

Trinity Commons

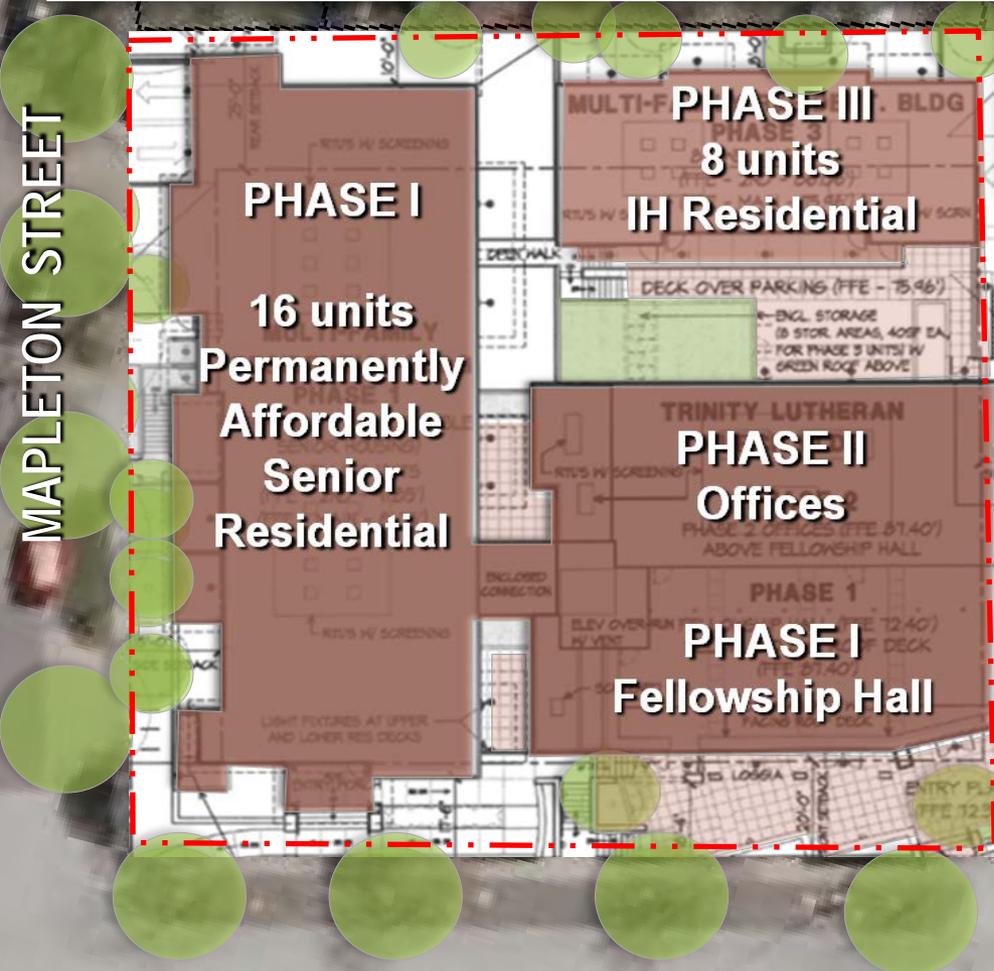
Ordinance to Modify Intensity Standards

City Council • June 3, 2014

Proposed Ordinance to Modify Intensity Standards



BT-2 ZONING	PROPOSED PROJECT
0.5 FAR (18,000 sf)	1.0 FAR (35,643 sf)
22 UNITS	24 UNITS



Proposed Ordinance

*“The city has considered ordinances from time to time to modify city standards when a circumstance **necessitated exceptions where either a public benefit would arise from the exception** or an undue hardship on a property owner could be avoided.”*

Ordinance: Community Benefit

- ❖ 24 units (100 percent of the units) permanently affordable housing in downtown;
- ❖ 16 units proposed as permanently affordable housing specifically for seniors;
- ❖ Allows the congregation to continue the 100 year+ presence in downtown;
- ❖ Provides office space for both the church and other non-profit organizations; and
- ❖ **Application to landmark the historic portion of the church.**



