the project in general. Concerns expressed by neighbors in support of the project included:

- Traffic and parking impacts, both during and after project construction;
- Concerns regarding construction impacts such as noise and lighting;

- Desire to have the building massing reduced to be more compatible with the residential character of the neighborhood;
- Desire to see more energy efficiency features;
- Preservation of historic and/or iconic structures on the site; and
- More affordability/ a better range of pricing options within the project.

Several of the neighbors expressed strong support for the proposed therapy pool and cited that feature as a primary reason for their support of the project overall. The neighbors who spoke in opposition to the project expressed concerns regarding all of the issues identified above, with an emphasis on negative impacts to quality of life and existing infrastructure associated with the project.

Following staff's presentation of the Concept Plan submittal, the applicant gave a presentation in which they described in further detail the public engagement process up to that point. They also presented data on congregate care facilities and senior housing within Boulder in support of the proposal, and provided additional details on the intended character and operating characteristics of the development.

Overall, the board expressed support for the proposed project and found it to be largely consistent with the goals and policies of the Boulder Valley Comprehensive Plan (BVCP); however, they agreed with staff's findings that there were several aspects of the proposal that need further consideration in order to make the project consistent with the full range of applicable BVCP policies. The board expressed broad support for the proposed therapy pool as a public benefit, and supported neighborhood access to the on-site amenities. Several board members felt that a coffee shop and potentially other small-scale, neighborhood-serving retail may be appropriate for the site. The board agreed with several community members who felt that there should be a broader range of unit types to expand pricing options and allow for greater affordability. The board made several suggestions for improvements to the site and building design, including providing better connectivity to adjacent sites, honoring existing historical features (subject to review by Landmarks Board), de-emphasizing parking, and generally breaking down the building massing and re-configuring the site to achieve more of a "village" feel and less of a "campus" feel.

Consistent with recently amended 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 **December 7, 2015**.

## **ATTACHMENTS**

- A. 11.05.2015 Planning Board Minutes
- B. Concept Plan Submittal

**CITY OF BOULDER  
PLANNING BOARD ACTION MINUTES  
November 5, 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:**

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

**PLANNING BOARD MEMBERS ABSENT:**

**STAFF PRESENT:**

Susan Richstone, Deputy Director of Planning, Housing and Sustainability  
Hella Pannewig, Assistant City Attorney  
Cindy Spence, Administrative Specialist III  
Sloane Walbert, Planner I  
Jessica Stevens, Civil Engineer II  
Chandler Van Schaack, Planner I  
David Thompson, Civil Engineer - Transportation

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES**

On a motion by **C. Gray** and seconded by **L. Payton** the Planning Board voted 5-0 (**J. Gerstle** abstained) to approve the October 22, 2015 minutes as amended.

**3. PUBLIC PARTICIPATION**

No one spoke.

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

**A.** Informational Item: ACCESS EASEMENT VACATION for the vacation of two public access easements at 901 Pearl Street. The project site is zoned Downtown 2 (DT-2). Case number LUR2015-00054.

- B. Call Up Item: Wetland Permit (LUR2015-00052), IBM Connector Trail
- C. Call Up Item: Wetland Permit (LUR2015-00095), Dowdy Draw Bridge Replacement
- D. Call Up Item: Floodplain Development Permit (LUR2015-00096), Wonderland Creek Channel Improvements – Winding Trail to Foothills Parkway
- E. Call Up Item: Floodplain Development Permit (LUR2015-000100), 3689 Paseo Del Prado

C. Gray, in regards to Item 4B, suggested that staff provide a more detailed map to define the location of the trail for future Call-Ups.

None of the items were called up.

## 5. PUBLIC HEARING ITEMS

- A. AGENDA TITLE: Concept Plan (case no. LUR2015-00071) for redevelopment of the 15.77-acre Boulder Community Health site at 311 Mapleton Ave. with a Congregate Care Facility consisting of a total of 16 buildings connected by pedestrian walkways or bridges, including 67 dwelling unit equivalents, with 150 independent living units and 83 single assisted living areas, short-term rehab/skilled nursing rooms, and memory care rooms. Proposed parking to be a mix of 199 structured garage spaces and 208 surface parking spaces (407 spaces total).

Applicant: Michael Bosma

Property Owner: Mapleton Hill Investment Group

- **L. Payton** recused herself from this discussion.

### Staff Presentation:

C. Van Schaack presented the item to the Board.

### Board Questions:

C. Van Schaack answered questions from the Board.

### Applicant Presentation:

Michael Bosma, with AGR Building, Inc., 1035 Pearl St., #205, and Gary Berg, Managing Director of the Academy, 311 Mapleton, the applicants, presented the item to the Board.

### Board Questions:

M. Bosma and G. Berg, the applicants, answered questions from the Board.

**Public Hearing:**

1. **Ford Brown, 505 Pine St.**, spoke in support of the project.
2. **Mary Hey (pooling time with Maria Krenz), 1919 Grove St.**, representing the Sanitas Project, spoke in support of the project, specifically because of the therapy pool.
3. **Laura Mayo, 1507 Pine St.**, spoke in support of the project and she mentioned concerns about it being for only the wealthy and supported varied income housing.
4. **Jerry Shapins (pooling time with Ann Moss), 644 Dewey Ave.**, spoke in opposition of the project due to site design and use issues and suggested a village concept as opposed to a campus concept. He said it should be more walkable, Mapleton Ave. should be treated as a space, the walls and smoke stack should be preserved, the building heights varied and had comments on the architectural design.
5. **Christopher Foreman, 835 Juniper Ave.**, spoke in support of the project with suggestions of the applicant's development plan and said he sent a detailed letter.
6. **Mark Gosbin, 3980 N. Broadway St., Ste. 103-102**, spoke in support of the project and suggested additional uses.
7. **David Sachs, 2680 3<sup>rd</sup> Street, Lot 17 Trailhead**, spoke in opposition of the project and cited noise, traffic and massing of the buildings.
8. **Amy Howard (pooling time with Mary Kenney and Allen Kenney), 2980 Washington St.**, spoke in support of the project and specifically in support of the therapy project.
9. **Gary Kushner, 445 Maxwell**, spoke in support of the project but expressed concerns regarding traffic.
10. **Blair Murphy, 3186 Big Horn St.**, spoke in support of the project but expressed concerns regarding the project and cited a concern about lighting.
11. **Phil Delamere, 2740 4<sup>th</sup> St.**, spoke in opposition of the project and cited concern about demolition of the existing buildings, lack or multiple uses and concern about transition to Open Space. He mentioned lack of renewables on site.
12. **Alan Delamere, (pooling time with Norm Jacobs, Sheila Delamere, and Sue Dublec), 525 Mapleton Ave.**, spoke in opposition of the project and cited concern about construction truck traffic, specifically speed and noise. He was concerned about demolition of existing buildings and lack of sustainability for the site. He also showed a PowerPoint of his concerns.
13. **Kevin Lambert, 403 Mapleton Ave.**, spoke in support of the project but expressed concerns regarding the project. He supported the wall by the trail, variable heights, a village concept and suggested more sustainability.
14. **Betsey Jay, 429 Mapleton Ave., Unit B**, spoke in opposition of the project.
15. **Catherine Schweiger, 628 Maxwell Ave.**, spoke in support of the project. She said there was a need for additional memory care from what is planned. She suggested allowing local neighborhood residents to also participate in the support services that will offered so they can better "age in place" in the neighborhood.
16. **Lynn Segal, 538 Dewey**, spoke in opposition of the project and said it should have a better connection to nature and she would like to have a Chautauqua North located there..
17. **John Steward, 2693 4<sup>th</sup> St.**, spoke in support of the project but expressed concerns regarding the project specifically the construction noise and height.

