



# PART II: REQUESTS

**OUR LEGACY.  
OUR FUTURE.**

**BOULDER VALLEY COMPREHENSIVE PLAN**



# PURPOSE OF INITIAL SCREENING

- Opportunity for landowners/public to request specific changes to the plan
- Tonight's review:
  - Land use map (Area I, Area II enclaves only)
  - Policies and text
- Initial screening: determine which requests receive further analysis
- Four-body review: any of the four can deny a request

# REVIEW APPROACH

- Strategic approach:
  - Intent: consider requests that reflect changes in circumstance and community desires
  - City has historically planned for density increases through area planning, not site-by-site basis
  - “Why not study further?” vs. “Is there a changed circumstance/community need to

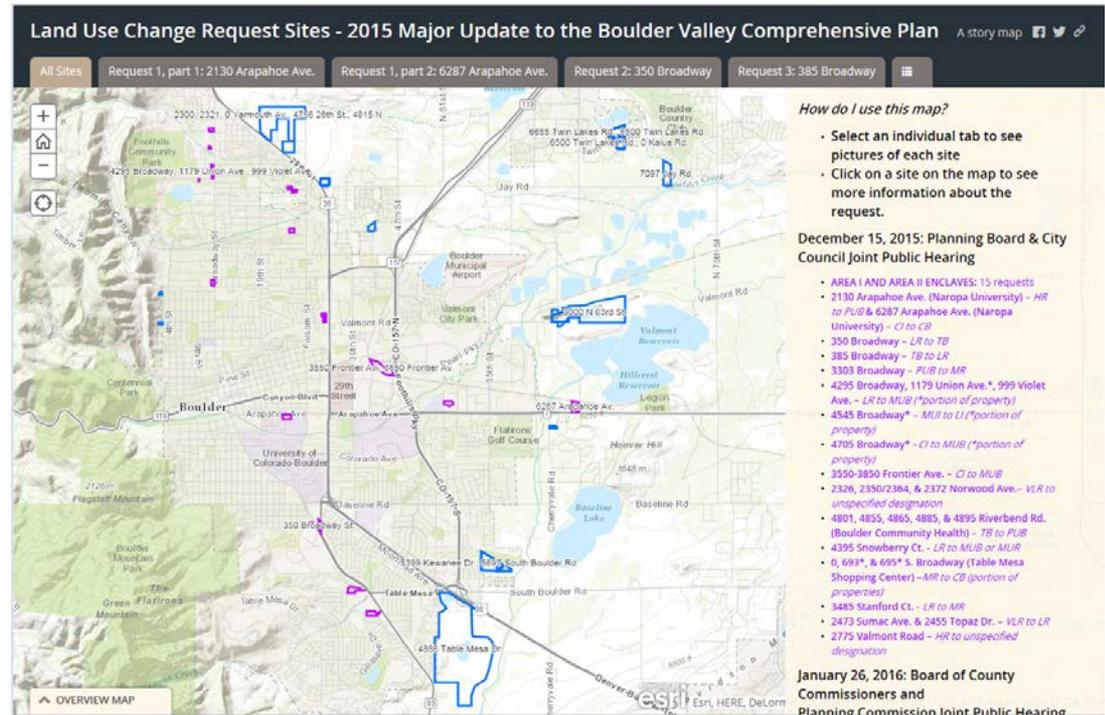
# REVIEW CRITERIA

1. Consistent with purpose of the major update?
2. Consistent with current BVCP policies, small area plans?
3. Compatible with adjacent land uses, neighborhood context?
4. Considered as part of a recent BVCP update, other planning process?
5. Change in circumstances, community need, or new information to warrant consideration?

# TONIGHT'S CHANGE REQUESTS

## Initial Screening for:

- Area I, Area II enclave properties (#1-15)
- Policy and
- ~~text~~ boundary hearings: Area III properties (#24-38)



# SCHEDULE FOR INITIAL SCREENINGS

## Properties in Area I and Area II enclaves only; policies and text

- **Dec. 15, 2015: Planning Board and City Council Hearing**
- **Dec. 17, 2015: Planning Board deliberation and vote**
- **Jan. 5, 2016: City Council deliberation and vote**

## Properties in Area I, Area II enclaves, Area II, and Area III; policies and text

- **Jan. 26, 2016: Board of County Commissioners and Planning Commission Hearing**
  - Planning Commission deliberation and vote
- **Jan. 27, 2016: Board of County Commissioners deliberation and vote**

