

CITY OF BOULDER
PLANNING BOARD AGENDA ITEM
MEETING DATE: April 7, 2016

AGENDA TITLE: Concept Plan (case no. LUR2015-00106) proposal for expansion of the Frasier Meadows congregate care facility at 350 Ponca Pl. and 4950 Thunderbird Dr. within the RH-5 zone district. The proposal includes renovations to existing buildings; expansion of existing assisted living and skilled nursing facilities, wellness center and arts and education facilities; and a new 5-story, 55' building containing 98 independent living units.

Applicant: Timothy Johnson for Frasier Meadows Retirement Community
Property Owner: Frasier Meadows Manor, Inc.

REQUESTING DEPARTMENT:

Planning, Housing and Sustainability
David Driskell, Executive Director
Susan Richstone, Deputy Director
Charles Ferro, Development Review Manager
Chandler Van Schaack, Planner II

OBJECTIVE:

1. Planning Board hears applicant and staff presentations.
2. Hold Public Hearing.
3. Planning Board to ask questions of applicant, the public, and staff.
4. Planning Board discussion and comment on Concept Plan. No action is required by Planning Board.

SUMMARY:

Proposal: Expansion of the Frasier Meadows congregate care facility at 350 Ponca Pl. within the RH-5 zone district. The proposal includes renovations to existing buildings; expansion of existing assisted living and skilled nursing facilities, wellness center and arts and education facilities; and a new 5-story, 55' building containing 98 independent living units.

Project Name: Frasier Meadows Expansion
Location: 350 Ponca Pl. & 4950 Thunderbird Dr.
Size of Tract: 15.33 acres (667,784 sq. ft.)
Zoning: Residential – High 5 (RH-5)
Comprehensive Plan: High Density Residential

Key Issues:

Staff has identified the following key issues:

1. Is the Concept Plan proposal compatible with the goals, objectives and recommendations of the Boulder Valley Comprehensive Plan (BVCP)?
2. Is the requested 55-foot building height compatible with the existing context and character of the surrounding area?

I. INTRODUCTION AND BACKGROUND

PROCESS

Per section 9-2-14(b)(1), B.R.C. 1981, Concept Plan and Site Review are required for projects located in the RH-5 zone district that are over 2 acres in size or include 20 or more new dwelling units. Therefore, development of the 15.3 – acre site with 33 new dwelling unit equivalents requires both a Concept Plan and Site Review. Per section 9-2-13(b), B.R.C. 1981, an applicant for a development that exceeds the "Site Review Required" thresholds shall complete the Concept Plan Review process prior to submitting an application for Site Review.

The purpose of the Concept Plan review is to determine the general development plan for a particular site and to help identify key issues in advance of a Site Review submittal. This step in the development process is intended to give the applicant an opportunity to solicit comments from the Planning Board as well as the public early in the development process as to whether a development concept is consistent with the requirements of the city as set forth in its adopted plans, ordinances and policies (section 9-2-13, B.R.C. 1981). Concept Plan review requires staff review and a public hearing before the Planning Board.

It should be noted that on March 31, 2015, City Council approved a height ordinance that establishes a two-year period during which modifications to the by-right height for new buildings will only be considered through the Site Review process in specific parts of the city or in particular circumstances. Pursuant to Ordinance 8028, the subject site is eligible to request a modification to the maximum principal building height through the Site Review process. Because the Site Review will include a request for a height modification, a public hearing with a final decision by the Planning Board will be required.

BACKGROUND

As shown below in **Figure 1**, the project site is located in East Boulder, just south of Baseline Ave. and west of Foothills Parkway, within the Residential – High 5 (RH-5) zoning district. The area immediately north of the site is zoned Business-Community 1 (BC-1), and contains a mix of high-density residential development and commercial uses, including the Colorado Athletic Club and the Meadows shopping center. The project site is bordered on the west by the Mountain View United Methodist Church and the Admiral Arleigh A. Burke Park, with the Horizons K-8 School property located just west of the church and abutting the park on the south. Both the park and the school properties are primarily open space, which creates a significant view to the Flatirons from the subject property and also creates a buffer between the subject property and the Frasier Meadows neighborhood further to the west. Foothills Parkway runs along the eastern boundary of the site separating the facility from the predominantly single-family Keewaydin Meadows neighborhood to the east.