**Board Comments:**

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

- **J. Gerstle** stated that there is a need for the proposed facilities, but he is concerned that it may not completely satisfy some BVCP objectives, specifically to provide a variety of housing. The project is clearly oriented to upper-end, senior housing. The project should serve a variety of socio-economic levels and this should be considered. With respect to the layout of the project, he expressed concern regarding the lack of continuity of the roads to the Trailhead development. Finally, he stated that permeability in the project is lacking.
- **L. May** agreed that the secondary roads into Trailhead (north/south) should continue. There should be a focus on the need for a variety of housing due to the current shortage. He stated that the Concept Plan overall seems appropriate, especially for this site.
  - **D. Thompson** informed the Board that the parcel to the north is actually an alley that is shared. It is the only connectivity that exists. In regards to 3<sup>rd</sup> Street aligning between the two developments, he stated that the grade difference would need to be evaluated.
- **C. Gray** agreed with the staff analysis. Some areas of the plan meet the BVCP, in terms of facilities and housing for seniors, but other areas do not meet the BVCP goals because it does not address a range of incomes that would be served. It generally meets the concept of providing senior care.
- **J. Putnam** stated that the plan does generally meet the purpose and goals of the BVCP. It serves a needed role for senior housing and care. Although density exists, it has historically existed on the site. He stated that he too has concerns regarding the layout and design. In addition, he stated concern that the plan seems too over-parked. The use of the site for cars should be de-emphasized. Almost all the area facing the community is devoted to car transportation and this should be reviewed before the Site Plan. In regards to a possible connection to the Trailhead development, that should be reviewed, but not necessarily as a vehicle connection. He stated that if this project returns to the Planning Board, he would like to see thought put into TDM in regards to parking and access issues. He stated this would be a good opportunity to focus on shared/unshared parking and unbundled parking. He suggested careful integration with the Open Space be incorporated (i.e. access points). In regards to the historic issues, he stated that there should be some kinds of incorporation of the existing stone wall and he appreciates the retention of some of the existing cottages and buildings in the proposal.
- **C. Gray** suggested to the applicants to pay attention to the points where staff has stated the proposal is inconsistent with the BVCP. She stated that she is in favor of incorporating the existing rock wall and smokestack as well as some of the existing cottages. In regards to hillside protection, she stated that a study should be done and attached to the proposal soon to disclose if there are any geological hazards on site.

- **B. Bowen** agreed with the previous statements and thought the staff's memo adequately addressed the BVCP issues. In regards to the diversity of housing types, he stated that it is important to create a "for sale" product on site, or find a partner that could institutionally provide senior affordable housing. He stated that the permeability and connectivity of the site are very important. In addition, he suggested features to draw the eye up to the mountains and view corridor. He thought that the proposal moving away from a large campus model to a village concept made sense.
- **J. Putnam** added that the affordability issue should be addressed. He agreed that there could be an opportunity with public/private partnerships or private/private non-profit partnerships. He suggested that the parking next to the existing church be buried and/or include some mixed use (i.e. coffee shop).
- **C. Gray** seconded **J. Putnam's** comments. She suggested a more elegant and walkable public ground. A village concept might be more compatible with the Planning Board's concerns. She suggested that the Planning Board make recommendations to the housing staff regarding a variety of housing types on site to meet lower income seniors. She stated that the site design seems confusing. There are two entrances (off Maxwell and off Mapleton) and there does not seem to be a "front door" to the site.
- **J. Gerstle**, regarding the old 201 bus line, stated that perhaps a bus line could be reestablished to the site. In addition, he stated that there is no existing sidewalk along 4th Street where it connects with Pine or Spruce. He suggested a review to see if a secured pedestrian path along 4th Street could be established. He agreed with previous comments regarding too much area being devoted to surface parking and underground parking should be considered.
- **J. Putnam** stated that he supports looking at the re-establishment of the bus line. He suggested the Board review that when reviewing the TDM plan.
- **C. Gray** stated that 4th Street is currently a walking and bike corridor. She would encourage a HOP bus line as opposed to reestablishing the larger buses (201 bus line) that used to service the area.

**Site Design (Streetscape, Parking):**

- **L. May** stated that the continuing fabric of the Trailhead neighborhood should be considered. The neighborhoods should be integrated; therefore it is essential that the road network continue through. In addition, he stated that the proposed plan needs to have more of a "front door" to the neighborhood and streets.
- **B. Bowen** stated that in terms of street grid and organizing the proposal differently would give a less campus oriented approach. He suggested creating an emphasis on public realm and walk ability. The site design currently inserts a car environment. In addition, creating connections to the Trailhead development is a good idea. It is important for the

residents to have a good indoor/outdoor experience. Restorative value of nature should be implemented by creating natural corridors that draw up into the mountains.

- **J. Putnam** stated that in addition to no front door to the site, there is no engagement with 4<sup>th</sup> Street and Mapleton. The plan is proposing too much parking. That location would seem better served if it had a pedestrian friendly streetscape. The concept of a central green is a good one, but currently in the plan, that space is smaller than the proposed parking area. It is currently a car dominated space and not inviting. That balance should be changed. A Site design issue was raised regarding the Wildland Urban Interface which the city should be thinking about. Critical facility regulations should be looked at. In terms of the site layout, the applicant should look at the link of buffers, defensible space, shelter-in-place and good exit strategies. He stated that a good escape plan should be an explicit part of design.
- **L. May**, in terms of parking, stated that the site seems over-parked. He asked staff if there is a parking requirement for this site.
  - **C. Van Schaack** stated that for congregate care facilities, the code stated that the parking meets the anticipated needs of residents and visitors. It is up to the applicant to show the city the expected usage. There is no parking maximum or minimum. It is a case by case basis. A parking study at Site Review will be needed.

### **Mass & Scale:**

- **C. Gray** stated that she agrees with the village concept and to break up the buildings. She expressed concern that as proposed, the buildings do appear as large masses compared to the neighborhood. The proposed cottages also seem large compared to the buildings on 4<sup>th</sup> Street. The scale is currently really large.
- **J. Gerstle** agrees with **C. Gray's** points. He added that if this project is to be similar to The Academy development, he suggested some greater variety in the individual houses. He stated that the impacts of buildings C, D, and E on the neighbors in the Trailhead development would intrude on their views and he asked the applicant to revise the design to intrude less.
- **J. Putnam** stated that he is torn on the mass and scale issues only because the historic buildings have had some real mass. To some degree, he agrees that mass and scale is appropriate for the type of use. The buildings need to be helpful and useful for the senior residents. He suggested more mixture between small vs. large facilities and perhaps more buffering between the larger buildings and the neighborhood. He would like to see more analysis regarding shadowing for buildings C, D and E. Some balance between the historical use and how things have evolved is needed.
- **L. May** stated that some of the public and Board comments regarding mass and scale are appropriate. He stated that when the building begins to read as a wall or monolith (i.e. buildings A, C, D, and E) and they have difficulty integrating with the neighborhood and

transitioning to Open Space. The buildings will be imposing and they need to be re-thought. He stated that if the model evolves to a village concept and less of a campus model, it will impact massing.

