

## BVCP Update – DRAFT Staff Recommendations

### BOULDER VALLEY COMPREHENSIVE PLAN UPDATE MAP-BASED CHANGE REQUESTS

The purpose of this draft report is to advance for public comment the draft staff recommendations for five public requests submitted as part of the Major Update to the Boulder Valley Comprehensive Plan that require action by the City of Boulder. The five properties include:

- Naropa University (2130 Arapahoe Ave.)
- Naropa University (6287 Arapahoe Ave.)
- 385 Broadway
- Table Mesa Shopping Center (0, 693, 695 Broadway)
- Mt Calvary Church (3485 Stanford Court)



The Boulder Valley Comprehensive Plan, jointly adopted by the city and county, guides development and preservation in the Boulder Valley. The BVCP articulates a clear vision for the future and details policies that represent long-standing community values, and the Land Use and Area I, II, III Maps define the desired land use pattern. The five-year major update is an opportunity to amend the plan to address changes in circumstances and community desires.

The plan provides the framework and policy guidance for changes in zoning and land use regulations, subcommunity and area plans, departmental master plans, and capital improvements programming. Although the plan primarily guides physical development, it has expanded over time to provide broader guidance for city and county decisions in the areas of economy, human services and other areas. The plan articulates to the community the vision and goals that guide not only the physical development, but department plans and actions.

### OVERALL SCHEDULE

The larger BVCP update has four phases, each with extensive community dialogue and engagement. The webpage for the project is: [www.BoulderValleyCompPlan.net](http://www.BoulderValleyCompPlan.net). It includes the full project schedule and a link to the 2010 plan and maps.

**Phase 1—Foundations and Community Engagement Plan** (completed)

**Phase 2—Issues Scoping with Community** (completed)

**Phase 3—Analyze and Update Plan Policies and Maps** (spring-fall 2016)

**Phase 4—Prepare Draft Plan for Adoption, Extend IGA** (fall 2016/early 2017)

**Currently, Phase 3—Plan Analysis and Updated Policies and Maps are in progress.** As with the first two phases, Phase 3 entails multiple opportunities for community engagement. In addition to the Land Use and Area Map changes, the planning team and consultants will:

- Address policy refinements and additions to better align the plan with master plans and adopted city and county policies

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- Develop land use choices and policy analysis, advancing the 3D modeling and visualization tools to help convey options and tradeoffs, and do further research and analysis to support a community conversation
- Prepare analysis and site suitability for University of Colorado (CU) south campus to inform potential land use changes and agreements between the city and CU, and
- Identify metrics to measure plan outcomes

## BACKGROUND

In October 2015, the city and county received 38 public requests to change either the BVCP land use designation or the Area II/III boundary on individual properties as part of the Boulder Valley Comprehensive Plan update (“map-based change requests”). In late 2015 through March 2016, the four applicable bodies decided to advance ten of these requests for further study plus three policies. Two of the requestors have withdrawn their requests leaving eight current requests (listed below). The decision to advance these requests was based on a variety of factors, including whether or not any changed circumstances warranted the proposal’s consideration with this BVCP Major Update.

### *Process and Schedule*

Pursuant to BVCP amendment procedures, some of the remaining requests require city (two body) approval and others require both city and county (four body) approval<sup>1</sup>. The schedule and decision-making milestones are summarized in more detail below.

### List of BVCP Change Requests Approved for Further Study

<b>Two Body Requests</b> <i>Requires action by city agencies</i>		
1	Naropa (two locations)	2130 Arapahoe Ave.: High Density Residential (HR) to Public (PUB); 6287 Arapahoe Ave.: Community Industrial (CI) to Community Business (CB)
3	385 Broadway	Transitional Business (TB) to Low Density Residential (LR)
12	0, 693, 695 Broadway (Table Mesa Shopping Center)	Medium Density Residential (MR) to Community Business (CB)
13	3485 Stanford Court	Low Density Residential (LR) to Medium Density Residential (MR)
<b>Four Body Requests</b> <i>Requires action by both city and county agencies</i>		
25	3261 3rd Street	Area III to Area II to enable future annexation request
29	2801 Jay Road	Public (PUB) to Medium Density Residential (MR) or Mixed Density Residential (MXR)
35	6655 and 6500 Twin Lakes, 0 Kalua Road	Low Density Residential (LR) and Public (PUB) to Mixed Density Residential (MXR)
36	6655 and 6500 Twin Lakes, 0 Kalua Road	Low Density Residential (LR) and Public (PUB) to Open Space (OS) with Natural Ecosystems or Environmental Preservation designation
Request #10 - 4801, 4855, 4865, 4885, & 4895 Riverbend Rd. and Request #26 - 3000 N. 63rd St. & 6650 Valmont Rd were withdrawn to pursue different processes.		

The four body requests’ open house occurred on Aug. 8 in preparation for the county public

<sup>1</sup> Two body approval means only the city Planning Board and City Council vote on the request, with the County Planning Commission and Board of County Commissioners as a referral agency. Four body approval means that all four bodies vote on the request.

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hearing on Aug. 30. The two body request open house will occur on Sept. 26 in preparation for the Oct. 13 city public hearing. Please check the BVCP webpage <https://bouldercolorado.gov/bvcp/bvcp-changes> for a current schedule.

### *Distinction between BVCP Land Use Map Changes and Development Review Processes*

Site-specific issues are discussed in individual reports, but it is important to distinguish between what is analyzed as part of the BVCP map-based land use change request process versus the subsequent development review stage where more technical details are typically analyzed and addressed with costs borne by the developer.

Development is not assured with a specific designation. Many of the common issues cited by community members require a specific proposal for the city and community to review and evaluate based on specific annexation and site review criteria. If a development proposal does not meet the approval of either Planning Board or City Council, the proposal is rejected or approved with specific conditions. Below are the basic steps of the development review process that are often accompanied by public hearings before the city’s Planning Board and Council.

#### City Development Review Process

1. Pre-application Meeting
2. Concept Plan (*public hearing*)
3. Annexation / Initial Zoning (*public hearing*)
4. Site Review (*public hearing*)
5. Technical Document Review (subdivision and site construction drawings)
6. Building Permit
7. Certificate of Occupancy

A more detailed overview is provided [here](#).<sup>2</sup>

## **ANALYSIS**

The city and county staff worked together to prepare the analyses for the public requests to support policy decisions by elected officials. Staff’s approach to analyzing public requests for map based changes is consistent with previous BVCP Major Updates (i.e., 2010, 2005) while reflecting priorities identified during this major update by the community and leaders (e.g., achieving diverse and affordable housing, furthering climate action goals, improving jobs and housing balance). Each request has been analyzed based on the overall intent and core values of the BVCP, with specific analysis included depending on individual property unique conditions or community concerns. Individual property reports cite the relevant core values, prior and ongoing community input, history, and other factors as part of the analysis, with the primary focus for most requests being on BVCP Core Values and associated policies.

Consistent with previous BVCP Major Updates, the staff analysis involves assembling and analyzing available data to determine whether existing information would preclude the type

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<sup>2</sup> [https://www-static.bouldercolorado.gov/docs/BVCP\\_Twin\\_Lakes\\_stakeholders\\_Meeting\\_1\\_material-1-201604221522.pdf](https://www-static.bouldercolorado.gov/docs/BVCP_Twin_Lakes_stakeholders_Meeting_1_material-1-201604221522.pdf)

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of land use associated with a particular change request. Staff analysis does not involve conducting new studies. As noted, detailed studies of issues such as traffic, hydrology and wildlife impacts would inform decision making that occurs later, during the Site Review phase of development.

The role of the comprehensive plan is to provide policy guidance to attain Boulder Valley's future goals and address many topics of importance and need to the entire community; therefore, some policies seemingly compete with each other, and can be cited in support of or against a proposal. The final decision should be consistent, on balance, with the policies and goals of the BVCP. It should not be a weighting, zero sum analysis, or scorekeeping exercise. Therefore, staff gave consideration to different change requests on balance with the overall intent of the plan, unique property context and issues, and concerns and policies highlighted by the public. Ultimately, staff used professional judgment and precedent to guide the evaluation in support of policy decisions by elected and appointed officials.

For more information, please contact Jay Sugnet, Senior Planner at 303-441-4057, or [sugnetj@bouldercolorado.gov](mailto:sugnetj@bouldercolorado.gov).