Planning Board: project consistent with SR/UR criteria



Proposed Project

Phase 1:

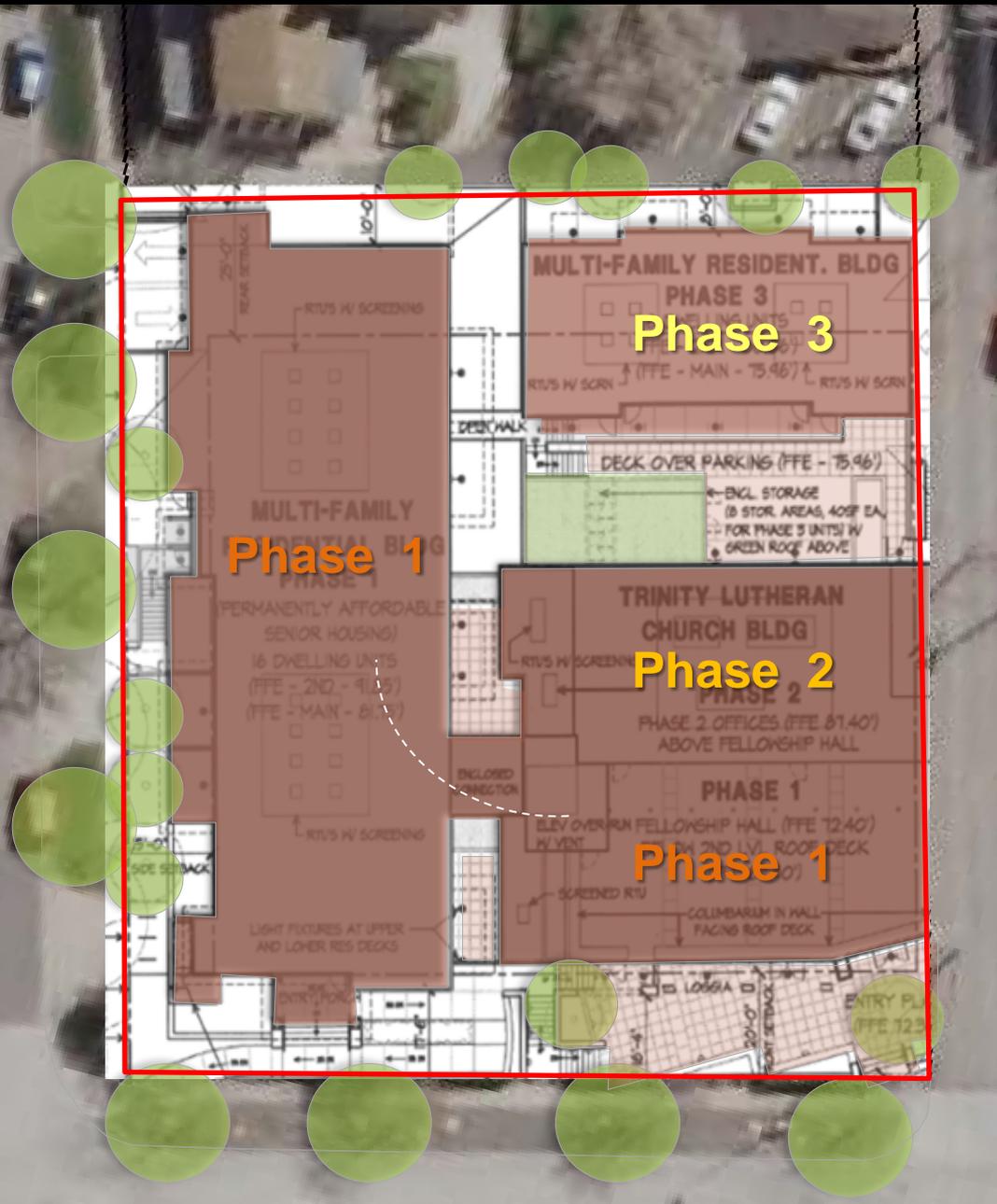
- 16 units permanently affordable senior housing
- Two levels below grade shared parking (and a 17% reduction)
- Fellowship Hall
- Streetscape