- **C. Gray** stated that buildings C, D and E read as a large mass.
- **L. May** stated that a 3D model of the project would have been helpful at Concept Review.
- **B. Bowen** stated that in regards to mass and scale, if the project had a village feel with an extension of the streets and alley grids, then it would be a benefit. Given the current nature of the site and where the current building is placed, there seems to be a logical place for a larger building. He stated that the street frontage and public realm needs to be correct.
- **C. Gray** questioned if buildings B and C were two or three stories.
  - **C. Van Schaack** stated that the front (east) is three stories, and the back (west) is 2 stories as it goes into the hill. The height limits for the public zone are 35 feet or three stories.
- **B. Bowen** suggested continuing the rhythm of houses along 4<sup>th</sup> Street rather than having a parking lot. The plan should mimic the other side of the street and have a street frontage.
- **L. May** stated that the massing is inappropriate. The plan needs to break up the buildings more in terms of breaking them into chunks.
- **J. Gerstle** agrees with the village concept, rather than the campus model. He stated that large buildings would be more acceptable away from 4<sup>th</sup> Street and Mapleton. The charm to the Mapleton neighborhood is the variety of houses and should be reflected.
- **J. Putnam** stated that not all the roofs are gabled as noted in the historic photos. He pointed out that some structures have flat roofs. He suggested finding places to skip a gabled roof for the view corridors.
- **C. Gray** mentioned that the elevations of the cottage to the farthest west seem out of scale with the neighborhood.
- **B. Bowen** mentioned he appreciated the hiding of the mechanical systems with the roof forms.

**Building Materials, Fenestration, Roof Forms:**

- **L. May** stated that the pallet of material and patterns appear simple in the historic photos. The current renderings include a lot of materials and patterns. He suggested a small pallet of materials to be consistent with the Mapleton neighborhood.

- **J. Putnam** stated, regarding fenestration, that while the intent was perhaps for strategic views for the residents, he encouraged the applicant to think about places to break from staff's recommendation to something smaller and with more historic fenestration and pattern. He suggested that the applicant review the Historic District Guidelines for design elements.
- **C. Gray** agrees with **J. Putnam** and staff comments.
- **B. Bowen** stated that a design challenge is working with existing grades.

**Other:**

- **C. Gray**, in regards to the demolition of the existing buildings, she asked the applicant if they had considered keeping any parts of them.
  - **G. Berg** stated that they did consider keeping them in the beginning. As they looked at history of the building, there had been many additions and safety codes that would need to be addressed. He stated that it is their goal to have each residence licensed for assisted living therefore they moved away from using the existing buildings.
- **C. Gray** clarified that two pools are proposed. One pool would be open to membership and that would be in Lodge building on the south side. The therapy pool would be located in the Wellness Center (buildings C, D, and E).
  - **G. Berg** stated that they may be open to Having the therapy pool being more public.
- **L. May** asked for clarification regarding the calculation of proposed parking spaces.
  - **G. Berg** stated that the proposal is for 150 spaces ideally, one for each resident. Parking is not needed for Wellness Center residents. Parking would be needed for independent units and family visiting. He stated that they would be open to keeping it underground and having more green space available.
- **C. Gray** stated that traffic and its impacts need more analysis at site review and need to be addressed. She stated that if there is a major project, construction trucks should conform to lower speed limits for a period of time. She asked the hours that construction is allowed to occur.
  - **C. Van Schaack** stated that the applicants would be required to do a parking and traffic study. However, regarding construction, the Transportation Department does not have much preview as to how or when the construction trucks are getting to the site. In addition, the project is currently in the P-Zone (public use) district, therefore in regards to the therapy pool and restaurant, if it is considered an "accessory use", then it would be allowed (open to residents, visitors). However, if the therapy pool would be open for public use, then it becomes a "second principle use". In the P-Zone district, it would not be a permitted use. If the

Board is in support of the therapy pool and the restaurant being open for public use, then staff would like to get Planning Board's feedback for a legislative action, because it would take an Ordinance as part of the Site Review.

- **B. Bowen** questioned if there might be more benefit if looked at on a case by case basis to modify Use Table and Land Use changes. The Board was in agreement to possibly modify the Use Table to allow privately operated pools and other commercial uses to a public use. It would be helpful to keep people feeling integrated into the community and more in line with the BVCP objective.
  - **H. Pannewig** stated that the Use Table distinguishes between public use facilities and private recreational facilities. Private recreational facilities are not allowed in the P-Zone.
- **J. Putnam** stated that the construction traffic cannot be controlled as part of the Site Review criteria, however, at Site Review, it would be helpful to know how cut and fill are being addressed, which affects construction impacts. In addition, sustainability and environmental issues are part of the Site Review criteria and should be addressed. We will be looking for ways that the applicant can minimize energy use and maximize renewable and sustainable resources.

**Architect's Presentation:**

**Michael Mulhern, with The Mulhern Group, 1730 Blake St., #435, Denver,** architect for the project gave a brief presentation and explanation of site layout.

**Board Summary:**

**B. Bowen** gave a summary of the Board's recommendations. Since this is a Concept Review, no action is required on behalf of the Planning Board. Overall, the Board expressed support for the proposed use given the site's history and context, but expressed a desire to see more diversity of housing and incomes by perhaps obtaining a partner institutionally, more permeability to make it desirable to the public, more of a "village" as opposed to a "campus" feel, better connectivity and improving access to Open Space, and less emphasis on surface parking. The Board also expressed an interest in keeping with the historical context in terms of massing and materials. Having a strong design focus on the public realm was encouraged. In addition, there was an interest on behalf of the Board to continue the street grid and to having build that front along 4<sup>th</sup> Street in the historic pattern. A strong interest was encouraged in a TDM plan. There was a willingness to consider height modifications. The Board also expressed strong support adding community service uses such as a new therapy pool and potentially other amenities such as a coffee shop and/or restaurant. Environmental sustainability with the buildings should be considered and analyzed.

- **L. Payton returned to the meeting.**

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

**A. Letter to Council**

- **C. Gray** proposed including a proposal to adopt a Construction Management Impact Plan to outline construction traffic and hours. The Board agreed that each member will begin to make a list of items to include in the upcoming letter. **C. Spence** will send previous Letters to Council to the Board to review what City Council had taken action on and/or what the Board would like to see more of. Each member will compose a list of three to four ideas to include in the 2016 Letter to Council. The Board will email their ideas prior to the November 19, 2015 Planning Board meeting. The Letter to Council will be discussed at that meeting under Matters. After the discussion, members will be assigned to work on specific tasks and the final Letter to Council will be completed by the December 17, 2015 Planning Board meeting.

**B. Appointment of Interim Chair and Vice Chair to Planning Board due to the appointment of **A. Brockett** to City Council.**

- **C. Gray** nominated **B. Bowen** to be appointed as the Chair to Planning Board. The nomination was seconded by **L. May**. **B. Bowen** accepted the nomination.
- **C. Gray** made a motion, seconded by **L. May**, to close the nominations. The Board voted 6-0 to close the nominations. The Board voted 6-0 to appoint **B. Bowen** as Chair of the Planning Board.
- **C. Gray** nominated **L. Payton** to be appointed as the Vice Chair to Planning Board. The nomination was seconded by **J. Putnam**. **L. Payton** accepted the nomination.
- **C. Gray** made a motion, seconded by **J. Putnam**, to close the nominations. The Board voted 6-0 to close the nominations. The Board voted 6-0 to appoint **L. Payton** as Vice Chair of the Planning Board.

**7. D1EBRIEF MEETING/CALENDAR CHECK**

**8. ADJOURNMENT**

The Planning Board adjourned the meeting at 10:06 p.m.