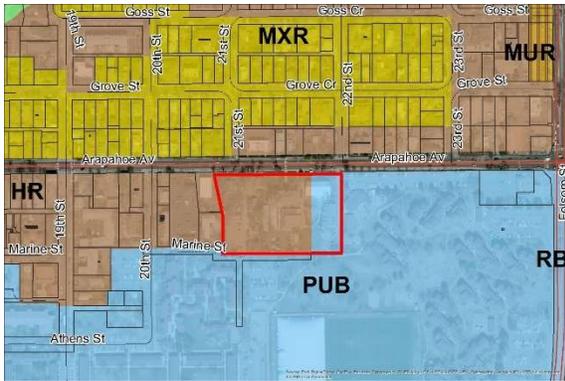
### **ATTACHMENTS**

- A. Naropa – 2130 and 6287 Arapahoe Ave. (Request #1) Staff Report
- B. 385 Broadway (Request #3) Staff Report
- C. Table Mesa Shopping Center – 0, 693, 695 Broadway (Request #12) Staff Report
- D. 3485 Stanford Court (Request #13) Staff Report

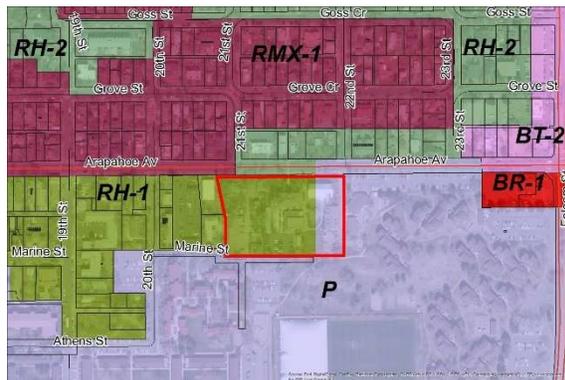
# Requests #1a

# 2130 Arapahoe Ave.

## Existing BVCP Land Use Map



## Existing Zoning Map



## Request Summary for 2130 Arapahoe Ave.

- Requester: Naropa University
- Type of Request: Land use map change
- Brief Description of Request: High Density Residential (HR) to Public (PUB)
- Approval Required: Two body

## Existing Conditions

- BVCP Designation: High Density Residential (HR)
- Zoning: Residential High 1 (RH-1), Public (P)
- Lot Size: 156,087 sq. ft. (3.6 acres)
- Existing Buildings: Approximately 59,527 sq. ft. of university facilities

## Jobs and Housing Assumptions

- Current Estimated Dwelling Units: 30-35
- Current Estimated Jobs: n/a
- Future Estimated Dwelling Units: n/a
- Future Estimated Jobs: n/a

## Site Photos



Looking south onto the Lincoln School Building

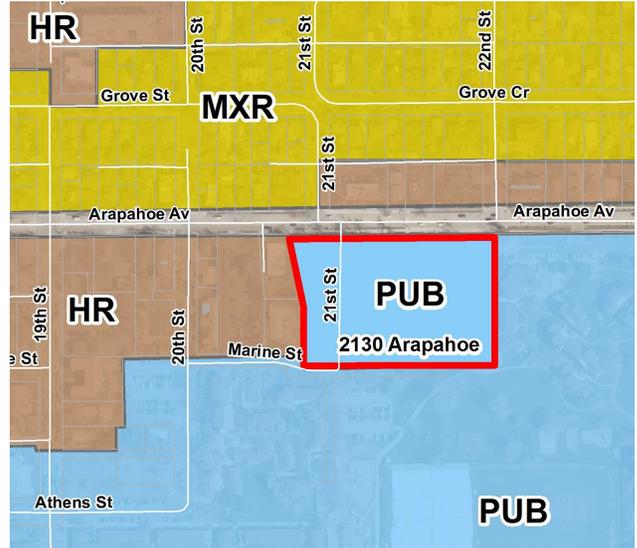


Looking south onto Wulsin Hall

**STAFF RECOMMENDATION FOR REQUESTS #1**

Staff is recommending approval of the proposed land use change from High Density Residential to Public for the following reasons:

- The Public designation is consistent with the current and intended uses at the site, high density residential is not.
- Acknowledging Naropa University as a Public use is consistent, on balance, with the BVCP.
- The location is compatible with surrounding designations and uses (the University of Colorado, also designated as Public), borders to the east and south and mixed and high density residential is across Arapahoe) and to the west.
- Although the land use designation does not relieve the requestor from the requirements of the Planning Unit Development and Special Review of 1988, the change clarifies policy intent for future zoning implementation.



**OVERVIEW**

Staff analyzed High Density Residential (existing) and Public (Request #1b) as alternatives.

**SITE DESCRIPTION**

**2130 Arapahoe** – Located in Central Boulder, the site contains the Arapahoe Campus for Naropa University, which is located south of Arapahoe Avenue. The site is predominantly surrounded by the University of Colorado with Newton Court to the east, and the athletic field to the south. The site is currently made up of various university facilities and housing. To the west is a mix of commercial and residential buildings, and to north is the Goss-Grove neighborhood, where a mix of housing types exist.

**Site History**

Naropa University has operated on this campus since 1983, and purchased the site in 1986. The university applied and was approved of a Planned Unit Development (PUD) and Special Review in 1988. As a result, future development of the property is subject to the approved master plan for the site and if minor modifications or amendments to the site plan is desired in the future, Naropa must follow the city’s review process established in Section 9-2-14, B.R.C. 1981.

Since the approval of their PUD and Special Review, Naropa has made multiple amendments throughout the years. In 1999, Naropa went through a site review process to request an expansion of their facilities, relocation of their buildings, and a parking reduction (UR-99-7 and SI-99-4). The request was a revision to their master plan for their Arapahoe Campus, which contains two properties owned by Naropa (2130 and 2111 Arapahoe Ave). Planning Board unanimously approved the request with conditions.

The master plan has had a few minor modifications since the 1999 approval (2000, 2001, 2008, and 2013). These minor amendments include relocation of buildings, connection of two buildings, and

addition of small classroom spaces. Future expansion of the existing buildings can continue to be accomplished through the minor modification administrative review process up to the approved 72,000 square feet (total building floor area after completing phase 1 and 2, which includes 2111 Arapahoe Ave., located directly north) and with a parking reduction not to exceed 46 percent. Any expansion that is in excess of the 72,000 square feet or 46 percent parking reduction would result in subsequent Use Review and Review amendment.

Today, the existing Arapahoe Campus is comprised roughly of 65,793 square feet, which is almost 7,000 square feet less than what was approved through the original Use Review and Site Review approvals.

### **Land Use Designations**

The site's land use designation is composed of two different uses: High Density Residential (HR) and Public (PUB). A majority of the site is designated as High Density Residential with a small portion of the west designated as Public, which borders the University of Colorado. The BVCP defines High Density Residential designation as more than 14 units per acre and is associated with a variety of attached residential uses such as townhomes, duplexes and apartments. Other uses associated with the HR designation include congregate facilities, dormitories, and boarding houses.

The public land use designation encompasses a wide range of public and private nonprofit uses that provide a community service. This category includes public and private schools and university in addition to municipal and public utility services such as the municipal airport, educational facilities, government laboratories and other nonprofit facilities such as churches, hospitals, retirement complexes, and may include other uses as allowed by zoning.

### **Community Input**

An open house was held on Sept. 26 in south Boulder that provided an opportunity for the community to review and comment on the draft staff recommendations. Approximately X people attended. Public comments related to this land use change request are provided in Attachment A-1. Below is a summary of the comments received:

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### **ANALYSIS**

The analysis includes two BVCP land use options: High Density Residential (current), and Public (requested).

#### **Compatibility with Surrounding Land Uses**

The surrounding area is characterized primarily by residential and university development. The requested Public land use has continuity with the University of Colorado campus located to the east and south. CU's property comprises of graduate student and faculty housing, as well as an athletic field. The Goss-Grove Neighborhood to the north is zoned for mixed and high density residential, consisting of condominiums, multi-family units, and single-family homes. The requested land use reflects both the history of use on the property and the master plan for the site.

The BVCP defines the Public Land Use Designation as, “*public and private non-profit uses that provide a community service... Public/Semi-Public also includes: educational facilities, including public and private schools and the university*”. Naropa University has become an integral asset to the community, and continues to serve as an important educational resource for the community. As a result, staff recommends a designation of Public as it better aligns with the goals of the university and the long-term vision Naropa has for their Arapahoe Campus.