## Properties in Area II and Area III

- **Feb. 2, 2016: Planning Board and City Council Hearing**
  - Council deliberation and vote
  - Planning Board deliberation and vote

# STAFF RECOMMENDATION

(For consideration by Planning Board on Dec. 17 and City Council on Jan. 5)

## MOTION TO FURTHER CONSIDER AND ANALYZE THE FOLLOWING:

### Land use map changes for Area I, Area II enclave properties

- **2130 Arapahoe Ave. & 6287 Arapahoe Ave. (Naropa University)** *(Request 1)*
- **385 Broadway (member of the public)** *(Request 3)*
- **3303 Broadway (applicant for case no. LUR2015-00058)** *(Request 4)*
- **4801, 4855, 4865, 4885, and 4895 Riverbend Rd. (Boulder Community Health)** *(Request 10)*
- **0, 693, & 695 S. Broadway (Table Mesa Shopping Center)** *(Request 12)*
- **3485 Stanford Ct. (Mt. Calvary Lutheran Church)** *(Request 13)*

### Policy and text requests

- **Enhance public benefit** (Chapter 2- Built Environment) *(Request 16)*
- **Clarification regarding ditches** (Chapter 2- Built Environment, Chapter 9- Agriculture and Food, VI- Urban Service Criteria and Standards) *(Request 17)*
- **Reflect public interest in renewable energy and reduction of carbon footprint** (Chapter 4- Energy and Climate) *(Request 18)*



# PROPERTY REQUESTS



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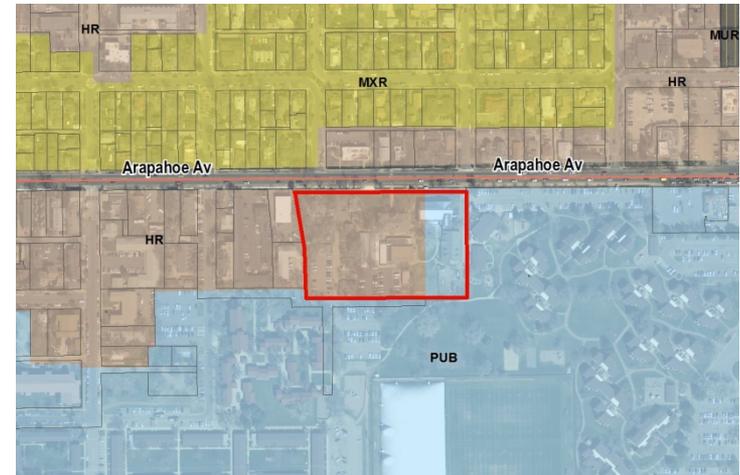
# RECOMMENDED FOR FURTHER STUDY

Land use map changes recommended for further analysis:

- 1) 2130 Arapahoe Ave. & 6287 Arapahoe Ave. (Naropa University)
- 3) 385 Broadway
- 4) 3303 Broadway
- 10) 4801, 4855, 4865, 4885, and 4895 Riverbend Rd. (Boulder Community Health)
- 12) 0, 693, & 695 S. Broadway (Table Mesa Shopping Center)
- 13) 3485 Stanford Ct. (Mt. Calvary Lutheran Church)

# #1: 2130 & 6287 ARAPAHOE (NAROPA UNIV.)

- Initiated by owner
- Proposal:
  - 2130: High Density Residential (HR) to Public (PUB)
  - 6287: Community Industrial (CI) to Community Business (CB)
- Recommendation: Further study
  - Consistent w/BVCP



2130 Arapahoe



6287 Arapahoe

# #3: 385 BROADWAY

- Initiated by member of public
- Proposal:
  - Transitional Business (TB) to Low Density Residential (LR)
- Recommendation:  
Further study
  - Recent rezoning denial indicates need to study BVCP



