

# 1550 Eisenhower Drive

## Eastpointe Apartment Homes Concept Plan

City Council



Nov. 11, 2016

# **Overview:** Summary- Staff Analysis of Concept Plan

- **Process**
- **Context**
- **Summary of Proposed Project**
- **Key Issues for City Council Consideration:**
  1. Consistency with Concept Plan Review Criteria - BVCP
  2. Concept Plan Response to Surrounding Residential Context
- **Additional Information: Housing Affordability**

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

**Determine a general development plan, including:**

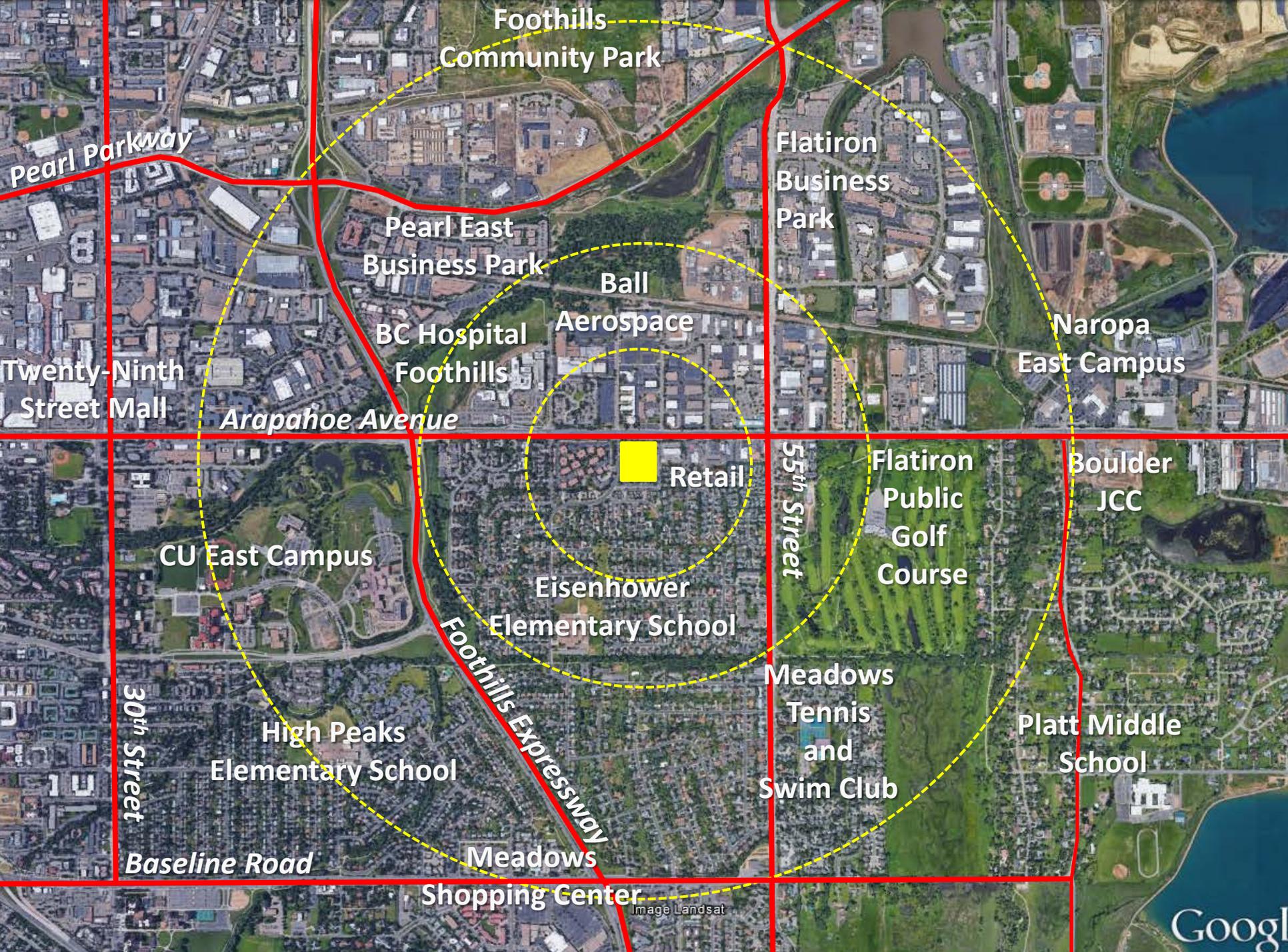
- ✓ **Land uses**
- ✓ **Arrangement of uses**
- ✓ **General circulation patterns**
- ✓ **Methods of encouraging alternative transportation**
- ✓ **General architectural characteristics**
- ✓ **Environmental preservation**

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

**No formal action: approval or denial on the application**

# Process: Public Notification

- Public Notice was sent to property owners within 600 feet and sign has been posted on the site
  - Seven neighbors sent emails
  - Met on-site with neighbors per their request
  - Planning Board public hearing August 18, 2016:
    - *11 members of the public spoke*
    - *Concerns included mass and scale, viewshed impacts, parking impacts and affordability*