### **Availability of Services and Infrastructure**

#### Transportation and Access to Services

The site is centrally located within the city with various services and amenities within walking distance. The Arapahoe campus is also well connected by high frequency transit lines including the Jump, and Hop. All Naropa University students and staff are provided an Eco Pass, which helps encourage non automobile modes of travel.

#### Water, Wastewater, and Sanitary Sewer

The site is connected to the city’s existing infrastructure including water, storm water, and wastewater.

### **Hydrology, Wetlands and Floodplains**

The entire property is within the 100-year flood plain, making the site highly vulnerable to flooding. The site does not contain wetlands. A drainage report was completed by Naropa as part of the master planning for the site in 2000. The report identified the drainage issues related to the first phase of development and how those issues will be addressed.

### **BVCP Policies**

Staff reviewed all the BVCP policies and cited the most relevant policies in this report. Staff also prepared a high level analysis of how the land use designations options are positive, negative, or neutral in relation to BVCP core values (see table below).

Overall, the recommendation is consistent with the BVCP core values and policies. Naropa is an important educational asset to the community and the proposed designation will help enable and support Naropa University as an educational institution (Policy 8.10 Support for Community Facilities).

### **Summary of Analysis**

Naropa University currently has a study body of approximately 1,100 students with an additional 250 students attending online. The university is growing and currently has facilities in three different locations (Arapahoe, Nalanda, and Paramita). The Arapahoe campus is largely built to capacity and the Paramita campus is temporary, therefore Naropa is working to consolidate campuses and focus future expansion at the Nalanda Campus. Applying the Public Land Use Designation to the Nalanda and Arapahoe campuses is consistent, on balance, with the policies and goals of the BVCP and is compatible with the surrounding land uses.

**Attachment A – Draft Staff Recommendation for 2130 Arapahoe**

Below is a summary chart of the relevant BVCP Core Values related to the various land use options.

<b>CONSISTENCY WITH RELEVANT BVCP CORE VALUES</b>	<b>BVCP LAND USE OPTIONS</b>	
	<b>High Density Residential (current)</b>	<b>Public (requested and recommended)</b>
Sustainability as a unifying framework to meet environmental, economic and social goals	--	+
A welcoming and inclusive community	=	+
Culture of creativity and innovation	=	+
Our unique community identity and sense of place	=	=
Compact, contiguous development and infill that supports evolution to a more sustainable urban form	=	+
Great neighborhoods and public spaces	=	=
Environmental stewardship and climate action	=	=
A vibrant economy based on Boulder’s quality of life and economic strengths	--	+
A diversity of housing types and price ranges	--	=
An all-mode transportation system to make getting around without a car easy and accessible to everyone	=	+
+ positive, = neutral, -- negative		

**ATTACHMENTS**

A-1. 2130 Arapahoe Sept. 26 Open House Comments

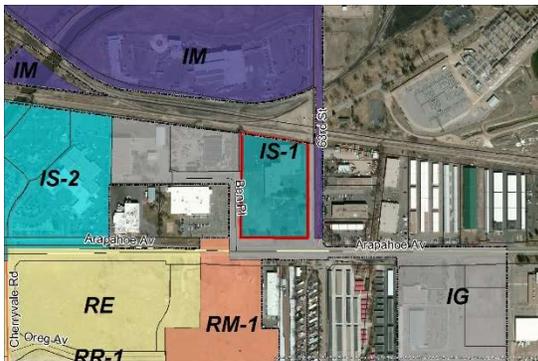
# Request #1b

# 6287 Arapahoe Ave.

## Existing BVCP Land Use Map



## Existing Zoning Map



## Existing Planning Area Map



### Request Summary for 6287 Arapahoe Ave.

- Requester: Naropa University
- Type of Request: Land use map change
- Brief Description of Request: Community Industrial (CI) to Community Business (CB)
- Approval Required: Two body

### Existing Conditions

- BVCP Designation: Community Industrial (CI)
- Zoning: Industrial Service 1 (IS-1)
- Planning Area I
- Lot Size: 240,649 SF (5.52 acres)
- Existing Buildings: 2-story Naropa University Building (52,000 SF)

### Jobs and Housing Assumptions

- Current Estimated Dwelling Units: n/a
- Current Estimated Jobs: 170-190 with CI designation
- Future Estimated Dwelling Units: 60-70 with CB designation
- Future Estimated Jobs: 400-415 with CB designation

## Attachment A – Draft Staff Recommendation for 6287 Arapahoe

### Site Photos



Looking west near the parking lot

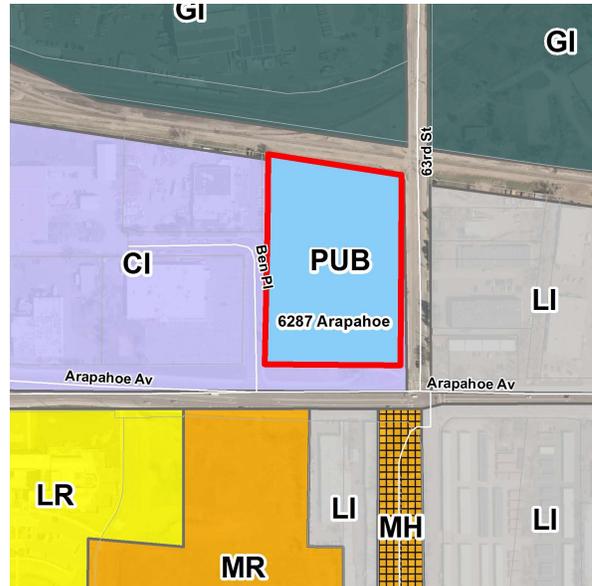


Looking north onto the existing building

### STAFF RECOMMENDATION FOR REQUESTS #1

Staff is recommending Public for the following reasons:

- The Public designation is consistent with the current and future desired campus-related uses at the site, industrial is not.
- Acknowledging Naropa University's property as a Public use is consistent, on balance, with the BVCP.
- Although the land use designation does not relieve the requestor from the conditions established in their annexation agreement from 2003, the change provides clear policy guidance for future zoning implementation.



### OVERVIEW

In addition to the land use request change to Community Business (Request #1b), staff analyzed Community Industrial (existing) and Public (recommended) as alternatives.

### SITE DESCRIPTION

**6287 Arapahoe** – This site is located further east on Arapahoe Avenue near the city limits. The site is bounded by 63<sup>rd</sup> St. to the east, 62<sup>nd</sup> St. to the west, Arapahoe Avenue to the south and the rail road tracks to the north. The site is accessed via 63<sup>rd</sup> St. and the building is located in the

## Attachment A – Draft Staff Recommendation for 6287 Arapahoe

northeast corner of the parcel. A mix of Area I and II properties surround the site.

### Site History

Originally located within Boulder County, the building was constructed in 1977, and served as a light industrial use. In 2002, the previous landowner (1675 Range, LLC) and Naropa University worked together to annex and develop the site for the university. The application for annexation and rezoning went to Planning Board, at which time the request was slightly modified. Council approved annexation and initial zoning of Industrial Service-1 (IS-1) due to the proximity to other industrial uses. Naropa University was granted special terms documented in an annexation agreement.

Provision in the annexation agreement permitted university uses and the University's associated accessory uses including retail, restaurant use and dormitory uses on this campus. Any student housing or dormitory in the future would require site review. The agreement also allowed Naropa to use the existing 52,000 square foot building. Site review would be required for additional square footage on the site, if the seating capacity of any assembly area exceeds 500 spaces, or if the demand for parking requires more than 170 spaces. The approved ordinance can be found [here](#).

After the approval, Naropa then renovated the interior of the building to function as an educational facility. The most recent interior renovation to the site was approved in 2014, which remodeled 16,120 square feet of the existing building (PMT2014-01484).

Naropa University currently has a study body of approximately 1,100 students with an additional 250 students attending online. The university is growing and currently has facilities in three different locations (Arapahoe, Nalanda, and Paramita). The Arapahoe campus is largely built to capacity and the Paramita campus is temporary, therefore Naropa is working to consolidate campuses and focus future expansion at the Nalanda Campus.

### Land Use Designations

The site's land use changed from Light Industrial to Community Industrial during the 1997 Major Update when the Community Industrial designation was first adopted. Community Industrial is defined in the BVCP as areas where the predominant uses provide a direct service to the planning area and often has an ancillary commercial activity. The uses often include smaller scale auto-related uses, small printing operations, building contractors, building supply warehouses, small manufacturing operations and similar uses.