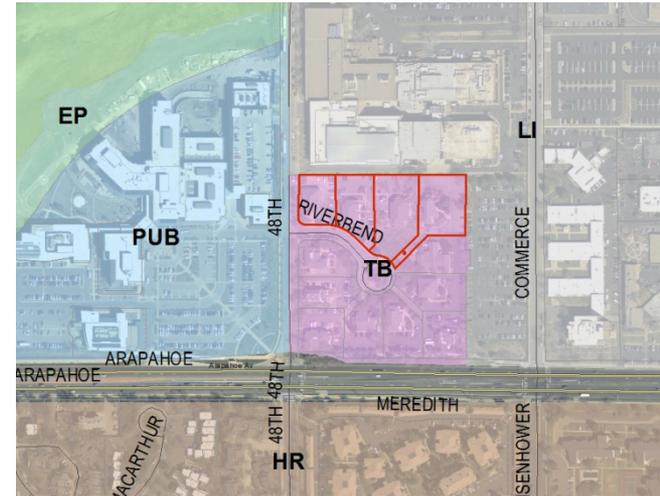
# #4 : 3303 BROADWAY

- Initiated by owner's rep
- Proposal:
  - Public (PUB) to Medium Density Residential (MR) or High Density Residential (HR)
- Recommendation:
  - Further study
  - PUB inconsistent with intended use
  - Medium density



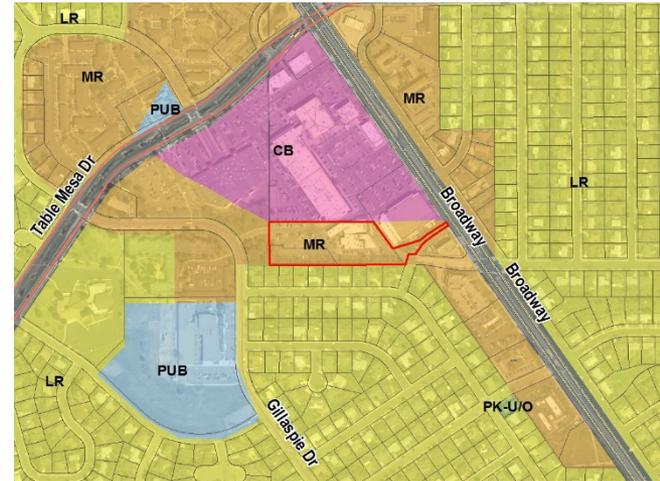
# #10: 4801, 4855, 4865, 4885, 4895 RIVERBEND (BOULDER COMMUNITY HEALTH)

- Initiated by owner
- Proposal:
  - Transitional Business (TB)
  - Public (PUB)
- **Recommendation:**  
Further study
  - Consistent with BVCP policies
  - Changed conditions



# #12: 0, 693, 695 S. BROADWAY (TABLE MESA SHOPPING CENTER)

- Initiated by owner
- Proposal:
  - Medium Density Residential (MR) to Community Business (CB)
- Recommendation:  
Further study
  - Determine if CB would better address needs of uses to change over time; be compatible



# #13: 3485 STANFORD CT.

- Initiated by owner
- Proposal:
  - Low Density Residential (LR) to Medium Density Residential (MR)
- Recommendation:  
Further study
  - Consistency with BVCP policies
  - Affordable housing need



# NOT RECOMMENDED FOR FURTHER STUDY

Land use map changes not recommended for further analysis due to inconsistency with an adopted small area plan:

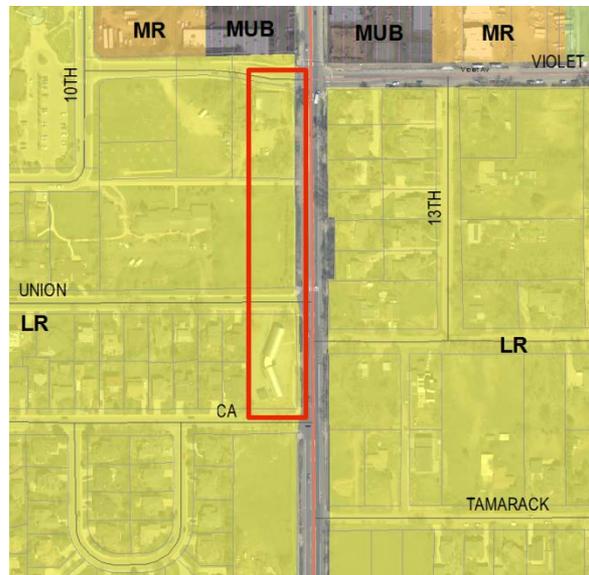
Inconsistent with North Boulder Subcommunity Plan:

- 5) 4295 Broadway, 1179 Union Avenue, 999 Violet Avenue
- 7) 4705 Broadway
- 9) 2326, 2350/2364, 2372 Norwood Avenue
- 11) 4395 Snowberry Court
- 14) 2473 Sumac Avenue & 2455 Topaz Drive

