

# Twin Lakes Stakeholder Group Questions for Staff

APRIL 27, 2016

## BVCP Process/Methods

Explain how evaluation for the BVCP can be so comprehensive when it does not address Gunbarrel as a sub-community. Why does such a plan only address individual properties?

The Boulder Valley Comprehensive Plan (BVCP) is a policy document. It is a community wide plan. Subcommunity and Area plans address parts of the city at a more detailed level as needed and are separate from the BVCP.

### Adopted Subcommunity and Area Plans:

- Boulder Plaza Subarea Plan, 1992
- North Boulder Subcommunity Plan, 1995
- University Hill Area Plan, 1996
- Crossroads East/ Sunrise Center Area Plan, 1997
- **Gunbarrel Community Center Plan, 2004**
- Transit Village Area Plan, 2007
- Junior Academy Area Plan, 2009

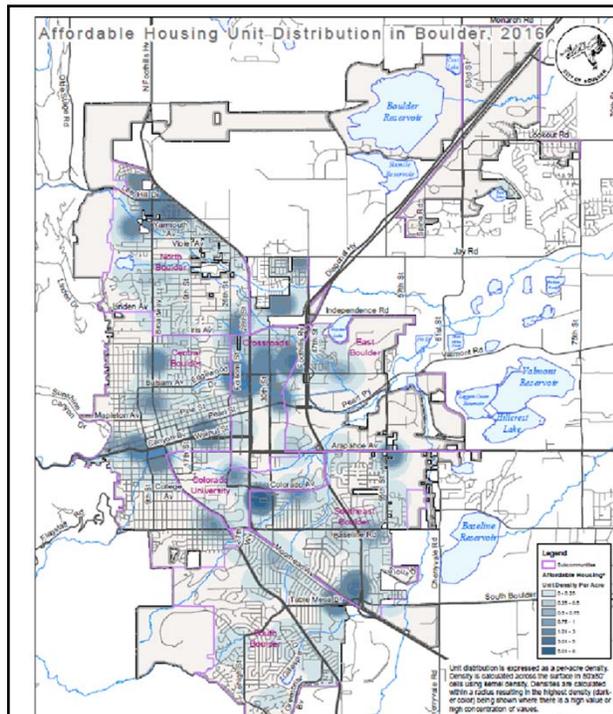
## BVCP Process/Methods

How is the Staff going to specifically and impartially evaluate the merits of TWO land use changes that have been proposed? Not just discussions on density.

Staff's role is to analyze and formulate recommendations for decision makers. Staff bases the analysis on related 2010 BVCP policies and core values, public comments and input, community needs, site characteristics, infrastructure, etc.

How is each section of the Comprehensive plan weighted during evaluation?

There is no specific weighing of BVCP policies or sections of the Comprehensive Plan as part of the staff analysis.



## Affordability and Housing

What percentage of Gunbarrel is affordable in comparison to the broader City of Boulder?

**Gunbarrel Population Renting:** 32%  
(37% BoCo; 51% City of Boulder)

**Gunbarrel Housing Cost-Burdened Renters:** 47% (55% BoCo)

## Affordability and Housing

What is the current projected build out for Gunbarrel in terms of housing? Job projections?

**Housing:** +825 (current dwelling unit number for Gunbarrel is 5,117)

**Jobs:** +2,429 (current employee number for Gunbarrel is 12,747)

## Annexation, Zoning, and Density

Which zoning designations would likely be applied if the property were to be annexed under its current Low-Density designation? Mixed-Density?

[There are a range of zoning districts for each designation.](#)

What are some examples of recent developments under these zoning designations throughout the City?

[Northfield Commons](#)

What are some examples of recent development in the 6-12 du/ac range?

[Additional analysis is underway.](#)

## Annexation, Zoning, and Density

Does Mixed Density typically allow for a broader range of community benefit amenities than the low-density designation?

Not specific to any one designation, each annexation is evaluated based on BVCP Policies...

**1.18 Growth Requirements.** "...urban growth must add significant value to the community, improving quality of life. The city will require development and redevelopment as a whole to provide significant community benefits, achieve sustainability goals for urban form, and to maintain or improve environmental quality as a precondition for further housing and community growth."

### 1.24 Annexation.

- a) "Annexation will be required before adequate facilities and services are furnished."
- b) "The city will actively pursue annexation of county enclaves...and Area II properties..."
- c) "Annexation of existing substantially developed areas will be offered in a manner and on terms and conditions that respect existing lifestyles and densities..."
- d) "...the city will annex Area II land with significant development or redevelopment potential only if the annexation provides a special opportunity or benefit to the city. For annexation considerations, emphasis will be given to the benefits achieved from the creation of permanently affordable housing....the following may also be considered...reduction of future employment projections, land and/or facilities for public purposes over and above that required by the city's land use regulations, environmental preservation, or other amenities determined by the city to be a special opportunity or benefit..."