### COMMUNITY INPUT

An open house was held on Sept. 26 in south Boulder that provided an opportunity for the community to review and comment on the draft staff recommendations. Approximately X people attended. Public comments related to this land use change request are provided in Attachment A-1. Below is a summary of the comments received:

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## ANALYSIS

The analysis includes three BVCP land use options, including Community Business (current), and Community Business (requested) and Public (proposed).

### **Compatibility with Surrounding Land Uses**

The surrounding area is primarily characterized by a mix of industrial uses and, across Arapahoe, single-family residential development. Located south of the site are primarily Area II properties. Directly adjacent to the site are auto repair shops, a roofing contractor, a ballroom, storage facilities, small manufacturing services (Schacht Spindle), large manufacturing services (Eco-Cycle, and Boulder County Recycling Center) and car dealerships.

Community Business, the land use designation requested by the applicant, is defined as the focal point for commercial activity, serving a subcommunity or a collection of neighborhoods. The purpose of this designation is to serve daily convenience shopping and service needs of local populations. Current shopping centers with a community business designation includes Table Mesa Shopping Center, Basemar, and Frasier Meadows Shopping Center. The surrounding area of the Nalanda Campus does not contain nor does it anticipate a high intensity of residential development, making Community Business incompatible with the surrounding development and inconsistent with the BVCP policies.

While the Community Business designation and its related zoning would allow for more intensity and uses for Naropa, the approval of the designation would not be consistent with the intended purpose behind a Community Business designation. Unintended consequences may also arise if the ownership of the property was to change in the future, having a potential change in use from university to retail.

The BVCP defines the Public Land Use Designation as, “*public and private non-profit uses that provide a community service... Public/Semi-Public also includes: educational facilities, including public and private schools and the university*”. Naropa University has become an integral asset to the community, and continues to serve as an important educational resource for the community. As a result, staff recommends a designation of Public as it better aligns with the goals of the university and the long-term vision Naropa has for their Nalanda Campus.

### **Access and Transportation**

Currently, the site can only be accessed off 63<sup>rd</sup> St. and is bounded by railroads directly to the north, limiting and restricting future access to the site. Arapahoe Avenue a state highway, is also a heavily traveled corridor, serving as one of the main access roads in and out of the city. The Jump runs adjacent to the site along Arapahoe Avenue, connecting the City of Boulder and Lafayette together. A future bus rapid transit system is also anticipated along Arapahoe Avenue.

### **Availability of Services and Infrastructure**

The site is connected to the city’s existing infrastructure including water, storm water, and wastewater. Any additional upgrades needed in order to support future re-development will be the responsibility of the developer.

**Hydrology, Wetlands and Floodplains**

The property is not located within the floodplain, and does not contain wetlands. There are no known hydrological issues with the property.

**BVCP Policies**

Staff reviewed all the BVCP policies and cited the most relevant policies in this report. Staff also prepared a high level analysis of how the land use designations options are positive, negative, or neutral in relation to BVCP core values (see table below).

Overall, the recommendation is consistent with the BVCP core values and policies. Naropa is an important educational and community asset to the city, and the proposed designation will help enable and support Naropa as an educational institution (Policy 8.10 Support for Community Facilities).

**Summary of Analysis**

The Community Business designation is not reflective of the long-term use and vision that Naropa has for their Nalanda Campus. Naropa University currently has a study body of approximately 1,100 students with an additional 250 students attending online. The university is growing and is attempting to consolidate campuses and focus future expansion at the Nalanda Campus. Applying the Public Land Use Designation to the Nalanda campus is consistent, on balance, with the policies and goals of the BVCP and is compatible with the surrounding land uses.

Below is a summary chart of the relevant BVCP Core Values related to the various land use options.

CONSISTENCY WITH RELEVANT BVCP CORE VALUES	BVCP LAND USE OPTIONS		
	Community Industrial (current)	Community Business (requested)	Public (recommended)
Sustainability as a unifying framework to meet environmental, economic and social goals	=	=	+
A welcoming and inclusive community	=	=	+
Culture of creativity and innovation	=	=	+
Our unique community identity and sense of place	=	--	=
Compact, contiguous development and infill that supports evolution to a more sustainable urban form	--	--	+

**Attachment A – Draft Staff Recommendation for 6287 Arapahoe**

Great neighborhoods and public spaces	--	=	+
Environmental stewardship and climate action	=	=	=
A vibrant economy based on Boulder’s quality of life and economic strengths	+	+	+
A diversity of housing types and price ranges	--	--	=
An all-mode transportation system to make getting around without a car easy and accessible to everyone	=	=	=
+ positive, = neutral, -- negative			

**ATTACHMENTS**

A-1. 6287 Arapahoe Sept. 26 Open House Comments

# Request #3

# 385 Broadway

## BVCP Land Use Map



## Request Summary

- Requester: Chuck Palmer, neighbor
- Type of Request: Land use map change
- Description of Request: Transitional Business (TB) to Low Density Residential (LR)
- Approval Required: Two body

## Existing Conditions

- BVCP Designation: Transitional Business (TB)
- Zoning: Residential Low – 1 (RL-1)
- Lot Size: 44,821 sq. ft. (1.03 acres)
- Existing Buildings: Office (5,934 sq. ft., constructed in 1957)

## Zoning Map



## Jobs and Housing Assumptions

- Future Estimated Dwelling Units: 2-6 with RL-1 zoning
- Future Estimated Jobs: 28-44 with TB designation

## Site Photos



Looking south to the existing building



Looking south from the multi-use path

### **STAFF RECOMMENDATION FOR REQUEST #3**

Staff is recommending to keep the current land use designations of Transitional Business and Low Density Residential for the following reasons:

- Circumstances have changed on the site and ownership since the time of the land use change request. The current property owner is remodeling the current building for continued office use and is not interested in a residential use. The previous owner intended to redevelop the property with multi-family residential.
- While the current zoning of Low Density Residential-1 prohibits office use, the continued office use is legally non-conforming, therefore the current office use is allowed to continue operation but not to expand.
- Low Density Residential is not appropriate for a site adjacent to Broadway, a major multi-modal corridor in close proximity to jobs and services.
- If in the future the property owner seeks to expand the office use he or she may apply for a zoning change that would require a public hearing before the Planning Board and potentially City Council.

### **OVERVIEW**

In addition to the land use request change to Low Density Residential (Request #3), staff analyzed Business Transitional (existing) and Medium Density Residential as alternatives.

### **SITE DESCRIPTION**

The property directly fronts Broadway from the west and is bounded by Bluebell Ave. to the north; Compton Rd. to the south and is accessed via 27<sup>th</sup> St., which serves as the only entrance/exit to the site. The areas to the north and west are single-family homes, with National Institute of Standards and Technology (NIST) located directly south of the site. A paved multi-use path runs adjacent to the site along Broadway.

#### **Site History**

The property was developed as an office building and has functioned as a non-conforming commercial use since it was built in 1957. In 1956, a request to build the present office building was denied by the city because the clinic was proposed in an R-1 zone, which did not permit office uses; however, the decision was appealed to the Board of Zoning Adjustment who granted a variance at the time. In 1964, the Oak Park Corporation requested and was approved of another variance that allowed the building to expand to approximately twice its original size. In 1973, the owner received another variance to expand the range of professional services. The use on-site is still considered nonconforming and any new nonresidential use is subject to a use review with Planning Board.

#### **Land Use Designations**

During the 2008 BVCP mid-term review, the owner requested to change the property's land use designation from Low Density Residential (LR) to Transitional Business (TB). A series of public hearings and neighborhood meetings took place throughout that process which resulted in Council adopting an alternative land use map change which included leave a 25-foot-wide buffer of the existing residential land use designation on the north and western edge of the property, with the remainder of the

## Attachment B – Draft Staff Recommendation for 385 Broadway

property being changed to Transitional Business (TB). This buffer was proposed in order to reduce the potential impacts to the surrounding residential, while still allowing for expansion or redevelopment of the site for continued business uses.

In August 2015, a new property owner requested to rezone the 0.80-acre portion of the property from Residential Low – 1 (RL-1) to Business Transitional 2 (BT-2) in conformance with the land use designation. The applicant’s written statement indicated the intent to redevelop this site with 16 townhomes, a use permitted by right in Business Transitional zoning districts. City Council unanimously denied the request primarily over issues of access and use, and believed that the denial of the application was necessary in order to preserve the character of the surrounding neighborhood.