Frasier Meadows Retirement Community has been operational since 1961. The original construction of the Frasier Meadows Manor included a nursing care facility and approximately 207 independent living units split between efficiency, one- and two-bedroom units. Planning Board has approved several significant renovations and expansions to the facility over the years, including a new health care center in 1975, expansion of the Manor building in 1984, and two 5-story, 55' additions to the facility in 1994 and 1999, respectively. By 2013, prior to the flood, the Frasier Meadows congregate care facility consisted of 32 assisted living units, 108 skilled nursing units and roughly 208 independent living units, for a total of 96.5 dwelling unit equivalents per current code standards.¹

¹ Pursuant to Section 9-8-6(f), "Congregate Care Facility," B.R.C. 1981, "*In congregate care facilities, five sleeping rooms or accommodations without kitchen facilities constitute one dwelling unit, three attached dwelling units constitute one dwelling unit, and one detached dwelling unit constitutes one dwelling unit.*"

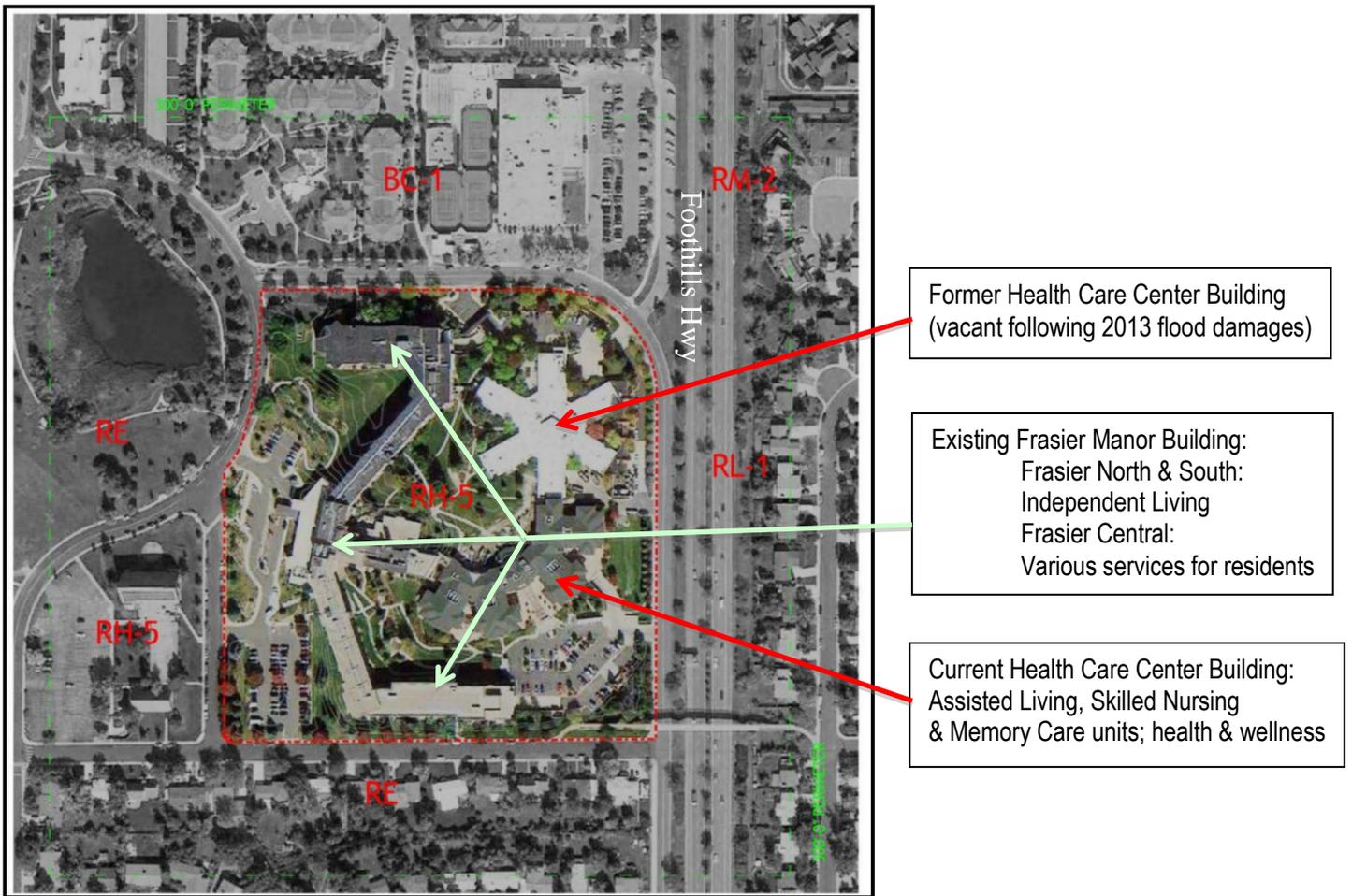


Figure 1: Vicinity Map depicting existing site conditions

The flood of September 2013 destroyed an entire building and damaged several portions of the main residential building. This has resulted in the net loss of 48 assisted living, memory care and skilled nursing residential units. In terms of current operations, there are 208 independent living units, 19 assisted living units, 19 memory care units and 54 skilled nursing units, for a total of 88 dwelling unit equivalents. The primary building is a series of 2,4 and 5-story wings of residences, with community services located in the central area. The most recent addition was a 2-story expansion on the west side of the campus in 2002. There are currently 385 parking spaces serving Frasier Meadows, split between 196 surface parking spaces and 189 parking spaces in underground garages. Figures 2-4 below depict the existing facility.