APPROVED BY

  
\_\_\_\_\_  
Board Chair

11.19.15  
\_\_\_\_\_  
DATE

*Due to file size, a copy of Attachment B will be located in the City Council 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 Housing, Planning & Sustainability  
Susan Richstone, Deputy Director of Housing, Planning & Sustainability  
Charles Ferro, Development Review Manager  
Sloane Walbert, Planner I

Date: December 1, 2015

**Subject: Call-Up Item: Concept Plan Review 4525 Palo Pkwy. (LUR2015-00080)**

### EXECUTIVE SUMMARY

On November 19, 2015, the Planning Board reviewed and commented on a Concept Plan application to redevelop the property located at 4525 Palo Parkway with 100% affordable family housing developed by Boulder Housing Partners, in partnership with Flatirons Habitat for Humanity along side of a companion annexation application (case no. LUR2015-00081, scheduled for City Council consideration at a public hearing on Jan. 5, 2015). The proposal includes 44 tri-plexes, townhouses and apartment units in nine buildings. Units will consist of 13 one-bedroom units, 14 two-bedroom units and 17 three-bedroom units. The proposal includes a modification to section 9-8-4, B.R.C. 1981, to allow more than 50 percent of one housing type in the RMX-2 zone district. The applicant is in a concurrent process to annex the property to the city with Residential - Mixed 2 (RMX-2) zoning.

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 **December 21, 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 December 1 and 15, 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 → 11.19.2015 → 11.19.2015 PB Packet). There is one correction to the memo following the meeting. In the Background section, the memorandum to Planning Board originally stated that the property was approved for a land use designation change from low density residential to medium density residential as part of the 2002/2003 Annual Review of the Boulder Valley Comprehensive Plan (BVCP). However, the change to the land use designation was actually approved as part of the 2000 Major Update to the BVCP. The area to the south (Northfield Commons) was changed to medium density

residential as part of the 2002/2003 Review. 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 proposal. In addition, a large number of written comments have been received and are included with the staff memorandum to the Planning Board. At the meeting, eight residents spoke in opposition to the project as proposed and six spoke in support of the proposal. Note that some members of the public pooled time. The general themes of public comment made at the meeting are summarized below.

### **In Opposition:**

- Density – The proposal includes too many units and is too intense to be compatible with the surrounding neighborhood. Developer is trying to maximize the number of units on the property and we should practice moderation on this site. The density numbers presented by the developer and city staff misrepresent the density of Northfield Commons because they include the higher density areas on the south end of the development.
- Traffic and Congestion – People will cut through the narrow streets in Northfield Commons or Kalmia Estates to avoid traffic lights and backed up traffic. Traffic can be an issue due to adjacent soccer complex.
- Safety – People speed through the streets in Northfield Commons and on Palo Parkway. This is a safety concern due the number of children that play in front yards, sidewalks and in parks unsupervised. City needs to implement traffic calming techniques on the surrounding streets.
- Housing – Affordable housing on this site is not consistent with many policies of the BVCP, including access to transit. A large amount of affordable housing is already in the neighborhood. People who live in affordable housing are not required to work in the City of Boulder. The units should be 100 percent ownership with no rentals.
- Consistency with BVCP – The plan is inconsistent with the policies of the BVCP. The definition of the underlying medium density residential land use designation is “medium density areas are generally situated near community shopping areas or along some of the major arterials of the city.”
- Parking – Parking is already scarce. On-street parking is heavily utilized, especially due to adjacent soccer complex. The proposed surface parking is not compatible with the neighborhood and garages should be provided. Some people thought that excess parking should not be provided and some were in support of excess parking.
- Transit – Bus service to this area should be restored.
- Access –The access to the development should be offset from Ridgeway St. so that people will not cut through Northfield Commons.

### **In Support:**

- Affordable Housing – Affordable housing is important for people in our community and is sorely needed. BHP developments provide a strong sense of community. This is an excellent location for family housing. A mix of rental and ownership is beneficial. These types of developments always face opposition but they are important for our community. This housing enables many members of the community to stay in Boulder. We need more affordable housing options for families. Being a low-income parent does not make you a bad person.

- Compatibility – Development is largely compatible with surrounding neighborhood. The site is arranged so that the smaller buildings face Palo Pkwy. and interact with the existing neighborhood.
- Design – The project represents sustainable urbanism. These are high-quality and energy efficient homes.

The Board agreed that the proposal is consistent with BVCP goals and objectives. The project is a mix of ownership and rental units and is appropriate for families. In general, the Board supported the level of proposed density. However, they communicated concerns about parking and traffic. They articulated the need for an extensive traffic study at time of Site Review, with weekend traffic counts. They also expressed interest in traffic calming measures in the area, possibility done by the city. The Board provided mixed feedback regarding whether providing excess parking was a benefit or a failing in the site design. Some felt that the site contained too much pavement and others felt that providing excess parking was appropriate considering the context. The Board was also mixed regarding the site design centered on a central park with a loop drive. Some felt that this design would better serve the prospective residents, especially families with children. Others felt that the design was isolationist and did not integrate well into the existing neighborhood. However, most members stated that the internal streets need to be more pedestrian and bike friendly. Lastly, the Board gave mixed feedback regarding the requirement for a multi-use path from Palo Parkway to the Fourmile Creek Path. Some felt that a connection would be beneficial while others did not feel it was necessary. Refer to **Attachment A** for more information regarding the Board's discussion.

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 **December 21, 2015**.

#### **ATTACHMENTS**

- A. Draft November 19, 2015 Planning Board Minutes
- B. Concept Plan Submittal

**CITY OF BOULDER  
PLANNING BOARD ACTION MINUTES  
November 19, 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:**

Bryan Bowen, Chair  
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 Specialist III  
Sloane Walbert, Planner I  
Jay Sugnet, Senior Planner  
Jeff Yegian, Housing Division Manager

**1. CALL TO ORDER**

Chair, **B. Bowen**, declared a quorum at 6:12 p.m. and the following business was conducted.

**2. APPROVAL OF MINUTES**

On a motion by **J. Gerstle** and seconded by **J. Putnam** the Planning Board voted 5-0 (**L. May** absent) to approve the November 5, 2015 minutes as amended. The October 29, 2015 minutes were tabled for approval until the December 3, 2015 Planning Board Meeting.

**3. PUBLIC PARTICIPATION**

**A. Jeremy Epstein, 4790 8<sup>th</sup> St.**, spoke in regards to call up Item D, 820 Lee Hill Dr. and requested to allow a six-foot cedar privacy fence.

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

**A. Call Up Item: Floodplain Development Permit (LUR2015-00033), 2930 Pearl Street**

**B. Call Up Item: Floodplain Development Permit (LUR2015-00097), 1739 Broadway**

- C. Call Up Item: Floodplain Development Permit (LUR2015-00098), 1270 Old Tale Road
- D. Call Up Item: Approval of an Amendment to Approved Site Plans to amend the approved fencing standards for the TrailCrossing at Lee Hill residential development to allow privacy fences in specific areas. The proposal would allow 6-foot cedar privacy fencing on Outlot A, 5-foot solid cedar fencing with 1 foot of latticework above (6 feet total) on Lots 1 and 17 and solid 3'-10" cedar fencing on Lots 18, 24, 25 and 31. Visually permeable 3'-10" high split rail fences would remain in all other locations. The project site is zoned Residential - Low 2 (RL-2). Case No. LUR2015-00094, 820 Lee Hill Drive.
- E. Call Up Item: Approval of an Amendment to Approved Site Plans to demolish the former Olive Garden restaurant and construct an approximately 16,600 square foot Natural Grocers by Vitamin Cottage grocery store. Included in the development proposal are various site improvements, including new site and parking lot landscaping and storm water improvements. The project site is zoned Business – Community 2 (BC-2). Case No. LUR2014-00099, 2685 Pearl St.

**Board Comments:**

- **C. Gray** requested to call up Item D, Case No. LUR2015-00094, 820 Lee Hill Drive.
- **J. Putnam** requested to have more information from staff regarding the access and turning radius relating to the site criteria for Item E, Case No. LUR2014-00099, 2685 Pearl St.