Foothills  
Community Park

Pearl Parkway

Flatiron  
Business  
Park

Pearl East  
Business Park

Ball

Naropa  
East Campus

Twenty-Ninth  
Street Mall

BC Hospital  
Foothills

Aerospace

Arapahoe Avenue

Retail

55th Street

Flatiron  
Public  
Golf  
Course

Boulder  
JCC

CU East Campus

Eisenhower  
Elementary School

Meadows  
Tennis  
and  
Swim Club

Platt Middle  
School

30th Street

High Peaks  
Elementary School

Foothills Expressway

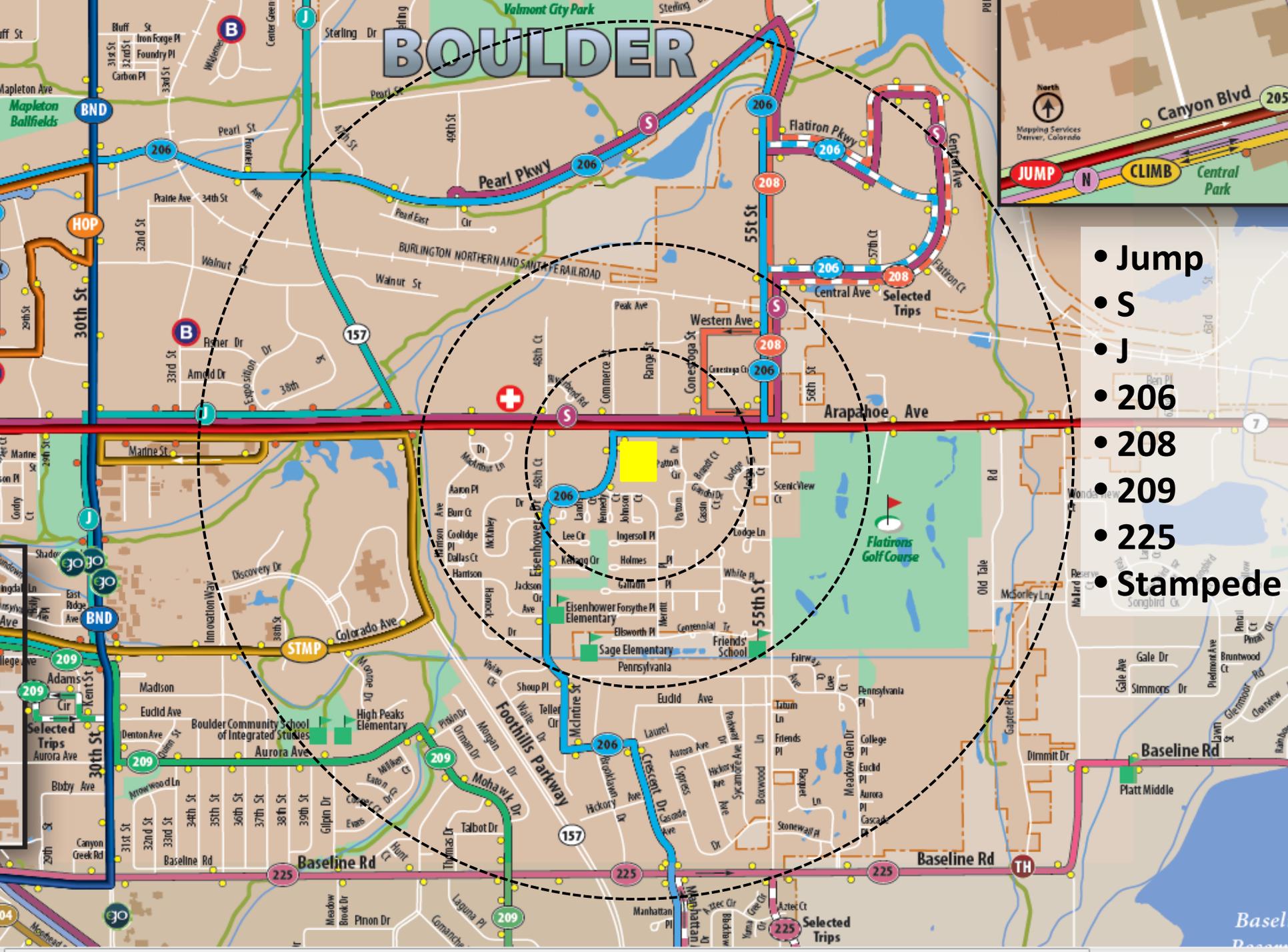
Baseline Road

Meadows  
Shopping Center

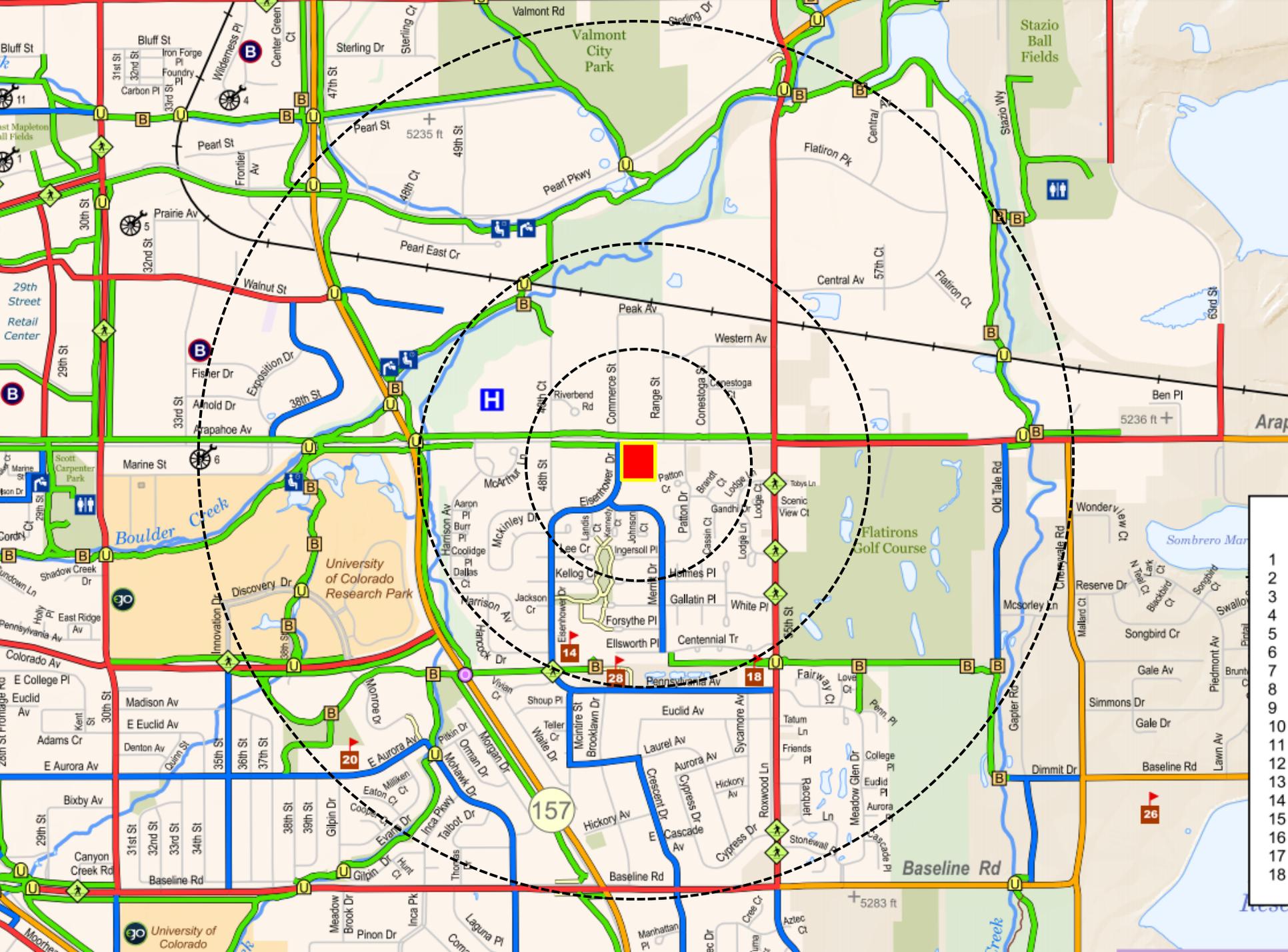
Image Landsat

Google

# BOULDER



- Jump
- S
- J
- 206
- 208
- 209
- 225
- Stampede



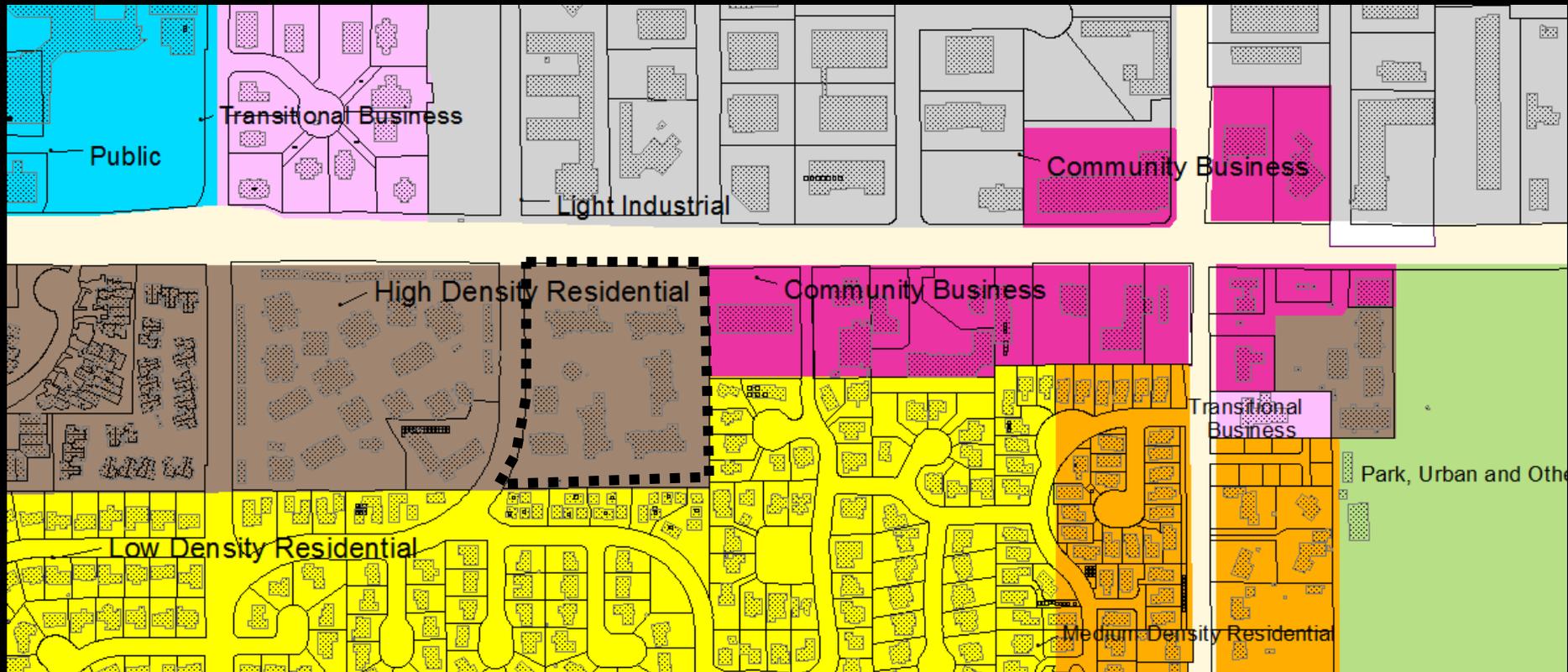
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# Land Use