BVCP Land Use Designation

As shown in **Figure 2**, the BVCP land use designation for the site is High Density Residential. Per the [2010 BVCP](#), High Density Residential land use designations are generally located close to the University of Colorado or in areas planned for transit oriented redevelopment, and are intended to support residential densities of more than 14 units per acre.



Figure 2: BVCP Land Use Map

Zoning

The project site is zoned RH-5 (Residential – High 5). The RH-5 zone district is defined as “High density residential areas primarily used for a variety of types of attached residential units, including without limitation, apartment buildings, and where complementary uses may be allowed” (section 9-5-2(c), B.R.C. 1981). Per [section 9-8-1](#), B.R.C. 1981, intensity on the RH-5 zone district is determined by lot area and open space, with a minimum required lot area per dwelling unit of 1,600 sq. ft. and a minimum required open space per dwelling unit of 600 sq. ft. per unit. City records indicate that the size of the project site is roughly 667,784 sq. ft. (15.33 acres), which would allow for a maximum of 417 dwelling units with 250,419 sq. ft. (5.75 acres) of total required open space. It should also be noted that for the purposes of calculating the minimum required open space, the requirement is based on dwelling unit equivalents (i.e., 33 unit equivalents = 19,800 sq. ft. minimum required open space). Usable open space must meet the standards found in [section 9-9-11](#), B.R.C. 1981. Per section 9-6-1, “Use Standards,” B.R.C. 1981, congregate care facilities are allowed by-right in the RH-5 zoning district. Please see **Figure 3** below for a zoning map of the site and surrounding area.