**5. PUBLIC HEARING ITEMS**

- A. Public hearing and Planning Board consideration of the following related to an approximately 3.2 acre property located at 4525 Palo Pkwy:
  - 1. Recommendations on an application for Annexation of the property with an initial zoning of Residential Mixed – 2 (RMX-2) (case no. LUR2015-00081); and
  - 2. Request for citizen, staff and Planning Board comment on a Concept Plan to develop the property with 100% affordable family housing development by Boulder Housing Partners, in partnership with Flatirons Habitat for Humanity. Proposal includes 44 triplexes, townhouses and apartment units in nine buildings (case no. LUR2015-00080).

Applicant: Lauren Schevets, Boulder Housing Partners  
Property Owner: City of Boulder

- **B. Bowen** recused himself from this discussion.

**Staff Presentation:**

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

**Board Questions:**

- S. **Walbert**, C. **Ferro** and H. **Pannewig** answered questions from the Board.

**Applicant Presentation:**

**Betsy Martens and Lauren Schevets, with Boulder Housing Partners, 4800 Broadway,** the applicant, presented the item to the Board.

**Board Questions:**

**Susan Lythgoe, B. Martens, L. Schevets, and Chris McGranahan, the transportation engineer with LSC Transportation Consultants, 1889 York St., Denver,** representing the applicants, answered questions from the Board.

**Public Hearing:**

1. **Harold Hallstein, 3664 Pinedale St.,** spoke in opposition of the project and expressed concern regarding density, traffic, and possible relocation of citizens to a flood zone.
2. **Susan A. Lythgoe, 1455 Dixon St., #210, Lafayette,** spoke in support to the project.
3. **Sara Toole (pooling time with Dolores Sargent, Harvey Sargent, Shayna Stillman, Dorsey Delavigne), 3159 Ouray St.,** spoke in opposition of the project and expressed concerns regarding the proposed traffic, zoning and that the affordable housing meets the BVCP.
4. **Judy Langberg, 3166 Palo Pkwy,** spoke in opposition to the project due to density, safety, parking and traffic issues.
5. **Shannon Cox Baker, 3845 Elmhurst Pl.,** on behalf of Better Boulder, spoke in support to the project.
6. **Pamela Griffon, 700 Walnut St., #312,** spoke in support to the project.
7. **Barb Verson, 3830 Howe Ct.,** spoke in support of low density. Spoke in regards to the multi-use path and not necessary anymore.
8. **Ben Blazey, 3735 Ridgeway St.,** spoke in support to the project but expressed concern regarding the parking estimates advocated for not having a thoroughfare.
9. **Judy Langberg, 3166 Palo Pkwy,** spoke in opposition of the project.
10. **Jan Morzel, 2075 Upland Ave.,** spoke in support of the project.
11. **Willa Williford, 2567 Vine Pl.,** spoke in support of the project.
12. **Claudia Sanchez, 313 Pearl St., #2,** spoke in support of the project.
13. **Harvey Sargent, 3269 Ouray St.,** spoke in opposition of the project and stated that people that may live in affordable housing would not be required to work in Boulder.
14. **Judy Holleman, 3288 Palo Pkwy,** spoke in support of the project but expressed concern that the proposed design would not create a grid system in regards to the proposed streets.
15. **Elizabeth Mirowski, 3853 Fredricks Ct.,** spoke in support of the project and expressed concerns regarding the traffic and reducing the density.

**Board Comments:**

**Key Issue #1: Is the proposed annexation consistent with city policies pertaining to the annexation of a property into the City of Boulder? Does the proposal meet the level of community benefit outlined in the BVCP?**

- All Board members agreed that the proposal would be consistent with the Annexation Agreement and policies.

- **H. Pannewig** advised the Board that the Annexation Agreement could be drafted with some flexibility in terms of the multi-use path.
- **L. Payton** regarding the condition within the Agreement regarding the multi-use path stated that she would prefer to have that removed.
- **J. Putnam** agreed with **L. Payton** regarding the multi-use path. He stated that he would be open to leaving the condition in the Agreement at this time, but re-evaluate it at Site Review when the final configuration would be done.
- **J. Gerstle** stated that he would prefer the multi-use path and remain in Annexation Agreement.

**Key Issue #2: Is the initial zoning of Residential Mixed – 2 (RMX-2) appropriate as the initial zoning for the subject property?**

- **J. Putnam** said that the language of the medium land use designation states that the project is located on major arterials. He stated that the BVCP designation would be appropriate and consistent. He added that the designation would only be appropriate with the limitation of 14 units/acre per the Annexation Agreement.
- **L. Payton** agreed with **J. Putnam's** comments the limitation of units 14 units/acres or fewer.
- **C. Gray** stated that the RMX-2 zoning would be more appropriate on transit quarters. She stated that the project would conform to underlying BVCP land use. She stated that the safety, traffic and density were major concerns of the public.
- **J. Gerstle** stated the RMX-2 zoning would be appropriate.

**Key Issue #3: Is the proposed concept plan compatible with the goals, objectives and recommendations of the Boulder Valley Comprehensive Plan (BVCP)?**

- **J. Gerstle** stated the proposed plan would be compatible. He stated that it would have clear community benefit and help provide a variety of residential opportunities and would be in accordance with the BVCP.
- **C. Gray** stated that the biggest problems with the project would be located offsite. Traffic through the area would be problematic. She suggested that the city would need to conduct a sub-area plan. Regarding the Concept Plan, she stated that one of the strengths would be the mix of homeownership and rentals. She stated that more homeownership than what is proposed would be a benefit to the project. In regards to the density, she suggested to combine some of the single-family units into multi-family units and create an opportunity for more families. In addition, regarding the widths of the streets, she stated that a smaller interior circulation would be better.

- **L. Payton** stated that the mix of rental and ownership units would be a nice mix. In regards of the parking and sidewalks, she stated that she agreed with staff's comments in the presentation. She stated that this location would be a great site for families and would have opportunity for nature play for children. She suggested the consolidation of one-bedroom units into three-bedrooms. She stated that it would reduce the number of units for the project, but it could create a benefit for the families. In regards to the access of emergency vehicles, she stated that if projects would be designed for emergency vehicle access, the result would be wider streets and people would tend to drive faster.
- **J. Putnam** stated that the project would be compatible with the goal and objectives of the BVCP. In regards to unit configuration, he stated that it would be important to have a mix of unit types to accommodate a full range of families. He stated that if all the units would be three-bedrooms, it would exclude many people. In addition, if the number of units were reduced, he stated that it would not address the safety or traffic concerns.

**Key Issue #4: Would the project be compatible with the character of the surrounding area? Are the architectural and site design consistent with the Site Review criteria in terms of quality and compatibility with the surrounding neighborhood??**

- **J. Putnam** stated that the design elements within the project would fit within the surrounding neighborhood overall. Regarding the traffic issues and parking, he did have some suggestions. He stated that a proper traffic study would need to be done. He stated that the traffic study would not have to limit density. He stated that he would like to see weekend traffic counts on the traffic study. In regards to the entrance connection, he stated that he would be less convinced to align it with Ridgeway. He suggested that the entrance should loop back towards the west however he stated that the final decision should be linked to additional traffic analysis. He stated that he would like to see in the Site Review more information regarding the level of traffic assumed in the Northfields Commons traffic study. In regards to the internal design and whether it should be the "lollipop" or a grid system, he stated that there would be benefits of a common park area however he suggested designing the street to be more pedestrian and bicycle friendly. In regards to parking, he stated that it would be over parked however it may be appropriate to have more than otherwise required due to the soccer park and public concerns. He stated that it would be important to deal with the parking sensitively. He stated that the proposed parking by the multi-use path would not be the best transition on the east side of the property. He suggested the applicant review tuck-under carports or garages. He suggested incorporating electric vehicle charging stations. He suggested that since he would be supporting that the project be over parked that perhaps creating a design that some of the parking could be bought back or shared. He stated that a strong TDM would be needed. In regards to the path connection, he stated that he would be less convinced that a full ten-foot path on west side of the property would be needed. He stated that he would rather see better connection through the property such as street and sidewalk connections to obtain a better integration with the neighbors to the south and west.