Phase 2:

- Church and non-profit Offices

Phase 3:

- 8 units permanently affordable housing





Parking for First Church Christ Scientist

Site and Use Review: BVCP Policies

1.03 Principles of Social Sustainability

2.01 Unique Community Identity

2.03 Compact Land Use Pattern

2.10 Preservation and Support for Residential Neighborhoods

2.13 Protection of Residential Neighborhoods Adjacent to Non-residential Zones

2.14 Mix of Complementary Land Uses

2.16 Mixed Use & Higher Density Dev.

2.18 Role of the Central Area

2.24 Preservation of Historic and Cultural Resources

2.32 Physical Design for People

2.37 Enhanced Design :

a) The context

b) The public realm

c) Transportation connections

d) Human scale

e) Permeability

r) On-site open spaces

g) Buildings

7.01 Local Solutions to Affordable Housing

7.02 Permanently Affordable Housing

7.03 Populations with Special Needs

7.09 Housing for a Full Range of Households

7.13 Integration of Permanently Affordable Housing

8.05 Diversity

Planning Board Recommendation

***Approve ordinance #7978
authorizing modifications to the density and
intensity standards of the BT-2 zoning district,
for a project referred to as the Trinity
Commons located at 2200 Broadway.***

Key Issue 1: Concept Plan Continuity?

- ✓ Supported Special Ordinance with “huge benefits” including permanently affordable units and community benefits of maintaining church downtown
- ✓ Isolation of greenspace in NE corner and impact of ramp on Mapleton with plaza space
- ✓ Institutional looking; should be more neighborly;
- ✓ Suggested two units on east explore idea of stairs coming down
- ✓ A lot of building
- ✓ Exceeds benefits from Concept Plan by providing 100 percent permanently affordable units with church and other non-profit organizational space
- ✓ Site Plan revised to place building face on Mapleton with smaller ramp; greenspaces are oriented to individual units
- ✓ Made to be more in keeping with church on Broadway; and residential on Mapleton
- ✓ Provides private outdoor space on east stairs provide access from Mapleton
- ✓ Church focused the meaningful community space and the residential

Key Issue 2: Place Making and Design Consistent with the Site Review Criteria?

√ (v) *Projects are designed to a human scale and promote a safe and vibrant pedestrian experience through the location of building frontages along public streets, plazas, sidewalks and paths, and **through the use of building elements, design details and landscape materials that include, without limitation, the location of entrances and windows, and the creation of transparency and activity at the pedestrian level;***

Land Use Code 9-2-14(h)(2)(F)(v), B.R.C. 1981

Key Issue 2: Place Making and Design Consistent with the Site Review Criteria?

BVCP2.37(b) Relationship to the public realm. Projects should relate positively to public streets, plazas, sidewalks, paths, ditches and natural features. Buildings and landscaped areas—not parking lots—should present a well-designed face to the public realm, should not block access to sunlight, and should be sensitive to important public view corridors. Future strip commercial development will be discouraged.