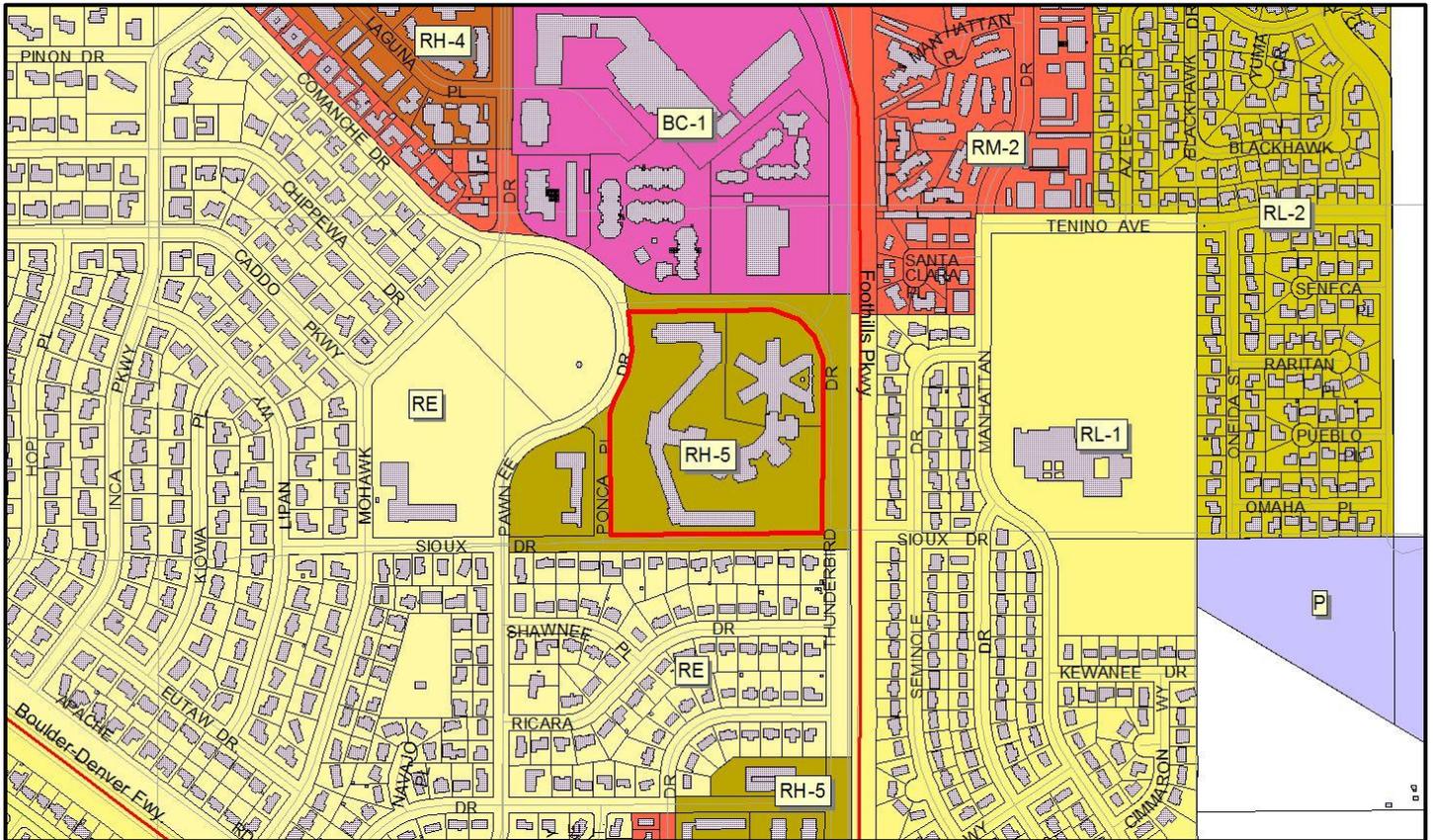


Figure 3: Zoning Map

Flood Impacts

The project site has a number of unique characteristics that will need to be taken into consideration during the Site Review process. As shown below in **Figure 4**, the site is impacted by both the 100-year and High Hazard floodplains and as such any new development will require a floodplain development permit. In addition, because the proposed facility is considered a critical facility per section 9-16, B.R.C. 1981, an Emergency Management Plan would be required.