- **L. Payton** stated that the portion of the Site Plan facing Palo Parkway is well done. She stated that the interior would have too much asphalt and parking. She suggested that the applicant address the weekend soccer field parking issue. She stated that this could reduce the number of parking spaces requested. If the parking spaces were reduced, then the plan could potentially have more park area in the center. She stated that she supports staff's recommendation of parallel parking with detached sidewalks. She stated that she likes the central park idea. She stated that she appreciates the idea of a grid layout, however, the area would be small and it may not achieve much and that the central park would be a nice amenity for the neighborhood. In regards to the path, she stated that there should not be a path on the plans. She stated that the diagonal parking would be too much asphalt.
- **C. Gray** agreed with **J. Putnam's** comments regarding the TDM Plan. She stated that providing Eco passes would be a benefit as it would reduce the cost for homeowners. She stated that she would like to hear more about the sustainability plan. In regards to recycling, she stated that only two areas would be designated on the Site Plan currently. She agreed that the interior of the project seemed to have a lot of asphalt. She suggested softening that. She expressed a concern that with no proposed garages or basements on the plan, that there would be no place for residents to store their items (i.e. bikes, sports equipment, etc.). She suggested the applicant review that. She stated that a traffic study would be important. She suggested a north connection through the project to the path. She stated that the north end impinges on the wild land feeling, therefore she suggested reviewing the Site Plan and to preserve the wild lands area.
- **J. Gerstle** expressed concern that the proposed plan treats the neighborhood as a separate campus with only one point of entry. He stated that he would prefer several points of entry and integrate the project with the surrounding neighborhood with points of entry and streets continuing as possible. He stated the neighborhood should not feel as though it were secluded and private. He stated that a grid layout would help address that issue. In addition, he stated that the path would help to make the area more permeable in general. He stated that there should be some public transit through the project rather than around. He stated that this would assist with the integration within the city. He stated that the current plan would be over parked and that too much area would be devoted to parking. He agreed that the traffic along Palo Parkway would be a concern and it should be considered. He stated that parking on the weekends could be a problem due to the existing soccer field however this development should not be burdened to supply extra parking since the problem currently exists.
- **C. Gray** stated that the proposed parking would be crowded. She suggested not reducing the parking but perhaps putting in garages. She stated that currently parking is an issue within neighborhood. She stated that she would want to make sure that the new residents would have place to park.

- **L. Payton** stated that a useful analysis for site review needs to be done in order to know how much of the parking issue would be due to the existing soccer fields. She suggested that the applicant or staff could provide useful solutions to the soccer field parking issue to assist the existing residents and new neighborhood.
- **J. Putnam** suggested looking at a neighborhood parking program. He stated that due to the nature of the site and existing concerns, it would require creativity on how to deal with the parking issue. He stated that traffic calming at this location would be a big issue. He stated that studies have shown with streets that have more parked cars; the roads would be safer and can slow traffic. He suggested that the city help with the traffic engineering. He stated that the traffic study may fall on other neighborhoods as well such as Northfield Commons. In regards to the path, he stated that there is clearly a social path crossing diagonally from southwest to the northeast. He stated that people would continue to cut along this to gain access. He stated that this access would need to be a hardened path otherwise people will be crossing and destroying the existing grassland. He stated that perhaps a ten-foot concrete path may not be the answer, but at least a naturalized, dirt path and it must be addressed.

**Additional Key Issues: Architecture, Proposed Materials, and Grid Layout**

- **C. Gray** stated that she would be open to looking at a grid layout.
- **J. Putnam** stated that the architecture is good and consistent.
- **J. Gerstle** stated that he would like to see more of a variety of architecture. He stated the style is fine. He stated that the attractiveness of the project would be increased if there were a variety of different designs.
- **C. Gray** agreed. She stated that she likes the adopted concept and that that it would be reflective of the surrounding neighborhood.
- **L. Payton** agreed with the previous comments. She stated that this project could benefit from some guidance of the FBC. She stated that some elevations seemed top-heavy and the proportions seem a little off. She suggested using natural stone in the materials and wood or clad windows instead of vinyl windows. She stated that the tower depicted in one of the elevations did not fit with rest of proposed architecture. She stated that she would be in support of the proposed semitry, balance, fenestration, porches, and gables.
- **J. Putnam**, regarding materials, stated that he would like to see the suggestions made by **L. Payton**, however this would be a cost constrained project and that if more money spent on those materials, other things may be lost. He stated the mission would be to provide affordable housing and the project should not push too far as to jeopardize that mission.
- **L. Payton** stated that some of the materials she suggested would have lower maintenance and be more durable, therefore in the long run be more cost effective.

- **C. Gray** stated that there would not have a conflict with using true materials. She stated that intent would be to continue with quality.
- **L. Payton** expressed concern with the existing shallow ground water.
  - **C. Ferro** explained that the project would not be proposing basements and therefore would not be penetrating the ground water and water table.

**Motion:**

On a motion by **J. Putnam**, seconded by **J. Gerstle**, the Planning Board voted (4-0, **B. Bowen** recused himself, **L. May** absent) to recommend to City Council approval of the proposed annexation with initial zoning of Residential Mixed –2 (RMX-2) pertaining to request No. LUR2015-00081, incorporating the staff memorandum as findings of fact, subject to the recommended conditions of approval for the annexation as provided for in the draft annexation agreement in Attachment C, but making the placement of a multi-use path conditioned on an approved site review and city manager discretion.

**Concept Plan Summary:**

**L. Payton** gave a summary of the Board's recommendations. Since this is a Concept Review, no action is required on behalf of the Planning Board. The Board was unanimous regarding Key Issue #1 that the proposed annexation would be consistent with city policies and that the proposal would meet the level of community benefit outlined in the BVCP. The Board was unanimous regarding Key Issue #2 that the zoning of Residential Mixed – 2 (RMX-2) would be appropriate. The Board was unanimous regarding Key Issue #3 that the proposed Concept Plan would be compatible with the goals, objectives and recommendations of the BVCP in general. In regards to Key Issue #4 site design, in general the Board supported the proposed density. In regards to traffic, the Board supported the need for a robust TDM plan and more analysis regarding a weekend traffic count and traffic calming devices. The Board was mixed regarding if the site proposal would be over parked. In regards to the site plan, the Board was in unanimous support for detached sidewalks. The Board was mixed regarding whether a grid layout would be a better solution. **J. Gerstle** added to make sure that the proposed site would not be a closed campus and to be fully integrated with the rest of the neighborhood. **L. Payton** continued in regards to the proposed central park, stated that the idea would be supported by the Board. She stated that the Board made comments regarding the provision of more storage and more covered parking. In additions, the addition of EV charging stations and sustainable elements were suggested. In regards to the proposed path, the Board stated it was not so concerned if it runs along the boundaries but to ensure some permeability. Regarding the point of access and Ridgeway, the Board agreed that they would like more traffic safety analysis. The Board's preference would be to not have the access completely lined up with Ridgway and perhaps have it offset. The Board's concern would be to have the proposed site integrate into the rest of the neighborhood.

- **B. Bowen** returned to the meeting.