## High Density Residential

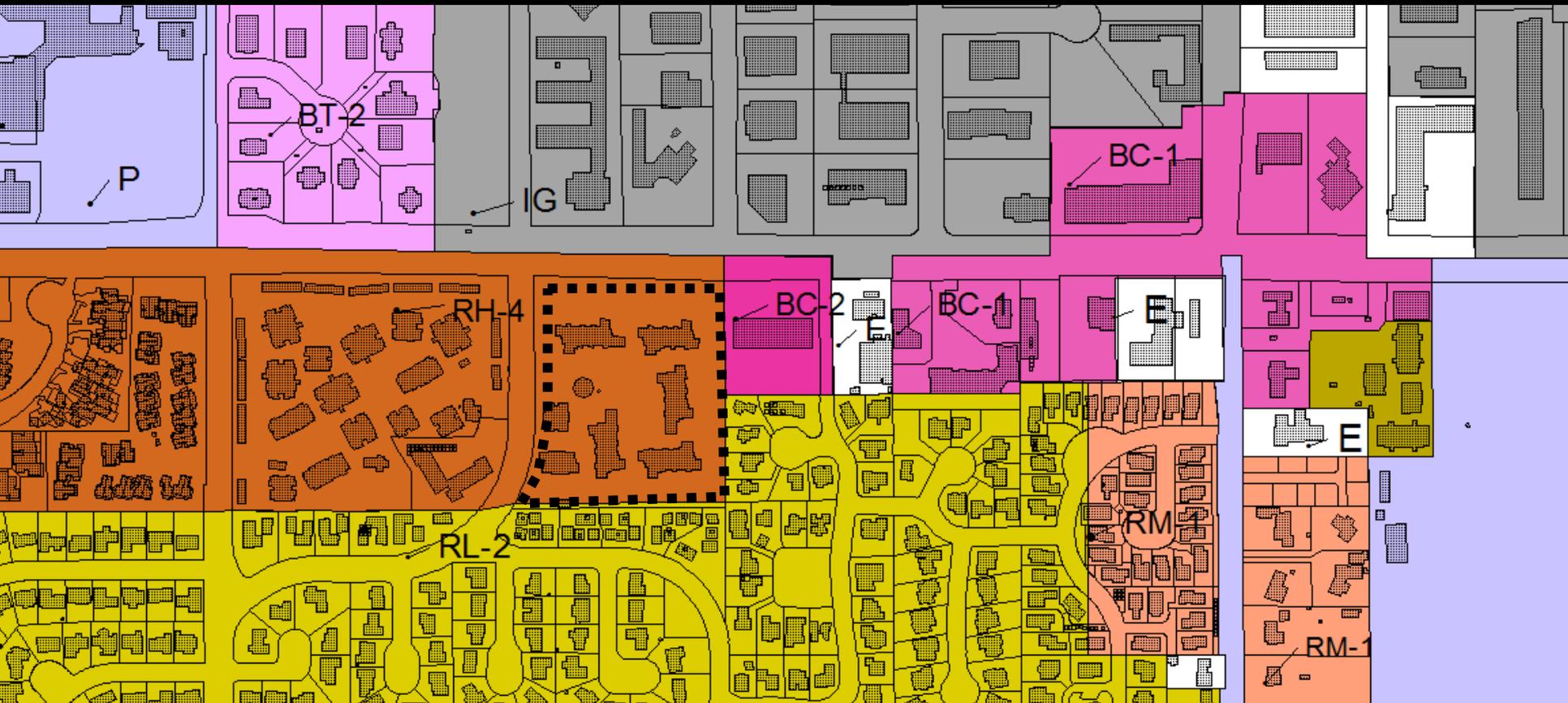
"more than 14 units per acre."



# Zoning

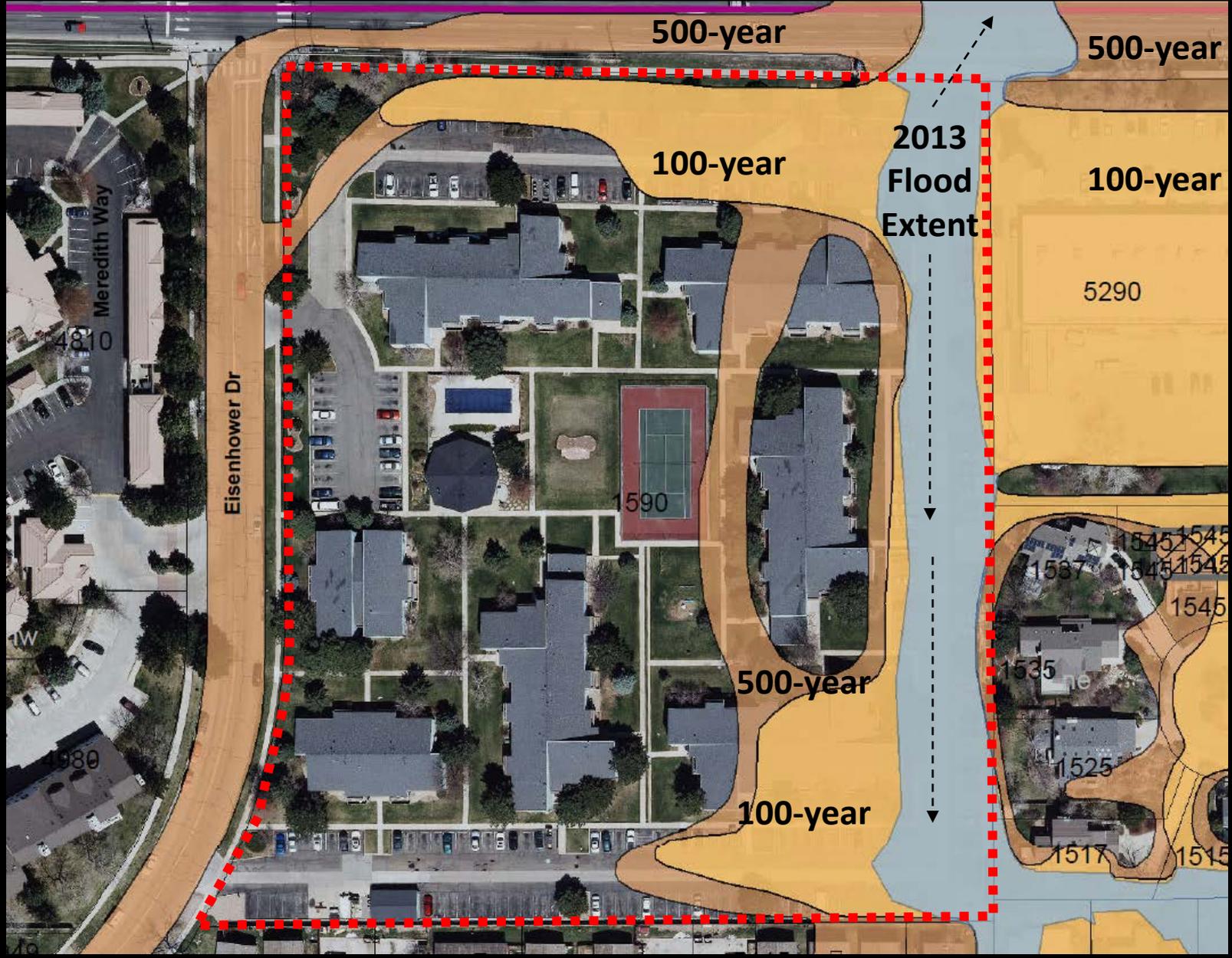
## RH-4 Zoning:

*"High Density residential areas primarily used for a variety of types of attached residential units, including without limitation, apartment buildings, and where complementary uses may be allowed."*



# Site

## Floodplain Context



# Site



# Site

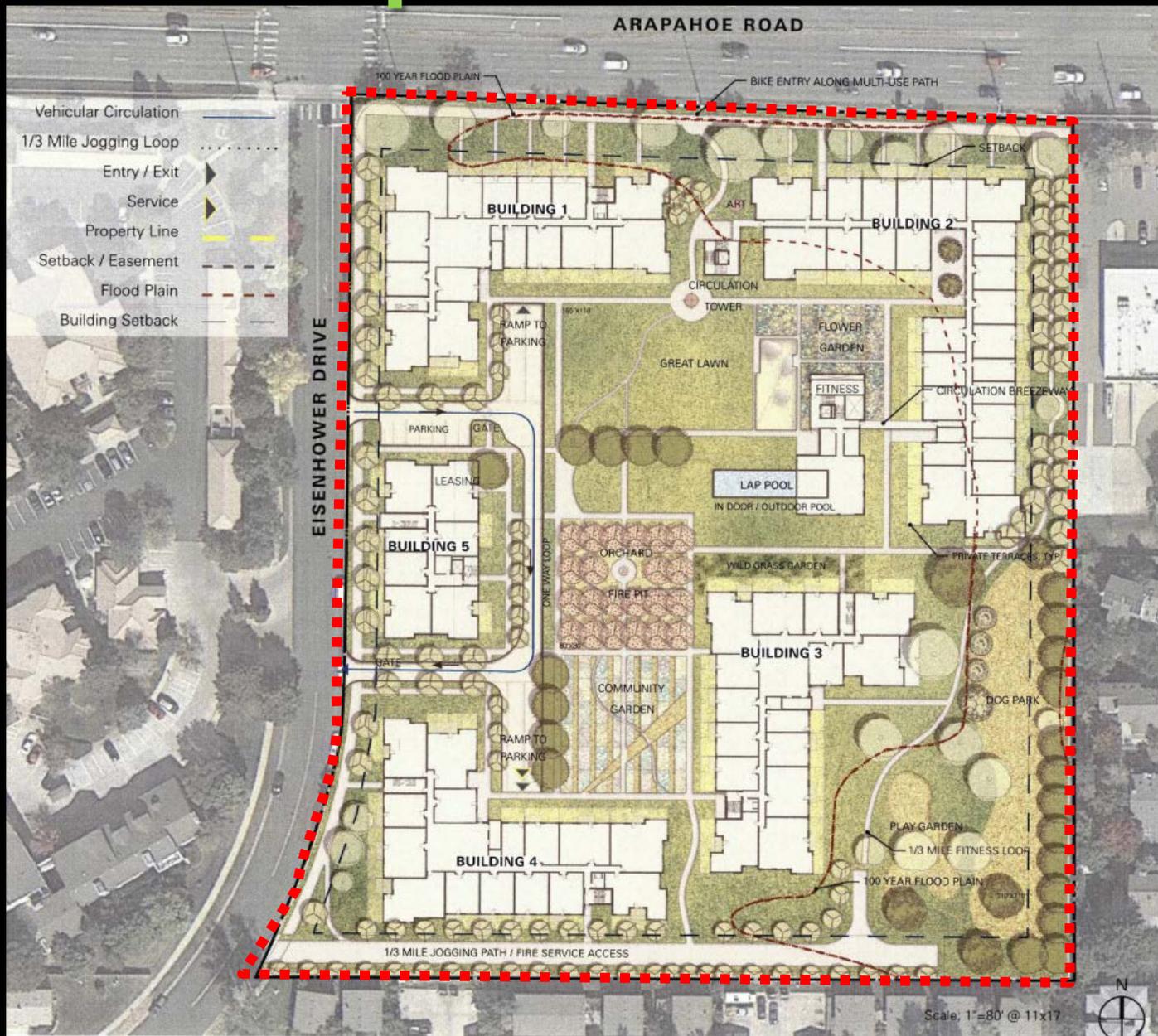


# Site: Existing Trees

-  High Value Tree Species
-  Low Value Tree Species



# Concept Plan



236 units :

33 ELUs

120 one bdrm.