## Annexation, Zoning, and Density

What percentage of a development is required to be dedicated as open space under Mixed Density? Under Low Density?

The open space requirement is related to private open space for each unit. Each zoning district has a unique set of standards (Title 9 of the city's code).

## Annexation, Zoning, and Density

Why does BCHA feel the land at 6655 Twin Lakes cannot be developed without annexation?

BCHA will need to secure city water and sewer services for development on parcels. The most logical approach to secure services for the parcels is through annexation. The Area II designation is also consistent with BCHA's plans to annex.

Note that the maximum density allowed under county regulations would be 1 du/acre, or 9 – 10 units as a formal platted subdivision. Development of one unit per acre would limit the ability to maximize open space on the properties.

## Annexation, Zoning, and Density

Why does BCHA feel annexation through open space does not violate State law?

The "skipping rule" in C.R.S. 31-12-104(a)(1) prohibits "skipping" over and ignoring County-owned open space that is under County jurisdiction for purposes of obtaining contiguity for annexation.

The statute allows a municipality to ignore certain types of property for purposes of contiguity (roads, state-owned land, etc.), but exempts County-owned open space from what can be skipped over. This does not, however, preclude a County from seeking annexation of its open space because using it for contiguity is not "skipping" over it.

## **Annexation, Zoning, and Density**

Why does POS feel it is appropriate to allow annexation of open space for BCHA, but not for the Archdiocese?

The Archdiocese had general discussions with Parks and Open Space in 2006 about the development process and procedures for their property. No specific plan or request was presented. The Archdiocese chose not to pursue the situation further.

What does the existing sub-designation of open space on 6655 Twin Lakes mean?

Need clarification on this question.

## **Annexation, Zoning, and Density**

BVSD: How can BVSD limit eligibility to the property at 6600 Twin Lakes to only BVSD employees when it partners with BCHA/BHP?

## Annexation, Zoning, and Density

How is the latest very great increase in density in Gunbarrel as a whole evaluated and reviewed and considered when possibly creating additional density? How large of a surrounding area is used to create an "average" density for a particular lot? How is density defined?

## Community Benefit / Amenities

What types of community benefit have previous annexations supported by staff included?

The most defined and explicit community benefit in the BVCP (Policy 1.24) is for provision of affordable housing (40-60% of all units).

Other recent benefits include historic preservation, open space dedications, public trails, etc. For example, for the Boulder Jewish Commons (now under construction), the property owner dedicated several acres of adjacent land to the city for wetlands preservation/restoration.

## Community Benefit / Amenities

If the developer were to construct a natural open space buffer, would the City be interested in owning and maintaining the open space buffer as a public amenity or would they prefer the developer to own and maintain, or is this open for negotiations?

If the developer were to construct a park of 2 acres or more, would the City be interested in the developer making a public land dedication for the City to own and maintain, or would the City prefer the developer to own and maintain, or is this open for negotiations?

Too early to know, but typically the City does not want small scattered parcels due to increased cost. Most likely scenario is developer would own and maintain.

## Site Review

What specific studies would be required of the applicant during an annexation/initial zoning/site plan review process?

Site review process and criteria ...

[https://www2.municode.com/library/co/boulder/codes/municipal\\_code?nodeId=TIT9LAUSCO CH2REPR 9-2-14SIRE](https://www2.municode.com/library/co/boulder/codes/municipal_code?nodeId=TIT9LAUSCO CH2REPR 9-2-14SIRE)

When was the last hydrology study, and what were the results?

When was the last traffic study, and what were the results?

When was the last employment study, and what were the results?

When was the last wildlife study, and what were the results?

When was the last infrastructure study, and what were the results?

Topics for future meetings.



## Compatibility / Surrounding Area

How does City Council/Planning Commission ensure development is compatible? What are their discretionary tools?

[Site review process and criteria.](#)

What are RTD's long-term plans for the Diagonal Highway corridor?

RTD is starting a study this fall on Bus Rapid Transit for the Boulder - Longmont corridor (\$3.5M for preliminary engineering and NEPA approval).

## Other

What happens to the properties after any potential developmental tax incentive expires?

What are the precedents for BHP and BCHA to create the "in the City but owned by County" relationship?