Inconsistent with Transit Village

# #5: 4295 BROADWAY, 1179 UNION, AND 999 VIOLET

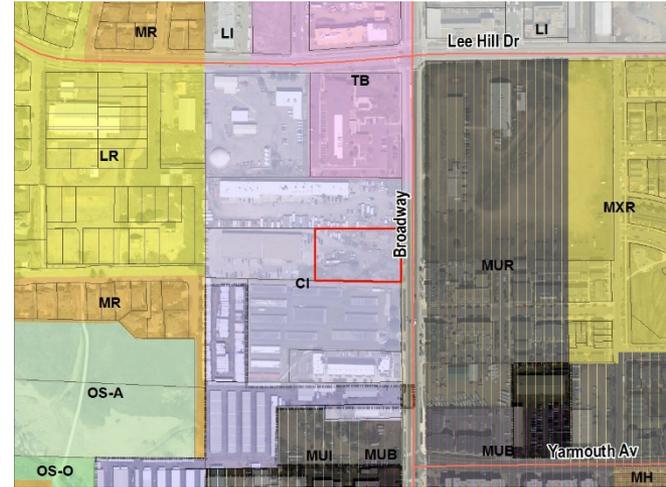
- Initiated by owner of 4295 Broadway
- Proposal:
  - Low Density Residential (LR) to Mixed Use Business (MUB)
- Recommendation:
  - Inconsistent with North Boulder Plan recommendation to maintain existing



4295 Broadway

# #7: 4705 BROADWAY

- Initiated by owner
- Proposal:
  - Community Industrial (CI) to Mixed Use Business (MUB) for portion of property
- **Recommendation:**  
No further study
  - Inconsistent with North Boulder Plan recommendation of Industrial



# #9: 2326, 2350/2364, 2372 NORWOOD

- Initiated by owner
- Proposal:
  - Very Low Density Residential (VLR) to unspecified designation to allow multi-unit housing
- Recommendation:
  - No further study
  - Inconsistent with North Boulder Plan recommendation of



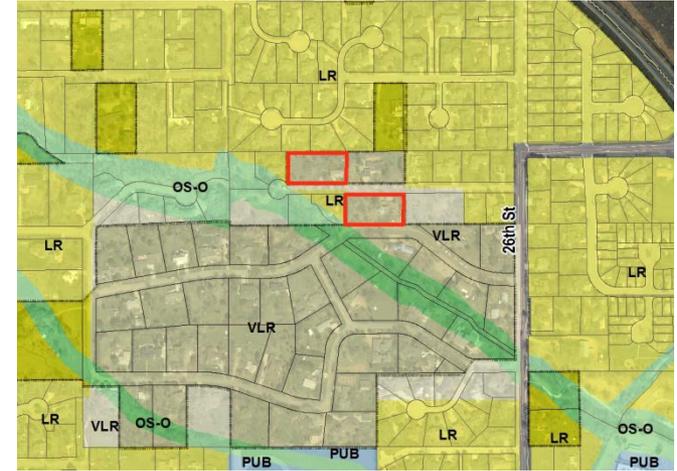
# #11: 4395 SNOWBERRY

- Initiated by owner
- Proposal:
  - Low Density Residential (LR) to Mixed Use Residential (MUR)
- Recommendation:
  - No further study
  - Inconsistent with North Boulder Plan recommendation to maintain existing land use at this



# #14: 2473 SUMAC AVE. & 2455 TOPAZ DR.

- Initiated by owners
- Proposal:
  - Very Low Density Residential (VLR) to Low Density Residential (LR)
- Recommendation:
  - No further study
  - Inconsistent with North Boulder Plan recommendation of



# #8: 3550-3850 FRONTIER

- Initiated by owner
- Proposal:
  - Community Industrial (CI) to Mixed Use Business (MUB)
- Recommendation:
  - No further study
  - Inconsistent with Transit Village Area Plan (TVAP)
  - recommendation of Mixed Use Industrial
  - Conditions for Phase



# NOT RECOMMENDED FOR FURTHER STUDY

Land use map changes not recommended for further analysis due to other reasons:

## 2) 350 Broadway

- Increased intensity in existing residential area

## 6) 4545 Broadway

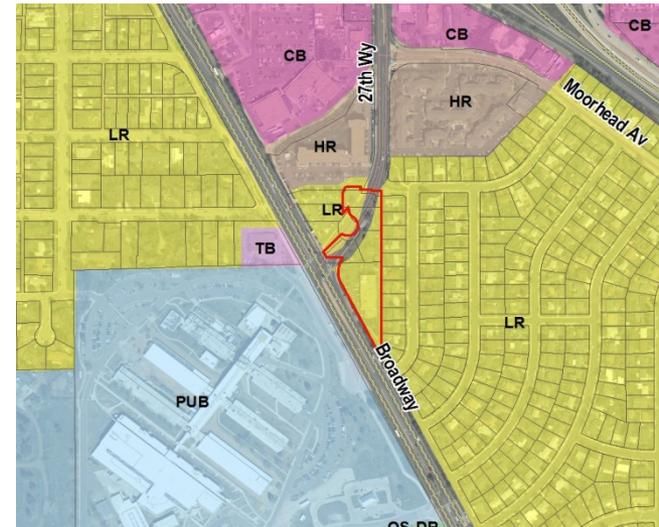
- Availability of more appropriate remedy outside of BVCP land use change process

## 15) 2775 Valmont

- Not consistent with purpose of BVCP update

# #2: 350 BROADWAY

- Initiated by owner
- Proposal:
  - Low Density Residential (LR) to Transitional Business (TB)
- Recommendation:
  - No further study
  - Current uses may continue
  - Increased



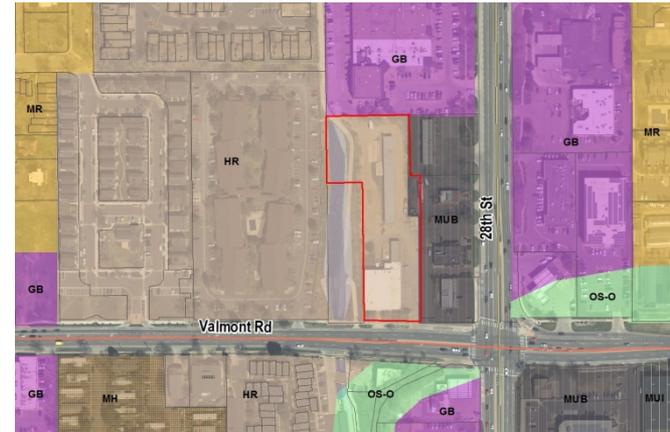
# #6: 4545 BROADWAY

- Initiated by owner
- Proposal:
  - Mixed Use Industrial (MUI) to Light Industrial (LI) for portion of property
- Recommendation:
  - No further study
  - BVCP amendment process is not appropriate forum



# #15: 2775 VALMONT RD.

- Two requests initiated by members of public
- Proposal:
  - High Density Residential (HR) to unspecified designation to not allow noise-generating business or outdoor activity, and to incorporate landscaping
- Recommendation:
  - No further study
  - Not consistent with





# POLICY AND TEXT REQUESTS

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# REQUESTS BY STAFF RECOMMENDATION

Policy and text requests recommended for further analysis due to having a potential relationship to BVCP content:

## 16) Enhance public benefit

- Chapter 2- Built Environment

## 17) Clarification regarding ditches

- Chapter 2- Built Environment
- Chapter 9- Agriculture and Food
- VI- Urban Service Criteria and Standards

## 18) Reflect public interest in renewable energy and reduction of carbon footprint

# REQUESTS BY STAFF RECOMMENDATION

Policy and text requests not recommended for further analysis due to lack of relationship to BVCP:

**19) Addition of conditional use category; addition of conditional use in IS-1 zoning district**

- Amendments to Title 9 are outside the purview of a BVCP update.

**20) Amendment to use schedule**

- Amendments to Title 9 are outside the purview of a BVCP update.

**21) Evaluation criteria for new development and establishment of funding mechanisms**

- Development criteria and funding mechanisms are not specifically within the purview of the BVCP.

**22) Initiation of Phase II - Transit Village Area Plan (TVAP)**

- Initiation of TVAP Phase II is not on the work plan.