59 two bdrm.

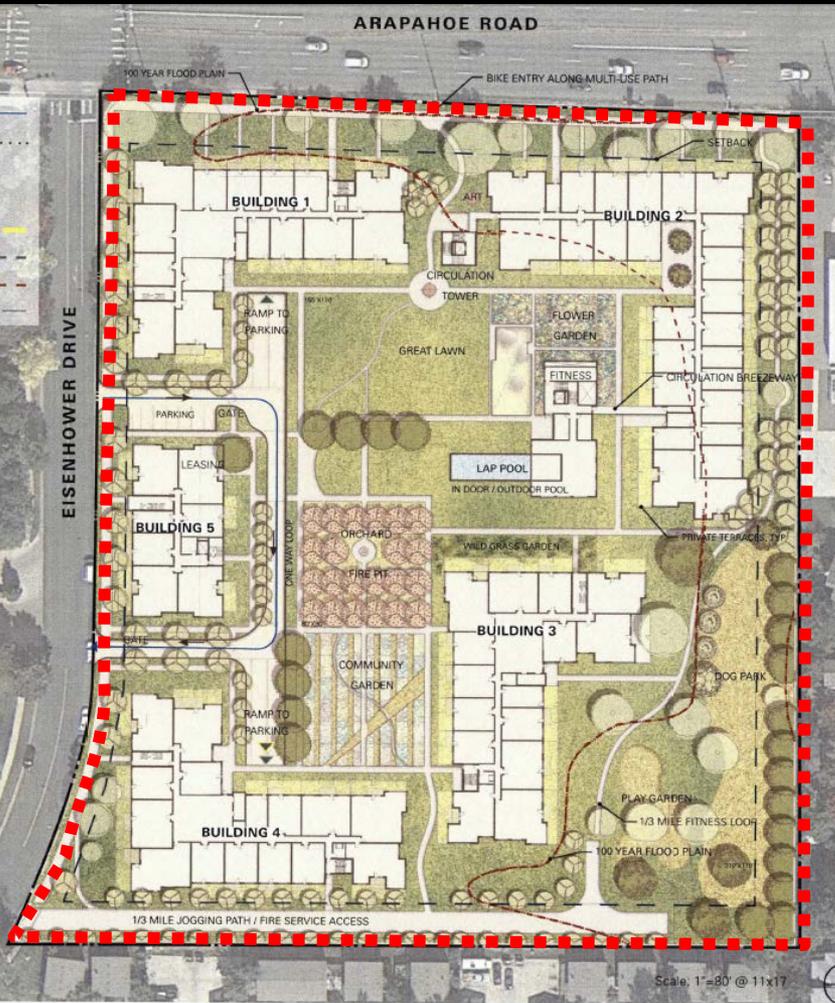
15 two+ bdrm.

12 three bdrm.

6,800 sf

Amenity Space

# Concept Plan



- Below grade parking
- Seven percent parking reduction
- 263,400 sf of open space
- Buildings: three stories and 35 foot height
- No setback modifications planned

# **Key Issue 1:** Concept Plan Criteria: BVCP Policies

**1.19**      *Jobs:Housing Balance*

**2.03**      *Compact Development Pattern*

**2.16**      *Mixed Use and Higher Density Development*

**2.30**      *Sensitive Infill and Redevelopment*

**2.32**      *Physical Design for People*

**2.37**      *Enhanced Design for the Building Environment*

**7.06**      *Mixture of Housing Types*

**7.09**      *Housing for a Full Range of Households*

# Key Issue 1: Concept Plan Criteria: BVCP Policies

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

# Key Issue 1: Concept Plan Criteria: BVCP Policies

## 7.06 Mixture of Housing Types

The city and county, through their land use regulations and housing policies will encourage the private sector to provide and maintain a mixture of housing types with varied prices, sizes and densities, to meet the housing needs of the full range of the Boulder Valley population.

# Key Issue 1: Concept Plan Criteria: BVCP Policies

Table 1:  
Comparison of Required, Existing and Proposed Open Space and Unit Mix

Required		Existing Site Condition	Proposed Concept Plan
Open Space	1,200 sf / dwelling unit	171,078 sf for 140 units = 56 percent of the site =  1,221 sf / dwelling unit	263,400 sf for 236 units = 77 percent of the site =  1,243 sf / dwelling unit
Unit Mix	n/a 	Efficiency = 0 = 0 bdrms 1 bdrm = 30 = 30 bdrms 2 bdrm = 102 = 204 bdrms 3 bdrm = 8 = 24 bdrms <hr/> 140 units = 258 bdrms	Efficiency = 33 = 17 bdrms 1 bdrm = 120 = 120 bdrms 2 bdrm = 71 = 142 bdrms 3 bdrm = 12 = 36 bdrms <hr/> 236 units = 315 bdrms

Notes:

Efficiency Living Units = 0.5 bedroom

Net Increase in Units = 96 (68%)

Net Increase in Bedrooms = 57 (40%)