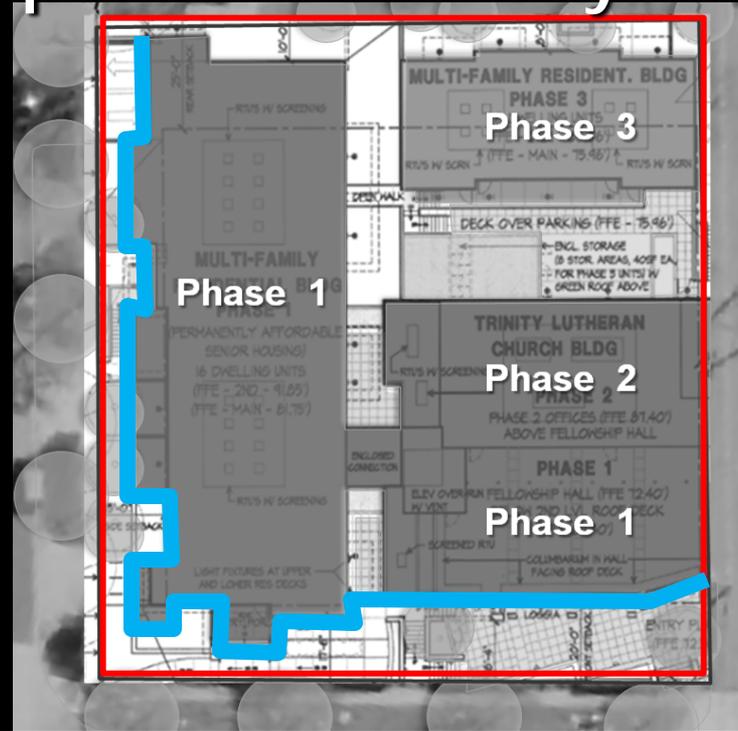
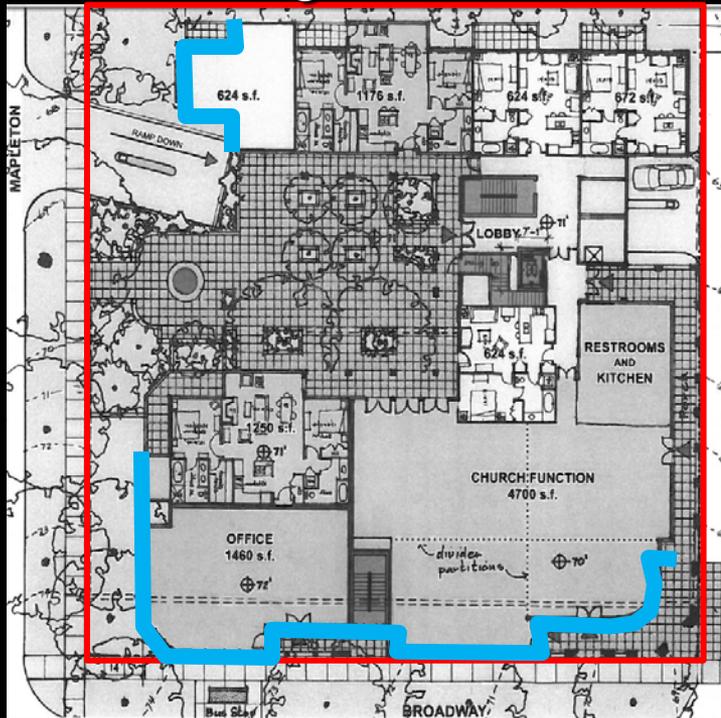
Key Issue 3: Proposed Shared Parking Consistent with the Use Review Criteria?

- √ Use is **consistent with the purpose of the zoning**
- √ Provides **direct service or convenience or reduces impacts**
- √ **Compatibility:** The location, size, design, and operating characteristics will be **reasonably compatible**
- √ **Infrastructure:** not significantly adversely affect the infrastructure
- √ **Necessary to foster a specific city policy, as expressed in the Boulder Valley Comprehensive Plan, including, without limitation, historic preservation, moderate income housing, residential and non-residential mixed uses in appropriate locations, and group living arrangements for special populations;**
- √ **Character of Area:** **The use will not change the character of the area**

Point of Clarification: Condition 10(c)(ii)



Key Issue 1: Concept Plan Continuity?



Three story building	Two to Three story building	1 story less
46-foot height	35-foot height	11 ft lower
26 units total	24 units total	Two less
13 units perm. affordable (50%)	24 units perm. affordable (100%)	+50%
4,700 sf comm./church meeting space	5,015 sf comm./church meeting space	+315 sf
1,460 sf office space	2,775 sf office space	+1,315 sf
Total floor area: 44,564 sf *	Total floor area: 44,372 sf*	-
Floor Area Ratio: 1.0 FAR	Floor Area Ratio: 0.99 FAR	-0.2 FAR
Three levels parking, 136 parking spaces	Two levels parking, 86 spaces	-50 spaces
Broad north facing open space and ramp	Greater amount of building at street	+ streetface