### COMMUNITY INPUT

An open house was held on Sept. 26 in south Boulder that provided an opportunity for the community to review and comment on the draft staff recommendations. Approximately X people attended. Public comments related to this land use change request are provided in Attachment B-1. Comments received at the open house relate to the following topics:

- 

In addition, staff received public comments during the 2008 BVCP mid-term update, and the rezoning process from 2015 (LUR2015-00047). General themes of public comments from the past are summarized below. The majority of the listed themes have emerged from the neighborhood’s reaction to the proposed project in LUR2015-00047.

- Access – Concerns over the possibility of having access off Bluebell Ave.
- Compatibility – Concerns about the property redeveloping into multi-family/ high density student rental housing.
- Parking - Negative implications on the neighborhood if a parking reduction was requested and approved.
- Light pollution – Taller buildings on a hill will create more light pollution.
- Buffer zone – The buffers to the north and west have historically been ill maintained.
- Construction Staging – No room on the site for staging construction.
- Pedestrian access – Access to the site should only exist from the east, not Bluebell Ave.
- Fire and Life Safety – Access off Bluebell must exclusively be dedicated to emergency vehicles.
- Solar access – High elevation of the site may infringe on 2290 Bluebell’s access to sunlight

### ANALYSIS

The analysis includes three BVCP land use options, including Transitional Business (current), and Low Density Residential (requested) and Medium Density Residential.

#### Compatibility with Surrounding Land Uses

The 2008 land use change to Business Transitional recognized that the current use of the property as office. According to the BVCP, *“The Transitional Business designation is shown along certain major streets. These are areas usually zoned for less intensive business uses than in the General Business areas, and they often provide a transition to residential areas.”*

## Attachment B – Draft Staff Recommendation for 385 Broadway

The associated zoning is either Transitional 1 (BT-1) or Transitional 2 (BT-2), which is defined in the section 9-5-2, “Zoning Districts,” B.R.C. 1981, “*Transitional business areas which generally buffer a residential area from a major street and are primarily used for commercial and complementary residential uses, including without limitation, temporary lodging and office uses.*”

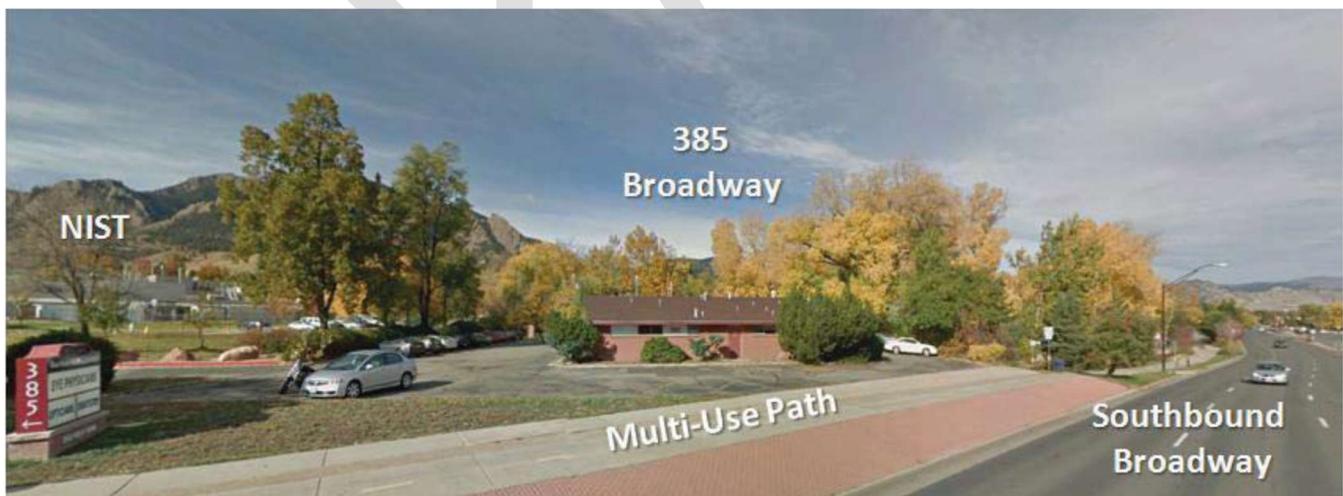
In 2008, there was general support for a change from Low Density Residential to Business Transitional. It was assumed that the office use would continue and as long as access was still granted through NIST, there was little to no impact on the adjacent neighborhood. The proposal for multi-family residential was a surprise to many and resulted in the Council denying the rezoning request.

The request for Low Density Residential is not consistent with the Boulder Valley Comprehensive Plan in general. The requested land use designation of Low Density Residential allows between 2-6 units per acre and current zoning is Residential–Low 1 defined within the land use code section 9-5-2, “Zoning Districts,” B.R.C. 1981 as, “*Single-family detached residential dwelling units at low to very low residential densities.*” While this designation would be compatible with the neighborhoods to the west and north, it is not necessarily compatible with the uses to the east (high density residential, RTD park and ride, medical and dental offices) and the south (NIST).

### Availability of Services and Infrastructure

#### Transportation and Access to Services

The site is well-served by transit, as it is well-connected both locally and regionally by high frequency transit lines, the majority of which travel along Broadway. Local routes include the Skip, Dash, Bound, 204, and J, and regional routes include AB, FF, DD, DM, and GS. A multi-use path fronts the property along Broadway. The site is also well-served by the Broadway bike and pedestrian path. It is in close proximity to major employers, the University of Colorado and a wide variety of retail sales and services.



#### Site Access

Direct access to the site was closed after 9-11 due to security concerns. Prior to this closure, a four-way intersection existed at Broadway and 27<sup>th</sup> Way, with 27<sup>th</sup> Way extending into Compton Rd. In response to this closure, NIST provided an access easement along 27<sup>th</sup> St.

## **Attachment B – Draft Staff Recommendation for 385 Broadway**

During previous city processes, the neighbors expressed a desire to establish a restriction on access from the property onto Bluebell Ave. Currently, the property has access through a perpetual easement across the Department of Commerce (NIST) property. Residents were worried that if access ceased to exist, access will have to be taken on Bluebell Avenue, which would have a negative impact on the neighborhood. Staff agrees that business traffic traveling through the neighborhood and down Bluebell would not be desirable, however, the property has a perpetual (permanent) easement for access, and the grade differences between the property and Bluebell Avenue would require a significant driveway cut into the property. One point of access is allowed per 9-9-5(c)(1), BRC, 1981, unless a traffic study or site plan is approved by the city that demonstrates additional accesses “would not impair any public use of any public right-of-way, or create safety or operational problems, or be detrimental to traffic flow on adjacent public streets.”

### Water, Wastewater, and Sanitary Sewer

The site is connected to the city’s existing infrastructure including water, storm water, and wastewater.

### **Environment**

#### Floodplain

The site is slightly elevated above the surrounding neighborhood, leaving only a small portion of the property to the west within a 100-year floodplain. Properties directly located to the north and west along Bluebell are within the 100-year floodplain.

#### **BVCP Policies**

Staff reviewed all the BVCP policies and cited the most relevant policies in this report. Staff also prepared a high level analysis of how the land use designations options are positive, negative, or neutral in relation to BVCP core values (see table below).

On balance, the recommendation to not change the designation is consistent with the BVCP core values and policies. The property is located along a state highway and a major transit corridor where single-family housing is not appropriate.

The current BVCP land use designation of the 25-foot wide residential buffer to the west and north is low density residential, which is consistent with the contiguous residential subdivision to the north and west. Changing the land use designation for the non-buffer portion of the site from transitional business low density residential would not be consistent with the existing uses on the site. The transitional business land use designation “is shown along certain major streets of the valley. These are areas usually zoned for less intensive business uses than in the General Business areas, and they often provide a transition to residential areas.”

Policy 2.17 Protection of Residential Neighborhoods Adjacent to Non-residential Zones and Policy 2.19 Compatibility of Adjacent Land Uses state that the city and county will ensure that spill-over effects such as noise and visual impacts be mitigated. Due to the immediately contiguous low density residential neighborhood, compatibility with adjacent land uses is of concern. Rezoning and a subsequent by-right redevelopment could result in a significant intensification of the site, negatively impacting the surrounding residential neighborhoods. Retaining the 25-foot wide residential buffer on the north and west sides of the property, however, mitigates the impacts of expansion of non-residential uses.