**23) Public input process regarding work plan**

- Request regards the public input process and work



# RECOMMENDATION & HEARING

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# PUBLIC HEARING

- 1 - Request sponsors and property owners (in numeric order) - *3 mins each*
- 2 - Public (in numeric order) - *2 mins each*
- 3 - Other general comments or comments about multiple requests - *2 mins each*



# PROPERTY REQUESTS

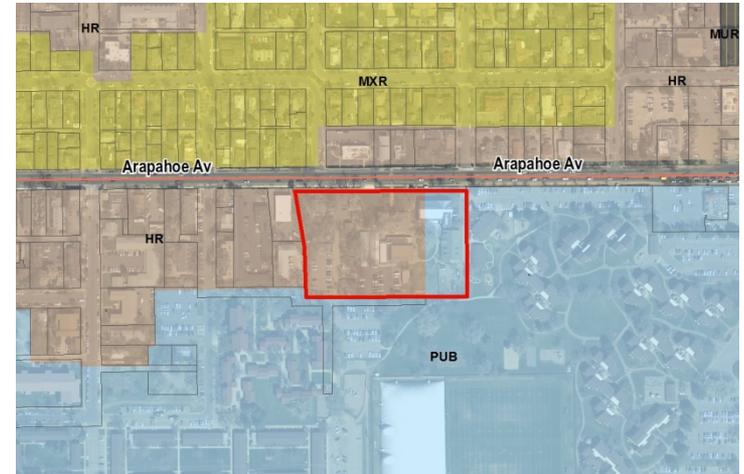
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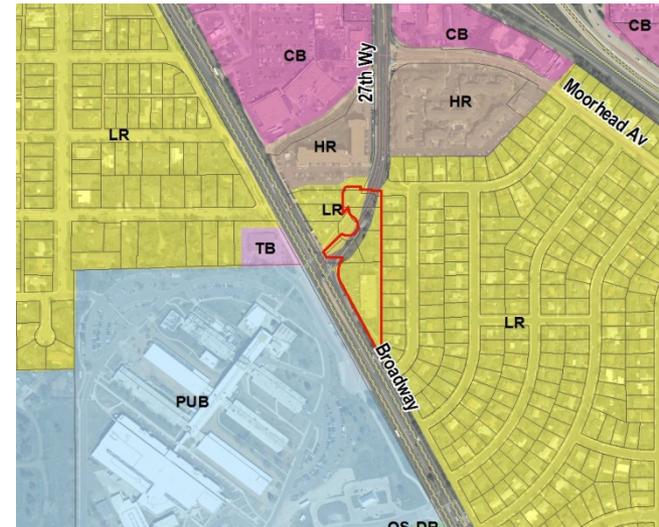
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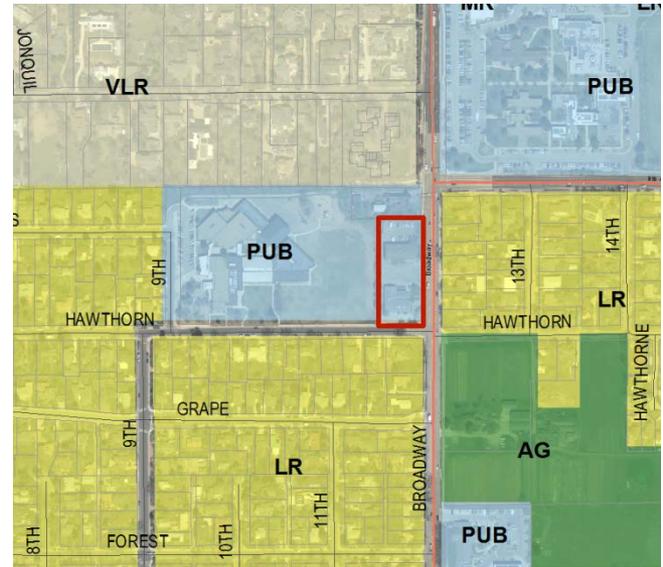
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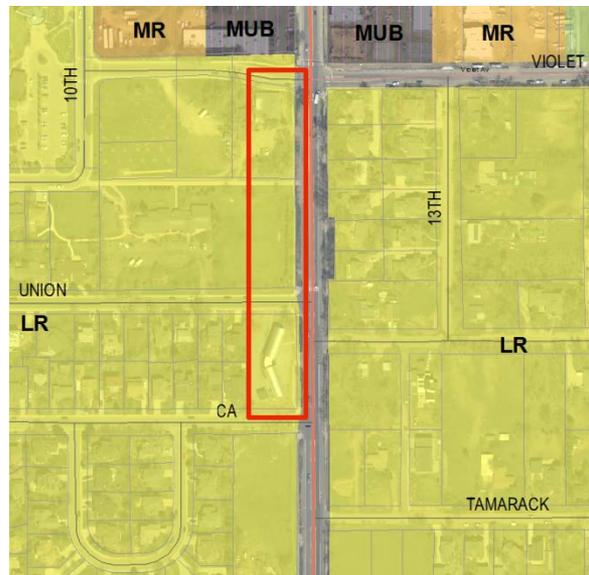
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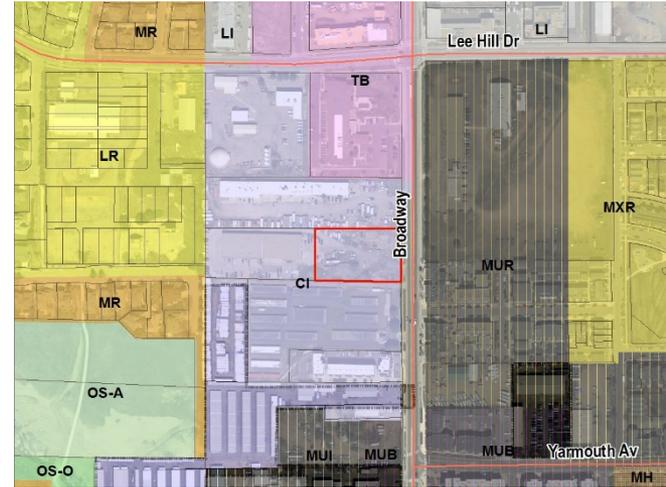
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- Initiated by owner
- Proposal:
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- Recommendation: No further study
  - Inconsistent with North Boulder Plan recommendation of Industrial