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

### A. Letter to Council Discussion

#### Board Comments:

- The Board members proposed their individual items to include in the Letter to Council.
- **J. Putnam** proposed the following:
  - Encourage City Council to allocate more staff and community time
  - Need to get the BVCP and Design Guidelines correct
  - To look at the Site Review Criteria
  - Look at Neighborhood parking
  - He suggested keeping a tight focus and to do a few items really well, rather than focus on too many items.
- **L. Payton** proposed the following:
  - To urge City Council to launch some sub-community or neighborhood plans
  - Prioritize the Broadway corridor
  - Revisit inclusionary zoning to require to affordable housing and integrated into every development
  - To look at resiliency in terms of the Flood Plain and FEMA maps should reflect climate change, potential for more extreme events, etc.
- **C. Gray** proposed the following:
  - Community benefit
  - To look at the Site Review Criteria
  - Climate commitment
  - To support the Landmarks Board to give them more flexibility to look at sub-divisions to assist in small house preservation
  - DUDG and the lacking of urban design plans
  - Neighborhood area planning
  - Parking
  - Inclusionary zoning and Annexations and would like to 20% (market rate) /30% (middle income) / 50% (affordable housing)
- **J. Gerstle** proposed the following:
  - Agreed with previous suggestions and that more focus would be needed
  - Community benefit
  - BVCP update
- **B. Bowen** proposed the following:
  - Agreed with previous suggestions and that more focus would be needed
  - Climate change
  - Support municipilization
  - EUI building code focus
  - DUDG very high in prioritization
  - Community engagement especially with DUDG

- Affordable housing (widening to 150% AMI, adequate funding, moving the goal from 10% to 20%)
- **B. Bowen** asked the Board who they would like to approach the Letter to Council. He stated that there seems to be a consensus regarding the items to include. He suggested a prioritization exercise
- **C. Gray** suggested each board member organize their own items. She reminded the Board that **L. May** is absent and will have items of his own. She stated that the small/tiny house issue often is lost under Housing.
- **J. Putnam** suggested to the Board that one member takes all of the items suggested and bundles them together and the outcome would be four-six headings. For example, he suggested combining “community benefit” with “Site Review criteria”. In addition, under a “Housing” category, the items of affordability, small houses, and land marking could be grouped.
- **L. Payton** stated that the December 3, 2015 agenda would be a smaller meeting.
- **B. Bowen** designated that **J. Putnam** compile projects and stated that all board members email project ideas to him directly. **J. Putnam** will send the list to **C. Spence** and include it in the next Planning Board meeting packet.

#### B. DUDG Updated Schedule

#### Board Comments:

- **B. Bowen** stated that the DUDG has had seven meetings to date. He stated that the persons involved felt the results of those meetings were positive and successful. He explained that within those meetings there were many places revealed where there is no agreement. He stated that the focus would be on community engagement and design plans. The idea was neither to drastically alter the intent of the DUDG nor to craft new policy. He stated the focus was no positive reformatting and simplification of the guidelines. He explained that the DUDG will come to Joint Board meeting scheduled for December 10, 2015 with a draft of the new DUDG sent out beforehand. He stated that there is a need for a coherent Urban Design Plan.
- **C. Gray** added that a Public Open House is scheduled for December 8, 2015.
- **B. Bowen** stated that after the open house and joint meeting, the draft will be edited. In February 2016, the DUDG will go in front of all the boards for sign off. The Planning Board will be charged with adopting sections 2-6. He then stated that the entire DUDG would go to City Council for approval.

#### 7. DEBRIEF MEETING/CALENDAR CHECK

**8. ADJOURNMENT**

The Planning Board adjourned the meeting at 9:59 p.m.

APPROVED BY

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
DATE

DRAFT

*Due to file size, a copy of Attachment B will be located in the City Council office in the City Manager's office.*

**CITY OF BOULDER**  
**BEVERAGE LICENSING AUTHORITY**  
**\* \* \* MINUTES \* \* \***  
**WEDNESDAY, NOVEMBER 18, 2015, 3:00 P.M.**  
**CITY COUNCIL CHAMBERS**  
**MUNICIPAL BUILDING – 2<sup>ND</sup> FLOOR**  
**1777 BROADWAY, BOULDER, COLORADO**

**NAME OF BOARD/COMMISSION:** Beverage Licensing Authority (BLA)

**DATE OF MEETING:** November 18, 2015

**NAME & PHONE OF PERSON PREPARING SUMMARY:** Mishawn Cook, License and Collection Administrator (303-441-3010)  
Kristen Huber, Licensing Specialist (303-441-3034)

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**NAMES OF MEMBERS, STAFF, AND INVITED GUESTS PRESENT:**

**Board Members:** Harriet Barker, Lisa Spalding, and Matthew Califano

**Staff Present:** Carey Markel, Assistant City Attorney, Mishawn Cook, License and Collection Administrator, and Kristen Huber, Licensing Specialist

**QUASI-JUDICIAL MEETING OUTLINE OF AGENDA**

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- 1. Member roll call and public hearing and consideration by the Beverage Licensing Authority, based on lack of attendance of the Chair and Vice Chair for quorum issue, of whether to confirm cancelation of the November 18, 2015 hearing, and so, whether to grant hearing continuance of the applications to the Wednesday, December 16, 2015 hearing at 3:00 PM or to the January hearing if requested by an applicant or licensee.**

Roll call was taken. A quorum of three BLA members attended with Chair Wallace and Vice Chair Timken absent.

Ms. Cook read the list of applications to be continued as stated on the hearing agenda.

No applicants or licensees requested a continuance to the January hearing.

Member Barker moved, Califano seconded, to continue the applications referenced to the BLA hearing on Wednesday, December 16, 2015. Motion approved 3:0.

**2. Matters from the Licensing Clerk**

- A. Neighborhood boundary setting for the December 16, 2015 BLA hearing for a New Hotel-Restaurant type liquor license application from Lucile’s Ltd. d/b/a Lucile’s Boulder at 2124 14th Street, Boulder, CO 80302.**

The following neighborhood boundaries were discussed: Maxwell Avenue Extended on the North, Arapahoe Avenue on the South, 22<sup>nd</sup> Street on the East, and 9<sup>th</sup> Street on the West. Member Barker moved, Califano seconded, to set the neighborhood boundaries for this application as described above. Motion approved 3:0.

**ADJOURNMENT**

Member Spalding moved, Member Califano seconded, to adjourn the meeting. Motion approved 3:0, thus the hearing was adjourned at 3:11 p.m.

**TIME AND LOCATION OF FUTURE MEETINGS, COMMITTEES OR SPECIAL HEARINGS:**

3<sup>rd</sup> Wednesday of every Month at 3PM in City Council Chambers for 2015.

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Attested:

Approved:

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Mishawn J. Cook, BLA Secretary