## Attachment B – Draft Staff Recommendation for 385 Broadway

### Summary of Analysis

Due to changing circumstances on the site, staff recommends that the current designations remain the same. The current property owner is remodeling the existing building for continued office use. Although the current zoning of Low Density Residential-1 prohibits office use, the current office use is allowed to continue operation without increasing square footage. Low Density Residential is not appropriate for a site adjacent to a Broadway, a major multi-modal corridor in close proximity to jobs and services. If the property owner wishes to expand the office use in the future, the property owner may apply for a zone change that would require a public hearing before the Planning Board and potentially City Council.

Below is a summary chart of the relevant BVCP Core Values related to the various land use options.

CONSISTENCY WITH RELEVANT BVCP CORE VALUES	BVCP LAND USE OPTIONS		
	Transitional Business (current)	Low Density Residential (requested)	Medium Density Residential (recommended)
Sustainability as a unifying framework to meet environmental, economic and social goals	+	=	+
A welcoming and inclusive community	+	=	+
Our unique community identity and sense of place	--	+	--
Compact, contiguous development and infill that supports evolution to a more sustainable urban form	+	--	+
Great neighborhoods and public spaces	=	=	=
Environmental stewardship and climate action	+	=	+
A vibrant economy based on Boulder's quality of life and economic strengths	+	=	+
A diversity of housing types and price ranges	+	--	+
An all-mode transportation system to make getting around without a car easy and accessible to everyone	+	--	+
+ positive, = neutral, -- negative			

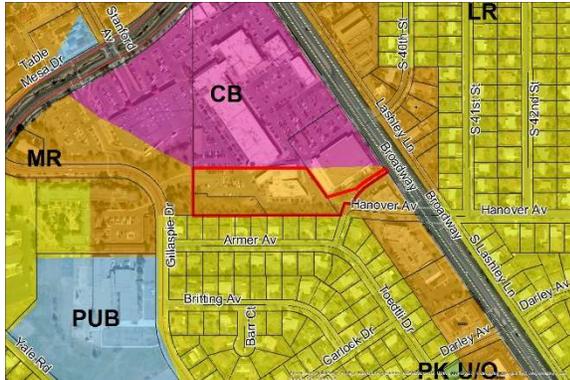
### ATTACHMENTS

B-1. 385 Broadway Sept. 26 Open House Comments

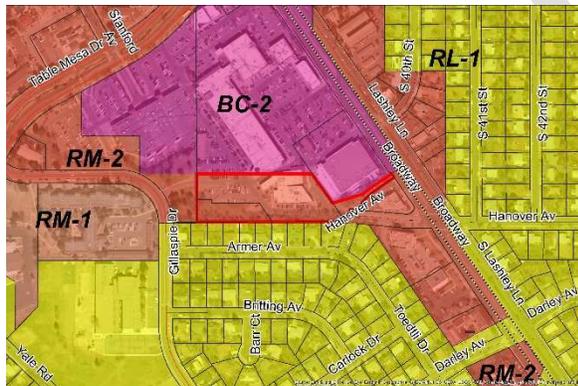
## Request #12

## 0, 693, 695 Broadway/Table Mesa Shopping Center

### Existing BVCP Land Use Map



### Existing Zoning Map



### Request Summary

- **Requester:** Table Mesa Shopping Center LLC, owner
- **Type of Request:** Land use map change
- **Brief Description of Request:** Medium Density Residential (MR) to Community Business (CB)
- **Approval Required:** Two body

### Existing Conditions

- **BVCP Designation:** Medium Density Residential (MR)
- **Zoning:** Residential Medium 2 (RM-2)
- **Lot Size (BVCP boundaries do not follow parcel boundaries in this case):**
  - Total area impacted by request: 3.5 acres
  - Total area of all properties impacted by request: 10.45 acres
- **Existing Buildings:** 187,940 sq. ft. of leasable area in Table Mesa Shopping Center

### Jobs and Housing Assumptions

- Existing Estimated Dwelling Units: 25-57
- Existing Estimated Jobs: 0
- Future Estimated Dwelling Units: 36-40
- Future Estimated Jobs: 200-220

## Attachment C – Draft Staff Recommendation for Table Mesa Shopping Center

### Site Photos



Looking west near Lucky's

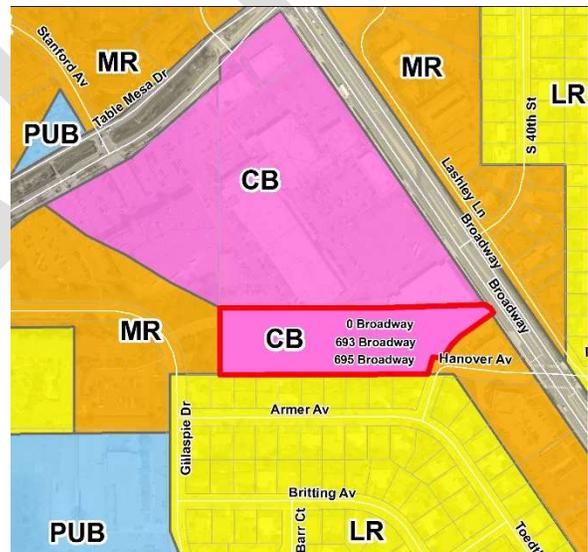


Looking northwest near culinary school

### STAFF RECOMMENDATION FOR REQUEST #12

Staff is recommending changing the land use designation to Commercial Business for the following reasons:

- Commercial Business is consistent with the current uses on the site and Medium Density Residential is not.
- The change provides a consistent land use designation for the shopping center. The current Medium Density Residential (MR) designation crosses property lines and existing buildings, creating additional city reviews and expenses for the property owner.
- A landscaping buffer, access road and parking currently provide a buffer between the single family homes to the south and the shopping center, thus ensuring that the shopping center is compatible with the surrounding development.
- Any future redevelopment of the site would need to address neighborhood compatibility issues through the site review process. The site is large and would provide design flexibility to address neighborhood compatibility concerns.



Staff also recommends changing the land use designation for a small portion of the site where Lucky's Market is located. The current designation is Medium Density Residential with Business Commercial-2 zoning. The change is from Medium Density Residential to Commercial Business (CB) to be consistent with the zoning.

### OVERVIEW

In addition to the land use request change to Commercial Business (Request #12), staff analyzed Medium Density Residential (existing).

## Attachment C – Draft Staff Recommendation for Table Mesa Shopping Center

### SITE DESCRIPTION

The 10.45-acre site is located at the southwest corner of Broadway and Table Mesa Dr. with residential uses located immediately to the south and east and retail and office uses located to the north and west. The Table Mesa Shopping Center was originally constructed in the early 1960's with several additions to the center occurring over time. Currently, there is 187,940 square feet of leasable area within the center. The shopping center is currently undergoing improvements that include parking and driveway reconstruction/repair, irrigation improvements, pedestrian access, trash enclosure improvements, and exterior lighting improvements.

The land use change request is specific to a 3.5-acre portion of the 10.45-acre site that currently consists of parking, an alleyway and a commercial building that is home to a culinary school. Immediately to the south of the site is a single-family neighborhood. This parcel, along with the rest of the Table Mesa Shopping Center, is at a slightly lower grade than the neighborhood to the south.



### Land Use Designations

The 3.5-acre portion of the 10.45-acre site is designated as Medium Density Residential. Medium Density Residential land uses are generally situated near community shopping areas or along some of the arterials of the city, allowing 6-14 units per acre. Similar to the other Medium Density Residential property in the area, it is intended to serve as a buffer between the shopping center and single-family residential land uses.

The remainder of the 10.45-acre site is designated Community Business and the request is to change the designation so the entire site is one land use designation (Community Business). The primary purpose for the request is allow changes in building tenants without having to go through a city use review. For example, as recently as 2014, the property owner was required to undergo the expense and time to expand the Escoffier Culinary School within the Table Mesa Shopping Center (LUR2014-00044). No

## Attachment C – Draft Staff Recommendation for Table Mesa Shopping Center

new development was proposed and there was no neighborhood concern with the proposal.

### COMMUNITY INPUT

An open house was held on Sept. 26 in south Boulder that provided an opportunity for the community to review and comment on the draft staff recommendations. A mailing to all property owners was sent prior to the open house. Approximately X people attended. Public comments related to this land use change request are provided in Attachment C-1. Comments received to date relate to the following topics:

- 

### ANALYSIS

The analysis includes two BVCP land use options, including Medium Density (current), and Community Business (requested and recommended).

#### Compatibility with Surrounding Land Uses

The recommended land use designation is consistent with the current uses on the site. The Table Mesa Shopping Center is home to a wide variety of local serving retails (e.g., grocery stores, banks, restaurants, coffee shops, etc.).