# #8: 3550-3850 FRONTIER

- Initiated by owner
- Proposal:
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- Recommendation: No further study
  - Inconsistent with Transit Village Area Plan (TVAP)
  - recommendation of Mixed Use Industrial
  - Conditions for Phase



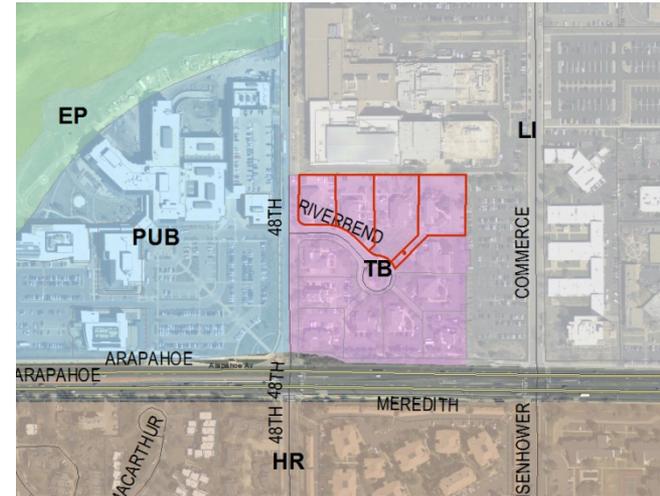
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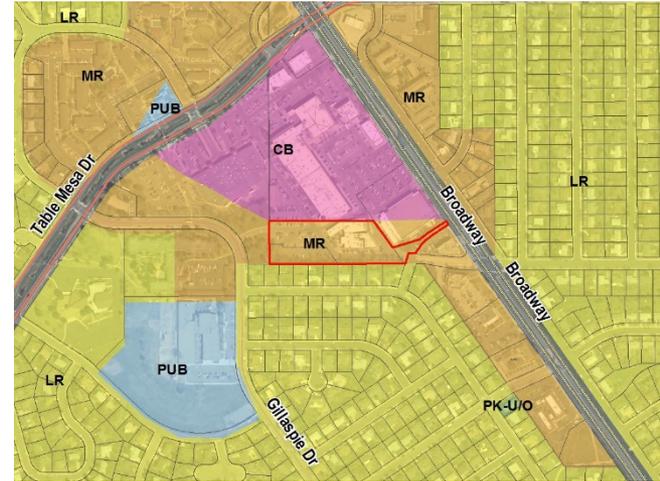
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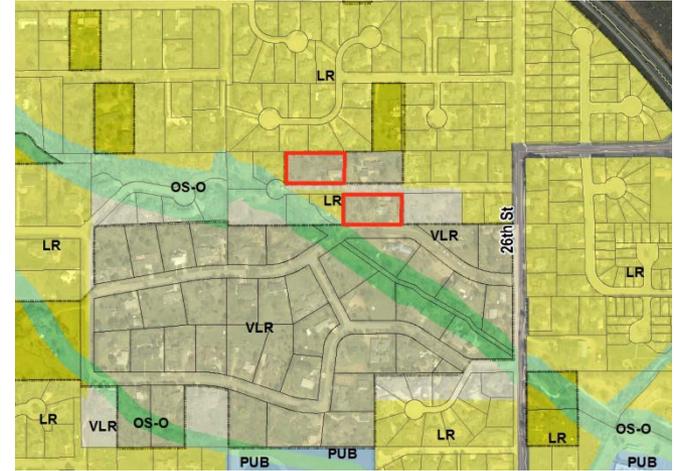
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- Recommendation:  
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  - Consistency with BVCP policies
  - Affordable housing need