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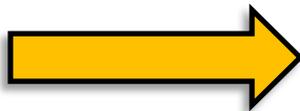
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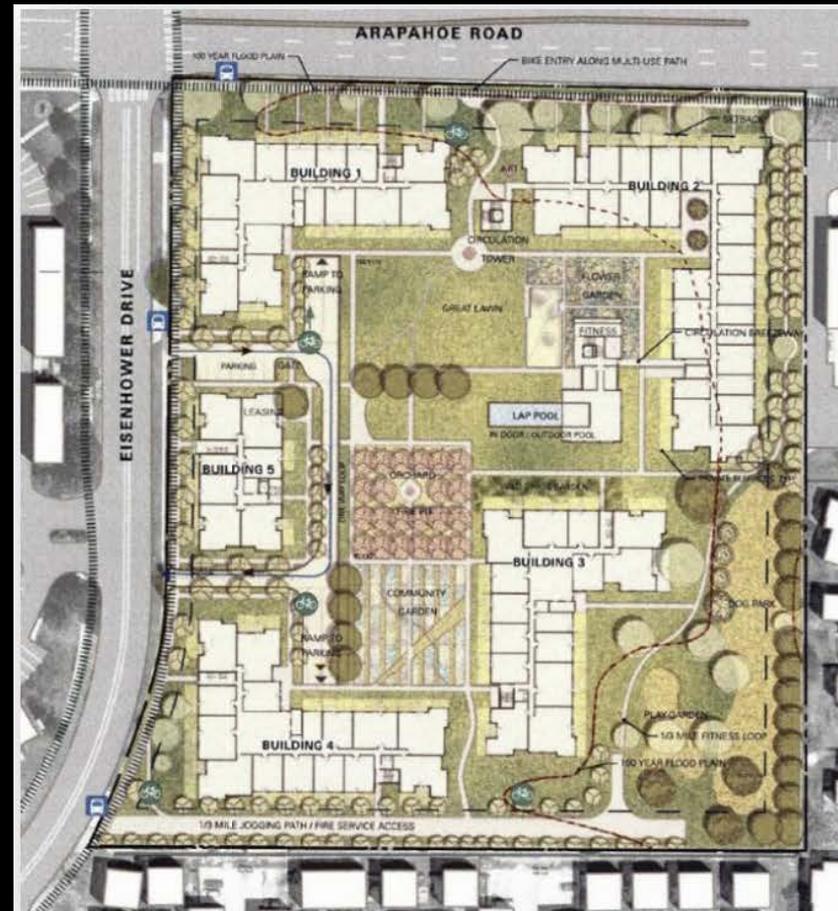
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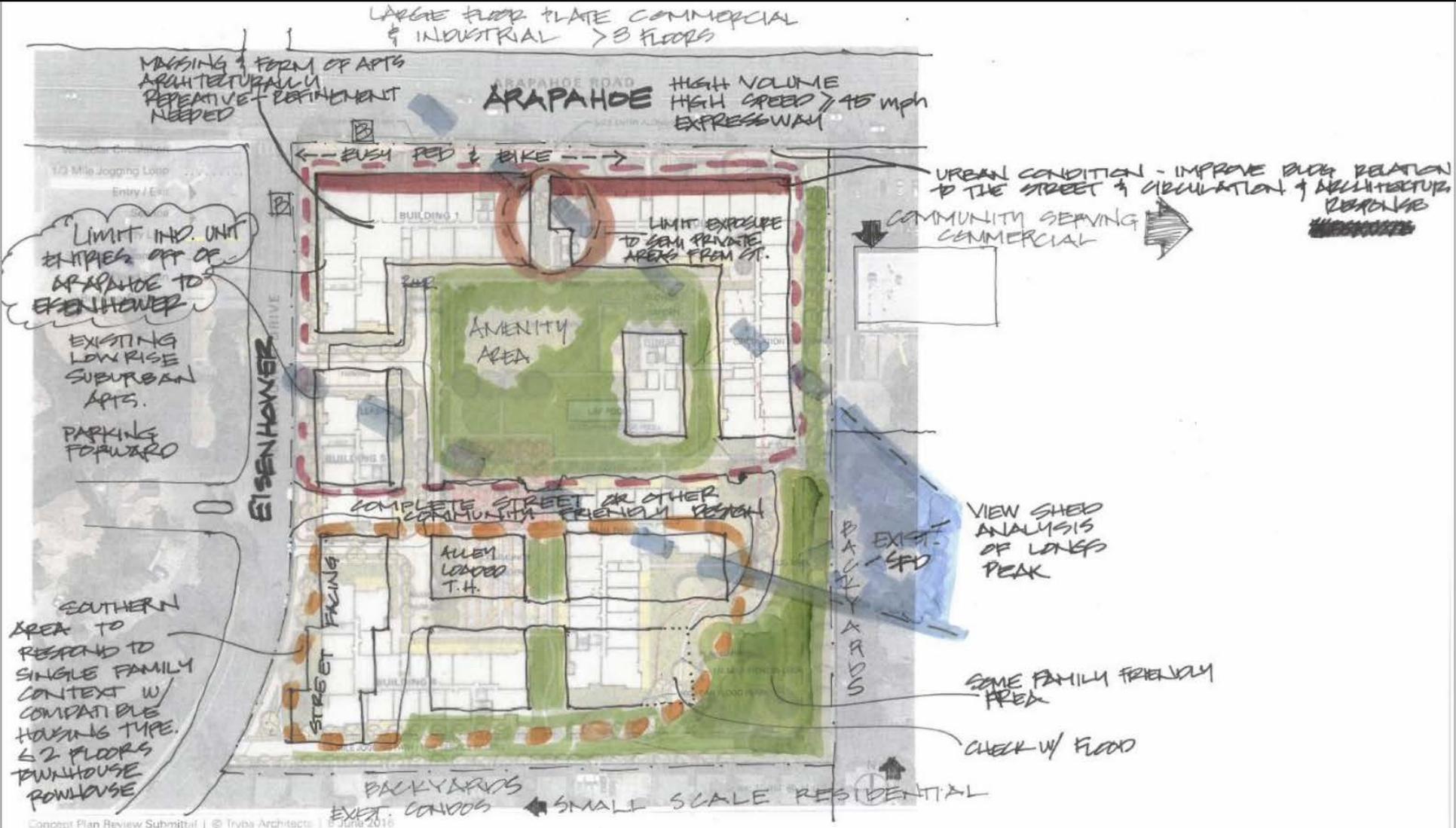
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# Key Issue 2: Compatibility in Context



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## Proposed Building Massing