Looking east towards Broadway – landscape buffer and single family homes to the right

A landscaping buffer, access road and parking provide a buffer between the single family homes to the south and the shopping center. The primary compatibility concern is if the shopping center redevelops in the future. Due to the large size of the site, site review would be required and future development would be required to address how it transitions to the neighboring properties. The large size of the site also allows for design flexibility to address potential compatibility concerns the neighbors may have in the future.

## **Attachment C – Draft Staff Recommendation for Table Mesa Shopping Center**

Residential development will continue as an option with Commercial Business, but at this time the requestor and the neighbors appear in agreement that housing in this portion of the shopping center is not appropriate.

### **Access and Parking**

Multiple access points exist on both local and major roads that bound the site including Table Mesa, Gillaspie, and South Broadway. Access points nearest to the site consist of Gillaspie to the west; Broadway to the east; and Armer to the south. A four-way intersection exists on South Broadway and Hanover Avenue that provides access to the site for traffic heading in all directions.

### **BVCP Policies**

Staff reviewed all the BVCP policies and cited the most relevant policies in this report. Staff also prepared a high level analysis of how the land use designations options are positive, negative, or neutral in relation to BVCP core values (see table below).

Policy 2.17 Protection of Residential Neighborhoods Adjacent to Non-residential Zones and Policy 2.19 Compatibility of Adjacent Land Uses state that the city and county will ensure that spill-over effects such as noise and visual impacts be mitigated. Due to the proximity of the shopping center to the single-family neighborhood to the south, compatibility with adjacent land uses is of concern. The Medium Density Residential was established as a buffer between the two uses prior to construction of the shopping center. During site review, it is likely that the landscaping buffer and access road were intentionally created to address policies 2.17 and 2.19. Any redevelopment in the future would need to address compatibility as discussed above in the Compatibility with Surrounding Land Uses section.

### **Summary of Analysis**

On balance, the recommendation is consistent with the BVCP core values and policies. Commercial Business is consistent with the current uses on the site. The recommendation addresses implementation issues created by zoning and land use designations that cross property lines and split existing buildings. The change provides a consistent land use designation for the shopping center.

A landscaping buffer, access road and parking provide a buffer between the single family homes to the south and the shopping center, thus ensuring a transition between the shopping center the residential area to the south. Any future redevelopment of the site would need to address neighborhood compatibility issues through the site review process. The site is large and would provide design flexibility to address neighborhood concerns.

**Attachment C – Draft Staff Recommendation for Table Mesa Shopping Center**

Below is a summary chart of the relevant BVCP Core Values related to the various land use options.

<b>CONSISTENCY WITH RELEVANT BVCP CORE VALUES</b>	<b>BVCP LAND USE OPTIONS</b>	
	<b>Medium Density Residential (current)</b>	<b>Community Business (requested and recommended)</b>
Sustainability as a unifying framework to meet environmental, economic and social goals	=	+
A welcoming and inclusive community	=	=
Our unique community identity and sense of place	=	=
Compact, contiguous development and infill that supports evolution to a more sustainable urban form	=	--
Great neighborhoods and public spaces	=	=
A vibrant economy based on Boulder’s quality of life and economic strengths	--	+
A diversity of housing types and price ranges	=	=
An all-mode transportation system to make getting around without a car easy and accessible to everyone	=	=
+ positive, = neutral, -- negative		

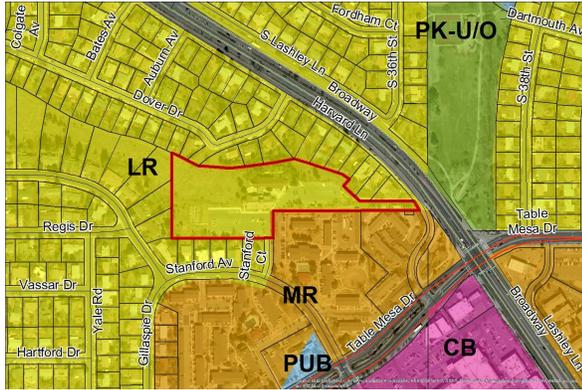
**ATTACHMENTS**

C-1. Table Mesa Sept. 26 Open House Comments

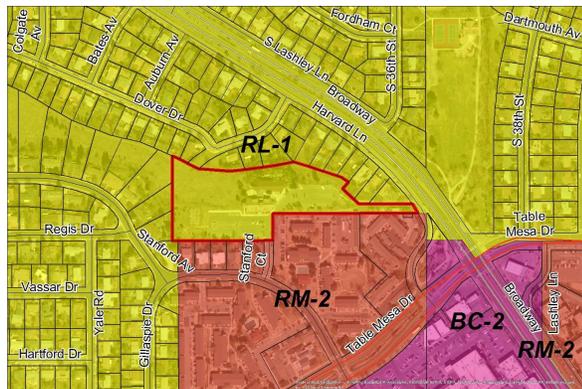
# Request #13

# 3485 Stanford Court

## BVCP Land Use Map



## Zoning Map



## Site Photos



Looking west across the church parking lot



Looking east from the garden area

## Request Summary

- Requester: Mt. Calvary Lutheran Church
- Type of Request: Land use map change
- Brief Description of Request: Low Density Residential (LR) to Medium Density Residential (MR)
- Approval Required: Two body

## Existing Conditions

- BVCP Designation: Low Density Residential (LR)
- Zoning: Residential Low-1 (RL-1)
- Lot Size: 206,931 sq. ft. (4.8 acres)
- Existing Buildings: Church (29,257 sq. ft.)

## Jobs and Housing Assumptions

- Current Estimated Dwelling Units: 10-29 with RL-1 zoning
- Current Estimated Jobs: n/a
- Future Estimated Dwelling Units: 29-67 with MR designation
- Future Estimated Jobs: n/a

## Attachment D – Draft Staff Recommendation for 3485 Stanford Court

### Site Photos



Looking north from parking lot



Looking east near the steep slope

### STAFF RECOMMENDATION

Staff is recommending Medium Density Residential for the 3485 Stanford Ct. property for the following reasons:

- Diversity of housing types and price ranges is a core value of the Comprehensive Plan, recognizing that the availability of housing affordable to both low and moderate income populations is “a growing concern”.
- There is a scarcity of sites for housing in Boulder Valley. Allowing Medium Density Residential will increase the diversity of housing types.
- The recommended Medium Density Residential designation furthers other key BVCP policies, including jobs:housing balance, compatibility of adjacent land uses, and strengthening community housing partnerships.
- The recommended MR designation allows 6-14 dwelling units per acre (29-67 units total). This is consistent with the mix of densities in the surrounding area and could be compatible with the surrounding residential developments.
- The location and characteristics of the site make it suitable for new residential development on the upper portions of the site that are not on a steep slope.



Staff also recommends that the (5 parcels) south of the Stanford property be changed to Medium Density Residential (MR) to be consistent with the existing RM-2 zoning and to provide the same designation as the properties to the south and east.

## Attachment D – Draft Staff Recommendation for 3485 Stanford Court

### OVERVIEW

Staff analyzed low density residential (existing) and Medium Density Residential (Request #13) as alternatives.

### SITE DESCRIPTION

Located in South Boulder, the parcel is directly west of South Broadway, north of Stanford Avenue and South of Dover Drive. Single-family housing bound the site to the north and west, and town homes border the site to the south. The Anderson Ditch runs adjacent to the northern edge of the site. The site sits on a steep slope, which descends in elevation as it moves north.

The current BVCP Land Use designation for the site is Low Density Residential (LR), which consists predominantly of single-family detached units allowing up to 2-6 units per acre. The area to the north and west the site is also designated as LR and the townhomes to the southeast are designated as Medium Density Residential (MR).

#### Site History

The church was originally built in 1963 and renovated in 1978. In 2000, the church doubled the size of the facility and received a height exception. The addition to the building was built on the south side of the existing building, away from the steep hillside to the north.

The congregation has grown smaller over the years and during the 2015 annual meeting, *“...consideration was given to the need for relocating our church to a smaller facility and possibly addressing the growing need for senior housing in South Boulder within our property.”* As part of the submittal for the land use request, the requestor provided a copy of a purchase agreement for the site. Frasier Meadows and Boulder Housing Partners secured an interest in acquiring the site to provide affordable housing for seniors.