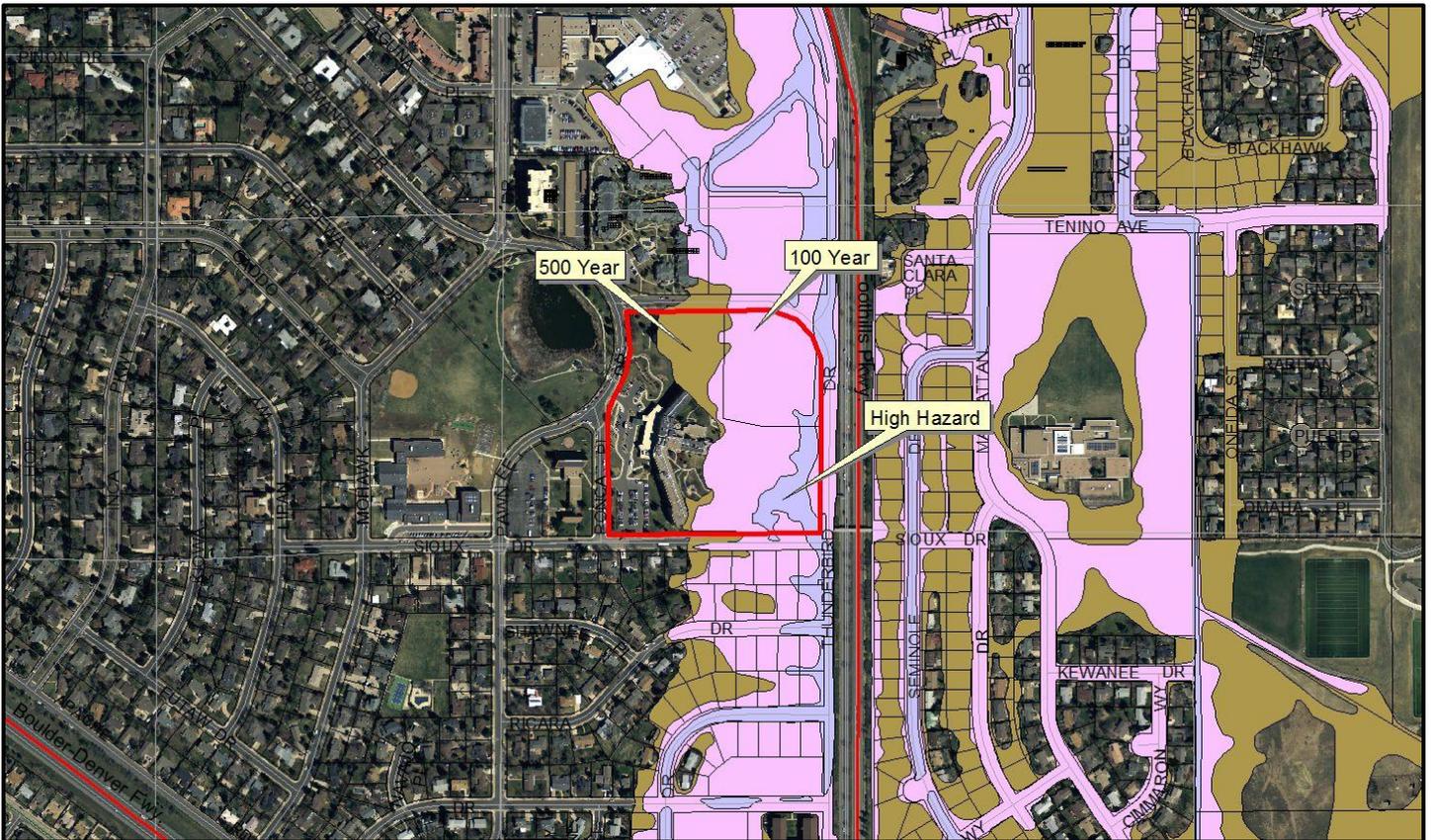


Figure 4: Floodplain Map

II. PROJECT DESCRIPTION SUMMARY

As noted above, the current Concept Plan proposal is for the expansion of the Frasier Meadows congregate care facility at 350 Ponca Pl. within the RH-5 zone district. The proposal includes renovations to existing buildings; expansion of existing assisted living and skilled nursing facilities, wellness center and arts and education facilities; and a new 5-story, 55' building containing 98 independent living units. In terms of the overall number of units, the proposed expansion would add 14 assisted living units and 14 skilled nursing units while removing 10 existing independent living units from the existing Frasier Central building and adding 98 new independent living units in a new building, for a total of 52 assisted living units, 68 skilled nursing/ memory care units and 296 independent living units. In terms of calculating density on the site, the proposed project would result in a net gain of 28 "sleeping rooms or accommodations without kitchen facilities" and 88 "attached dwelling units" for a total increase of 34 dwelling unit equivalents on site (122 dwelling unit equivalents total). See **Figure 5** below for a chart detailing the historic and proposed dwelling unit equivalency on-site, and **Attachment A** for the complete Concept Plan package.