Chair of Beverage Licensing Authority

**City of Boulder**  
**BOARDS AND COMMISSIONS MEETING SUMMARY FORM**

<b>NAME OF BOARD/COMMISSION:</b> Human Relations Commission
<b>DATE OF MEETING:</b> Nov. 16, 2015
<b>NAME/TELEPHONE OF PERSON PREPARING SUMMARY:</b> Robin Pennington 303-441-1912
<b>NAMES OF MEMBERS, STAFF AND INVITED GUESTS PRESENT:</b> <b>Commissioners</b> – Amy Zuckerman, Shirly White, Nikhil Mankekar, Emilia Pollauf, José Beteta <b>Staff</b> – Carmen Atilano, Robin Pennington, Karen Rahn, Wendy Schwartz, Todd Jorgensen, Luis Ponce <b>Commissioners absent</b> – None
<b>WHAT TYPE OF MEETING (CIRCLE ONE) [REGULAR] [SPECIAL] [QUASI-JUDICIAL]</b>
<b>AGENDA ITEM 1 – CALL TO ORDER</b> – The Nov. 16, 2015 HRC meeting was called to order at 6:07 p.m. by <b>A. Zuckerman</b> .
<b>AGENDA ITEM 2 – AGENDA ADJUSTMENTS</b> – Move Discussion/Informational Items 5.A.2 and 3 Bridge House 2016 Community Event Fund Applications for KGB Thanksgiving and Homeless Persons’ Memorial to December. Move Action Item 6.B.2016 Community Event Fund Decisions to December.
<b>AGENDA ITEM 3 – APPROVAL OF MINUTES</b> <b>A. Oct. 19, 2015 - N. Mankekar moved</b> to approve the Oct. 19, 2015 minutes with one edit. <b>J. Beteta seconded. Motion carries 5-0.</b>
<b>AGENDA ITEM 4 – COMMUNITY PARTICIPATION (non-agenda action items)</b> – Community members Ann England, David Harrison, Shelli Angel, Mike Homer, Darren O’Connor, Eleanor Brode, Bill Cohen, Shae Fryderlund, Reno Yakavetta, Rob Smoke, Michael LaGarde and Michael Fitzgerald spoke on homelessness and the ban on camping.
<b>AGENDA ITEM 5 – DISCUSSION/INFORMATIONAL ITEMS</b> <b>A. 2016 Community Event Fund Applications</b> <ol style="list-style-type: none"> <li>1. Boulder Dance Coalition – Jim Schwartzkopff reviewed the proposal for the 2016 dance series of events.</li> <li>2. Friends of Martin Acres – David Lorraine and Aaryn Kay reviewed the proposal for the Martin Acres Summer Festival to be held in August of 2016.</li> <li>3. Holiday Neighborhood Master HOA – Steve Tremper and another representative spoke about the proposal for Movie Night in the Holiday Park, a series of family friendly community move nights.</li> <li>4. Out Boulder – Mardi Moore reviewed the plans for the 2016 Boulder Pridfest.</li> <li>5. Postoley – Tom Masterson reviewed the 2016 dance series plan for Postoley.</li> </ol> Commissioners recessed from 7:45 to 7:50 p.m.
<b>AGENDA ITEM 6 – ACTION ITEMS</b> <b>A. 2015 Community Event Fund Reports</b> <ol style="list-style-type: none"> <li>1. Out Boulder – Mardi Moore reported on the 2015 Pridfest event. <b>S. White moved</b> to approve pending receipt of final budget. <b>E. Pollauf seconded. Motion carries 5-0.</b></li> <li>2. Postoley – Tom Masterson reviewed the 2015 Postoley dance events. <b>N. Mankekar moved</b> to approve. <b>E. Pollauf seconded. Motion carries 5-0.</b></li> <li>3. BarrioE – Tamil Maldonado reviewed Cultura Viva, a BarrioE event. <b>N. Mankekar moved</b> to approve. <b>S. White seconded. J. Beteta recused</b> himself. <b>Motion carries 4-0.</b></li> </ol> <b>B. 2015 Celebration of Immigrant Heritage Report</b> <ol style="list-style-type: none"> <li>1. Motus Theater – Kirsten Wilson reviewed SALSA, an immigrant-themed theater production. <b>N. Mankekar moved</b> to approve. <b>E. Pollauf seconded. J. Beteta recused</b> himself. <b>Motion</b></li> </ol>

carries 4-0.

**C. Community Impact Fund Applications**

1. Intercambio – Maye Cordero reviewed Intercambio’s CIF application for their Boulder County Program to provide day care for their English class students along with supplemental Pronunciation Guides and Immigrant Guides.
2. Out Boulder – Sara Connell reviewed Out Boulder’s CIF application to provide employment clinics and support for under-employed and unemployed transgender people in Boulder.

**S. White moved** to approve funding for Out Boulder in the amount of \$7328.00 and Intercambio in the amount of \$5672.00. **N. Mankekar seconded. Motion carries 5-0.**

**AGENDA ITEM 7 – DISCUSSION/INFORMATIONAL ITEMS**

**A. Human Services Strategy and Homeless Strategy Update** – K. Rahn and W. Schwartz provided an overview of the Human Services Strategy background, public engagement process and next steps. K. Rahn and T. Jorgensen gave an update on the Homelessness Strategy background, the Boulder Homelessness Strategy Framework, the progress of homeless initiatives and next steps. Staff answered commissioner questions about the presentations and the Oct. 27, 2015 Study Session memos on these topics.

**B. HRC Responses to 2016 Questions from City Council**

1. Resolution Request Regarding Homelessness – Commissioners discussed the request to bring forward a resolution to City Council seeding action to decriminalize the status of homelessness as it relates to the City Camping Ordinance, BRC Section 5-6-10. Agreement was reached to bring this topic forward under the 2016 Questions from City Council.
2. Indigenous Peoples’ Day – Commissioners agreed to bring this topic forward under the 2016 Questions from City Council.

Other topics proposed included establishment of a multi-cultural center, Living Wage and the wage gap/fair wages, protections for undocumented residents and the city approach to community surveys. Staff will provide commissioners a draft response to discuss at the December HRC meeting.

**C. Inclusive and Welcoming Community Work Plan** – Staff provided an update to commissioners on the status of the consultant selection process for the Community Perception Assessment. **N. Mankekar** met with consultant Hillard Heintze who is looking at policing in Boulder.

**D. Living Wage Issue** – Staff will provide commissioners with a memo with options for their consideration no later than Dec. 14, and provide it to attendees of the 2014 Living Wage Forums. The December HRC meeting will include a public hearing on the topic.

**E. HRC Meeting Dates (December, January, February)** – The December meeting will be held on Dec. 17 in Council Chambers. January and February meeting dates will be discussed at the December meeting.

**F. Event Reports** – **E. Pollauf** attended the Veterans Helping Veterans Now Veteran Awareness series event, **S. White** attended the Women’s Foundation of Colorado and the Colorado Center on Law and Policy meeting on self-sufficiency standards, **A. Zuckerman** attended a neighborhood BVCP meeting, **N. Mankekar** attended the CU Diversity Summit.

**AGENDA ITEM 7 – IMMEDIATE ACTION ITEMS** – None.

**AGENDA ITEM 8 – Adjournment** – **N. Mankekar moved** to adjourn the Nov. 16, 2015 meeting.

**J. Beteta seconded. Motion carries 5-0.** The meeting was adjourned at 10:46 p.m.

**TIME AND LOCATION OF ANY FUTURE MEETINGS, COMMITTEES OR SPECIAL**

**HEARINGS:** The next regular meeting of the HRC will be held on Dec. 17, 2015 in Council Chambers, Municipal Building, 1777 Broadway.

**Boulder “Colorado Companies to Watch” Month  
October 1-31, 2015**

**WHEREAS**, the Governor of Colorado initiated an annual “Colorado Companies to Watch” award program in 2009 to recognize second-stage companies with high potential for future growth; and

**WHEREAS**, from more than a thousand nominations, only 50 companies from throughout the state are selected for the award each year and eleven of the Colorado Companies to Watch award winners in 2015 are from Boulder, and

**WHEREAS**, these eleven Boulder companies, Backjoy, Bamboobies, Cloud 9 Living, ColdQuanta, DevelopIntelligence, E Source, Environmental Management Planning Solutions, Kapost, Skratch Labs, Sphero and Wallaroo Hat Company represent a broad range of industries; and

**WHEREAS**, these eleven Boulder companies support the local and state economy by providing more than 380 jobs in the community; and

**WHEREAS**, the Boulder economy benefits from the expenditures that these companies make in the local community and the wages they pay; and

**WHEREAS**, the city of Boulder benefits from the innovation and entrepreneurial spirit of these companies and their involvement in the community.

**NOW, THEREFORE, BE IT DECLARED** by the City Council of the City of Boulder, Colorado, that October 1-31, 2015, is declared

**Boulder “Colorado Companies to Watch” Month**



Matthew Appelbaum, Mayor