#### Land Use Designation

The requestor proposed a zoning designation of Residential Medium-2 (RM-2), which corresponds to the Medium Density Residential designation. The BVCP defines medium density residential development as 6-14 dwelling units per acre, and its associated zoning would allow for more types of housing and uses. The Residential Medium zoning districts, in addition to detached homes, would allow for duplexes, attached dwellings and townhouses as well as congregate facilities, a use that’s desired by the requestor. The current designation of Low Density Residential (LR) is defined by the BVCP as low-density residential development at 2-6 units per acre. The Low Density Residential designation is associated mostly with single-family home neighborhoods, but also allows for public educational facilities and religious assemblies.

### COMMUNITY INPUT

- An open house was held on Sept. 26 in south Boulder that provided an opportunity for the community to review and comment on the draft staff recommendations. Approximately X people attended. Public comments related to this land use change request are provided in Attachment D-1. Comments received to date relate to the following topics:

**ANALYSIS**

The analysis includes two BVCP land use options: Low Density Residential (current), and Medium Density Residential (Request #13)

**Compatibility with Surrounding Land Uses**

The site abuts residential development of varying types on all sides. Down the slope to the north is a single-family residential neighborhood. The area to the south is zoned for medium density residential and consists of duplexes and multifamily attached units.

Density is only one factor in an assessment of neighborhood compatibility. Other factors that determine how a development would fit into the surrounding neighborhood include scale, massing and design (e.g., how the buildings are configured on the site, the building materials used, transitions to adjacent land uses, placement of parks, open space, buffers, lighting, and parking). The slope and any potential impacts to viewsheds of neighbors would be an important consideration as well. The future Concept Plan and Site Review phases of development will address these factors in detail.

The Site Review phase of development for the property would also provide an opportunity for the community to determine a more defined future for the parcel and assign the zoning that is compatible with the surrounding area.



Multi-family homes to the south



Steep slope to the north

This recommendation includes 5 properties to the south of Mt. Calvary Church that are zoned Medium Residential-2 and have a Low Density Residential land use designation. The change from Low Density Residential to Medium Density Residential will bring the land use designation into conformance with the current zoning. The 5 parcels are duplexes with a total of 10 units. Most of the homes are under different ownership and therefore future consolidation of the parcels is unlikely. As those home redevelop over time, the duplex is the most likely option. Duplexes are an underrepresented housing type in Boulder and should be encouraged.

## Attachment D – Draft Staff Recommendation for 3485 Stanford Court

### Environment

#### Floodplain

500-year floodplain, which runs parallel to Bear Canyon Creek, covers a very small portion of the eastern edge of the parcel where the sidewalk to Broadway is located.

#### Steep Slope Ordinance

The Steep Slope Ordinance and Hillside Development Guidelines have been set in place to ensure that future development along hillsides is allowed its fullest potential of development while preserving the aesthetic and environmental character of the hillsides. These new ordinances allow for more regulatory intervention by the city to help mitigate the negative effects that future development may impose on steep slopes. A small portion of the property on the north-west corner, where the steep slope is located, is within the potential mass movement hazard and consolidation/swell constraint zone.

#### Developable Area

Redevelopment of this property would trigger the 2-acre threshold for mandatory site review for RM zones. Minimizing cut and fill is one of the site review criteria established by the city as stated in section 9-2-14, "Site Review," B.R.C. 1981, "*Cut and fill are minimized on the site, the design of buildings conforms to the natural contours of the land, and the site design minimizes erosion, slope instability, landslide, mudflow or subsidence, and minimizes the potential threat to property caused by geological hazards.*" Due to this physical constraint, staff estimates the developable area of the site at 143,636 sq. ft. or 3.3 acres. This is generally the area of the site occupied by the buildings, parking lots and garden area. This would yield an effective density of 9-20 units per acre.



### Availability of Services and Infrastructure

#### Site Access

Access to the site is provided along Stanford Court off Stanford Avenue. A curb cut existed at Harvard Lane prior to the expansion of the church in 2000, which provided direct access to the site. It has now been replaced with a sidewalk and drainage chase. Secondary access may be possible off of Dover Drive

## Attachment D – Draft Staff Recommendation for 3485 Stanford Court

to the north, but continued access off of Stanford Court appears feasible to support some level of residential density. Any access issues could be resolved at the site review stage, as the site meets the threshold for mandatory concept plan and site review.

### Transportation

The site is located near two major corridors: Table Mesa Drive and Broadway, which has multiple transit lines traveling along these two corridors. The closest bus stop on Broadway is about 600 feet away and is served by both local and regional transit lines, such as the Skip, Dash, J, FF, AB, DD, DM, and GS. The closest bus stop on Table Mesa Drive is about 800 feet away and is served by two local routes, the 204 and Skip.

### Water, Stormwater, and Wastewater

The site is connected to the city's existing infrastructure including water, storm water, and wastewater. Any additional upgrades needed in order to support future re-development will be the responsibility of the developer.

### **Affordable Housing**

In 1978, the Boulder Valley and Boulder County Comprehensive Plans identified the need to provide a diversity of housing types and costs. The 1986 BVCP was more explicit, adding policies recognizing that the availability of housing affordable to both low and moderate income populations was “a growing concern,” and that public/private programs, funding and incentives needed to be tapped and developed to augment the limited supply of such housing being provided through private development. A BVCP Core Value is now to provide a diversity of housing types and price ranges. This was also identified in the 2015 Boulder Valley Comprehensive Plan Survey as the number one community value in greatest need of increased attention by 42 percent of the respondents. Allowing Medium Density Residential will create the potential for a diversity of housing types. In addition, Boulder Housing Partners and Frasier Meadows may potentially provide affordable housing for seniors on the site, a portion of this housing will likely be permanently affordable. This would be above and beyond the current Inclusionary Housing requirement of 20 percent of all units permanently affordable.

### **BVCP Policies**

Staff reviewed all the BVCP policies and cited the most relevant policies in this report. Staff also prepared a high level analysis of how the land use designations options are positive, negative, or neutral in relation to BVCP core values (see table below).

Overall, the recommendation is consistent with the BVCP core values and policies. Boulder has a growing senior population, creating more demand for supporting services for this demographic such as senior housing. The recommendation allows the potential for a senior housing development to be built, which will add to the diversity of housing types that serve a full range of households (Policy 7.09 Housing for a Full Range of Households).

Few planned locations for housing remain in the city's service area. Allowing medium density residential on these sites is an efficient use of land and resources and will further many BVCP policies, including jobs:housing balance, by providing additional housing units close to transit and retail services. The designation is compatibility of adjacent land uses, by extending an area of existing Medium Density Residential and providing a buffer to the single family neighborhoods to the north (i.e., the steep slope

**Attachment D – Draft Staff Recommendation for 3485 Stanford Court**

precludes development). Finally, the recommendation presents an opportunity for Boulder Housing Partners, Frasier Meadows, and the congregation of the Mt. Calvary Church to strengthen community housing partnerships.

**Summary of Analysis**

Diversity of housing types and costs is a core value of the Comprehensive Plan, recognizing that the availability of housing affordable to both low and moderate income populations is “a growing concern”. There is a scarcity of sites for housing in Boulder Valley. Allowing Medium Density Residential will increase the diversity of housing types. The recommended Medium Density Residential designation furthers other key BVCP policies, including jobs:housing balance, compatibility of adjacent land uses, and strengthening community housing partnerships. The recommended Medium Density Residential designation is consistent with the mix of densities in the surrounding area and could be compatible with the surrounding developments. While the location and characteristics of the site make it suitable for new residential development on the upper portions of the site that are not on a steep slope.

Below is a summary chart of the relevant BVCP Core Values related to the various land use options.

CONSISTENCY WITH RELEVANT BVCP CORE VALUES	BVCP LAND USE OPTIONS	
	Low Density Residential (current)	Medium Density Residential (recommended)
Sustainability as a unifying framework to meet environmental, economic and social goals	=	+
A welcoming and inclusive community	=	+
Our unique community identity and sense of place	=	=
Compact, contiguous development and infill that supports evolution to a more sustainable urban form	--	+
Great neighborhoods and public spaces	=	=
Environmental stewardship and climate action	=	=
A vibrant economy based on Boulder’s quality of life and economic strengths	=	+
A diversity of housing types and price ranges	--	+
An all-mode transportation system to make getting around without a car easy and accessible to everyone	=	+
+ positive, = neutral, -- negative		

**ATTACHMENTS**

D-1. 3485 Stanford Court Sept. 26 Open House Comments