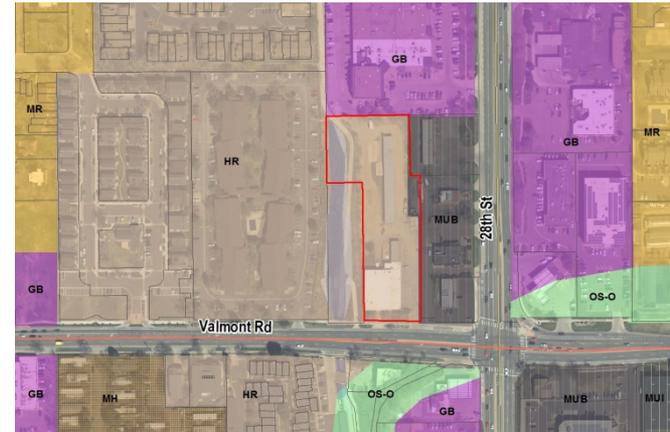
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# #15: 2775 VALMONT RD.

- Two requests initiated by members of public
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- Recommendation: No further study
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## 16) ENHANCE PUBLIC BENEFIT

**Proposal:** Enhance public benefit in subsections throughout Chapter 2- Built Environment

**Recommendation:** Further study

# 17) CLARIFICATIONS REGARDING DITCHES

**Proposal:** Clarify language regarding ditches throughout the plan (public realm vs. private ditches, prescriptive easements, potential development projects)

**Recommendation:** Further study

## 18) PUBLIC INTEREST IN RENEWABLE ENERGY, REDUCING CARBON FOOTPRINT

**Proposal:** Expand Chapter 4- Energy and Climate to reflect current public interest in renewable energy and reducing carbon footprint.

**Recommendation:** Further study

# 19) CONDITIONAL USE CATEGORY; IS-1 ZONE DISTRICT

**Proposal:** Amend the Land Use Code (Title 9) to add a new (Conditional) Use category for Community Gatherings, or include Outdoor Entertainment as a Conditional Use in the IS-1 zoning designation.

**Recommendation:** No further study. Amendments to Title 9 are outside the purview of a BVCP update.

## 20) AMENDMENT TO USE SCHEDULE

**Proposal:** Amend the Land Use Code (Title 9) use schedule to allow existing sites and facilities to develop community-oriented uses (urban gardens/ permaculture sites, gathering spaces, expanded retail, etc.)

**Recommendation:** No further study. Amendments to Title 9 are outside the purview of a

## 21) EVALUATION CRITERIA FOR NEW DEVELOPMENT; FUNDING MECHANISMS

**Proposal:** Create evaluation criteria for new development that includes all of the components of the Sustainability Framework and to establish strong funding mechanisms for projects that show extraordinary community benefit.

**Recommendation:** No further study. Development criteria and funding mechanisms are not specifically within the purview of the BVCP.

## 22) INITIATE PHASE II OF TVAP

**Proposal:** Initiate the necessary land use and zoning changes for Phase II of Boulder Junction, to fully implement the vision of the Transit Village Area Plan (TVAP).

**Recommendation:** No further study.

## 23) PUBLIC INPUT PROCESS FOR WORK PLAN

**Proposal:** Develop a process for public input to identify projects with significant public benefit and strong alignment with BVCP goals prior to the yearly Action Plan [work plan] meetings.

**Recommendation:** No further study. Request regards the public input process and work plan, not the policies and text