

**INFORMATION PACKET
MEMORANDUM**

To: Mayor Osborne and City Council

From: Jane S. Brautigam, City Manager
Paul J. Fetherston, Deputy City Manager
David Driskell, Executive Director of Community Planning and Sustainability
Maureen Rait, Executive Director of Public Works
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Date: February 15, 2011

Subject: **Information Item: Update and Summary on the Presentation of Environmental Analyses regarding the Hogan Pancost Property (5399 Kewanee Drive) at the Jan. 6, 2011 Planning Board Meeting**

EXECUTIVE SUMMARY:

As part of a previous Concept Plan in 2007 (which was withdrawn by the applicant), the property owners of 5399 Kewanee Drive agreed to submit a detailed environmental study (study) prior to submitting a new Concept Plan application. The intent was to determine whether the property is suitable for development and whether additional information would be required to inform a new Concept Plan application. Staff agreed to retain a third party consultant to review the study and to present the results to the Planning Board at a public hearing once the study was submitted and analyzed.

The study was completed by the applicant's consultants in mid 2010 and forwarded to the city's consultant team and to the neighborhood. The study focused on transportation, storm water, flood plain, groundwater, wetlands, vegetation, and wildlife habitat. The city's consultant reviewed and generally agreed with the findings of the study that indicated that development of the property is feasible with adequate mitigation measures.

At the January 6th Planning Board meeting, the results of the study were discussed and whether additional information was required or whether the study provided enough information to inform consideration of a new Concept Plan. Extensive public comment was received. Members of the public were concerned that the assumptions used in the report may not be accurate; especially in regard to groundwater and traffic.

Planning Board shared the concern that additional information regarding ground water in the area might be needed in order to understand how development of the Hogan Pancost property could impact ground water conditions. The board also noted that while the traffic studies

concluded that existing streets have capacity for additional traffic, the appropriateness of additional traffic would be assessed through the formal review of a Concept Plan and ultimately Site Review.

Planning Board concluded that the additional information relative to groundwater could be submitted as part of a new Concept Plan.

A web link to the staff memorandum, audio of the proceedings, and the approved meeting minutes can be found at the web link below:

http://www.bouldercolorado.gov/index.php?option=com_content&task=view&id=13878&Itemid=469

BACKGROUND AND ANALYSIS:

Previous efforts to annex and develop the property have faced significant neighborhood opposition related to environmental concerns including wetlands, ground water, flood and wildlife habitat as well as potential impacts to the surrounding neighborhood from additional density and traffic.

Recently, an adjacent neighborhood association submitted a request to change the Boulder Valley Comprehensive Plan (BVCP) Planning Area of the Hogan Pancost site from Area II (which enables eligibility to annex) to Area III- Rural Preservation. The same request has been made in previous BVCP updates. Staff presented the request to council who agreed that the BVCP Planning Area change should not be made until such time as the environmental study is completed and the results of the formal development review process (e.g., Concept Plan, Annexation and Initial Study) are realized.

A complete copy of the study and the staff analysis is available on the city's website at www.boulderplandevlop.net under "Hot Topics and Current Projects."

NEXT STEPS:

The applicant intends to submit a new Concept Plan application in the first quarter of 2011. The applications for Annexation and Site Review are expected to advance to council for review in late 2011.