Point of Clarification: Condition 10(c)(ii)

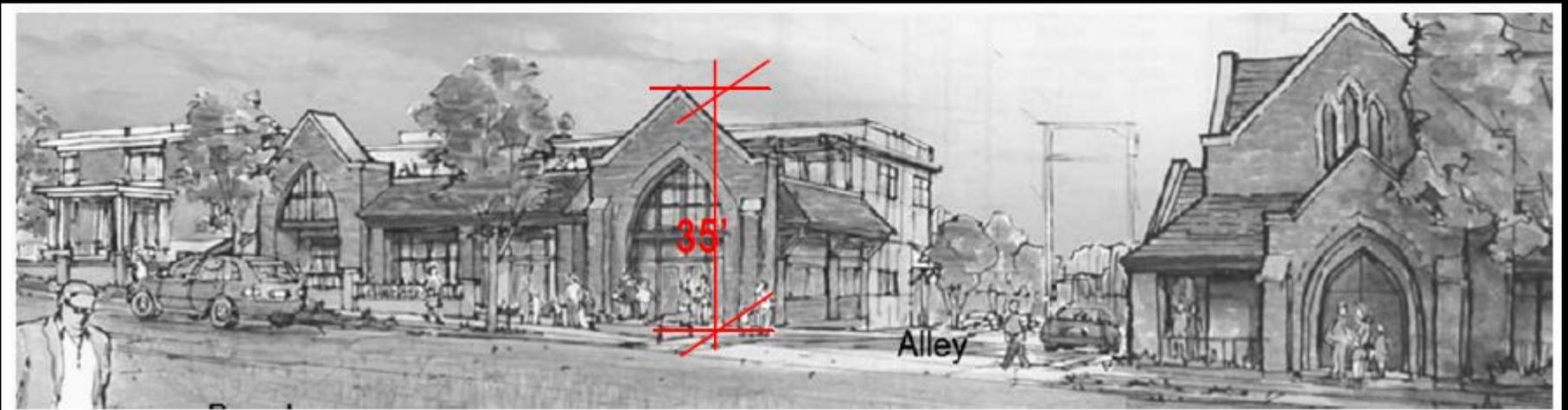
To ensure an attractive east elevation of the office and Fellowship Hall, and in the event that Phase III construction of the housing does not occur, the applicant shall, as part of a Technical Document review application for Phase II, provide architectural drawings that detail the retaining walls and parking area screening in the area of Phase III and utilize site design techniques that enhance the appearance of the area and reduce any visual impact of the parking area.

BALANCE

√ (C) The proposed development's success in meeting the broad range of BVCP policies considers the economic feasibility of implementation techniques required to meet other site review criteria.