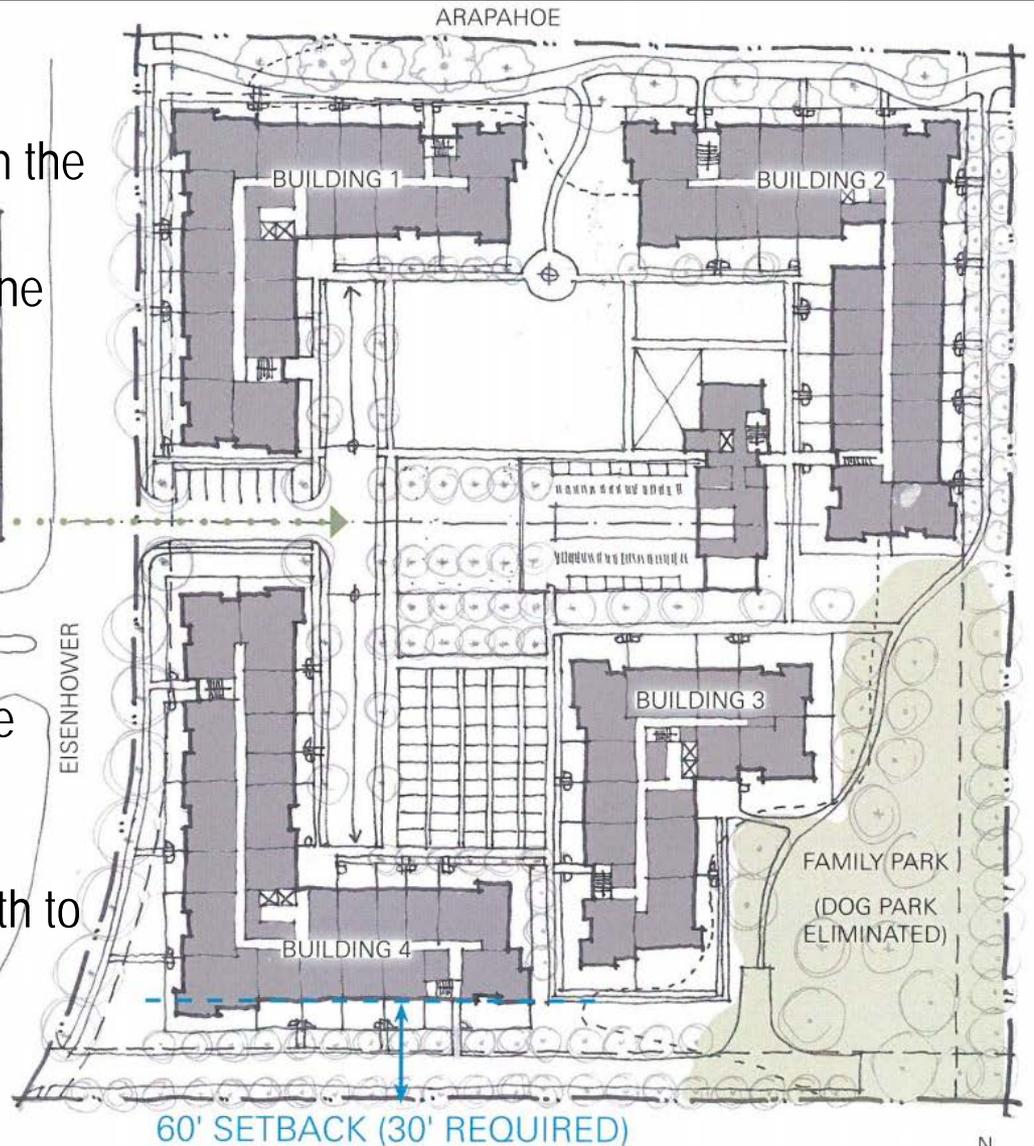
# Key Issue 2: Compatibility in Context

- Removed the dog park
- Created a larger setback from the properties to the south,
- Limited vehicular access to one
- Reduced some corners of buildings to two stories

SINGLE ACCESS POINT

## Staff's Remaining Questions:

- 1) Where would dog park be located in lieu?
- 2) Reduce buildings on south to two stories?
- 3) Viewshed analysis to neighboring properties?



Scale: 1"=80' @ 11x17



# Affordability - Existing Buildings

## As-Is

- Rents affordable to Middle and Moderate households earning between 59% – 136% of the area median income (AMI)
- Average = 93% AMI
- Including utilities = +/- 100% AMI
- Similar new units serve households earning +/-106% AMI

## Potential Future Rehabilitation

- Utility cost:
  - Current structures will need to meet 2000 IECC, SMART regulations
  - If demolished & rebuilt or through renovations, will be required to exceed the 2012 IECC by 30%
- No mechanism to ensure current rent levels; likely to increase over time
- Rehabilitation is not subject to IH

# Proposed Project IH Options

On-Site	Off-Site	Cash-in-Lieu
Preferred outcome per IH Ordinance	Allowed	Allowed
20% of units affordable (47 units)	20% of units affordable (47 units)	\$ 4.6 million (equivalent 65 units)
Serve households earning up to 60% AMI only	Serve households earning up to 60% AMI only	Can serve a range of household incomes 30% – 60% AMI

# Relocation Options

- Relocation can be temporary or permanent – displaced residents will be offered apartments in the new development
- Affordable housing currently available for income qualified households
- Market housing currently available for middle income households
- Applicant employs relocation staff & provides relocation support
- Applicant owns other market rate apartment complexes in Boulder  
units will be offered to displaced residents at these locations

**Questions of Staff?**

# Key Issues for Discussion per Concept Plan Review Guidelines

1. Policy considerations including consistency with the BVCP
2. Responsiveness to existing context
3. Appropriateness of or necessity for housing