Site Context: Mapleton

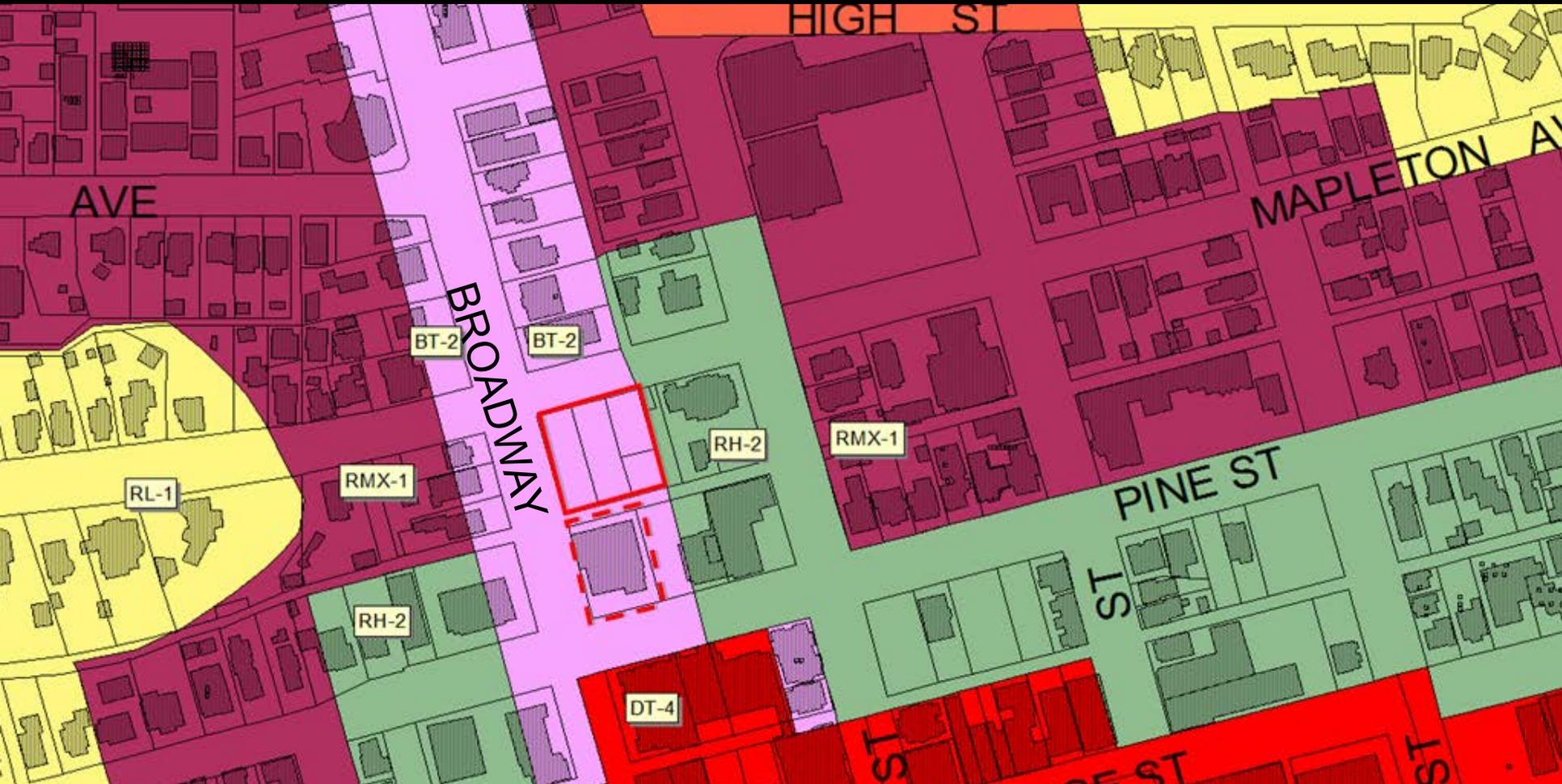




Use Review

- Opportunity to share parking during off-hours for the church, generally Monday Through Friday, 7:00 a.m. to 6:00 p.m.
- Because of other “users” of the parking than those on the site, a Use Review is required for Parking as a Principal Use

Zoning: Business Transition – 2 (BT-2)



Intensity: 1 du/1,600 square feet of lot area
FAR: 0.50 FAR

Planning Board: project consistent with SR/UR criteria



Previous Ordinances Community Benefit

Nomad project at Quince and Broadway: Ordinance through annexation allowed for an increase in number of units from five to eleven to permit three of the units to be permanently affordable to low income households and an additional four units to be permanently affordable to middle income households.

Iris Hollow: Annexation which allowed a greater number of units than originally anticipated for the site. The zoning permitted a diversity of housing types and the inclusion of 19 permanently affordable to low income households, as well as units affordable to middle income households.

Habitat/Violet Hollow: Ordinance through annexation that allowed density increase in exchange for a development of 100% permanently affordable housing.

Foothills Residential Development: An ordinance approved an open space reduction to allow 130 dwelling units, all built as permanently affordable units.

Wellman Creek: Waiver of cost increase in Plant Investment Fees (PIFs) to allow a permanently affordable housing project to proceed under previous PIF levels.

Site Context