As shown in **Figure 6**, the proposed project would include replacing the damaged former health center building at the northeast corner of the site with a new 5-story, 55' independent living building and several additions to the existing Frasier Manor and Health Center buildings. The new independent living building would be constructed over a 220-space parking area. Following the proposed expansion, there would be a total of 449 parking spaces serving Frasier Meadows, which represents an increase of 64 spaces over existing conditions. For reference, the overall ratio of parking spaces per dwelling unit equivalent would decrease slightly from an average of 4.3 parking spaces per dwelling unit equivalent currently to 3.6 parking spaces per dwelling unit equivalent following the proposed expansion. Per section 9-9-6(b)(2), B.R.C. 1981, parking for congregate care uses is required to be "appropriate to use and needs of the facility and the number of vehicles used by its occupants, as determined through review." The applicant has provided a preliminary traffic study as part of the Concept Plan review in support of the proposed parking changes. Additional information will be required at time of Site Review to

determine whether the proposed parking is appropriate to serve the needs of the use.

Frasier Meadows Retirement Community						
Dwelling Unit Count History						
1-Jan-16		Measured	Classification			Dwelling Units
		Quantity	per BRC 9.8.6 (f)			or Equivalent
Pre Flood (2013)						With Congregate
						Care Reduction
Assisted Living in 4900 Thunderbird Dr		32	Congregate Care attached no kitchen			32/5 = 6.4 DU
Health Care Center in 4950 Thunderbird Dr		108	Congregate Care attached no kitchen			108/5 = 21.6 DU
Congregate care Independent living						
	Frasier North (1995)	68	Congregate Care Attached			68/3 = 22.7 DU
	Frasier Central (1960 & 1963)	100	Congregate Care Attached			100/3 = 33.3 DU
	(consolidated from originally built 201)					
	Guest Rooms	6	Congregate Care attached no kitchen			6/5 = 1.2 DU
	Frasier South (2001)	34	Congregate Care Attached			34/3 = 11.3 DU
				site total		96.5 DU
Post Flood 2015						
Assisted Living in 4950 Thunderbird Dr		38	Congregate Care attached no kitchen			38/5 = 7.6 DU
Health Care Center in 4950 Thunderbird Dr		54	Congregate Care attached no kitchen			54/5 = 10.8 DU
Congregate care Independent living						
	Frasier North (1995)	68	Congregate Care Attached			68/3 = 22.7 DU
	Frasier Central (1960 & 1963)	104	Congregate Care Attached			104/3 = 34.7 DU
	(consolidated from originally built 201)					
	Guest Rooms	6	Congregate Care attached no kitchen			6/5 = 1.2 DU
	Frasier South (2001)	34	Congregate Care Attached			34/3 = 11.3 DU
				site total		88.3 DU
2016 Renovation						
After Phase 1						
Assisted Living in 4900 Thunderbird Dr		38	Congregate Care attached no kitchen			38/5 = 7.6 DU
Health Care Center in 4950 Thunderbird Dr		54	Congregate Care attached no kitchen			54/5 = 10.8 DU
Congregate care Independent living						
	Frasier North (1995)	68	Congregate Care Attached			68/3 = 22.7 DU
	Frasier Central (1960 & 1963)	100 -1= 99	Congregate Care Attached			99/3 = 33.0 DU
	(consolidated from originally built 201)					
	Guest Rooms	6	Congregate Care attached no kitchen			6/5 = 1.2 DU
	Frasier South (2001)	34	Congregate Care Attached			34/3 = 11.3 DU
	New Frasier NE	98	Congregate Care Attached			98/3 = 32.7 DU
				site total		119.3 DU
After Phase 2						
Assisted Living in 4900 Thunderbird Dr		38 + 14 =52	Congregate Care attached no kitchen			52/5 = 10.4 DU
Health Care Center in 4950 Thunderbird Dr		54 +14=68	Congregate Care attached no kitchen			68/5 = 13.6 DU
Congregate care Independent living						
	Frasier North (1995)	68	Congregate Care Attached			68/3 = 22.7 DU
	Frasier Central (1960 & 1963)	100 - 9 -1= 90	Congregate Care Attached			90/3 = 30.0 DU
	(consolidated from originally built 201)					
	Guest rooms	6	Congregate Care attached no kitchen			6/5 = 1.2 DU
	Frasier South (2001)	34	Congregate Care Attached			34/3 = 11.3 DU
	New Frasier NE	98	Congregate Care Attached			98/3 = 32.7 DU
				site total		121.9 DU

Figure 5: Existing and Proposed Dwelling Unit Equivalency Chart

In terms of the conceptual building design, the intent is for the new proposed building and building additions to respond to the existing Frasier Meadows architecture (see **Figures 7 & 8** for perspective drawings). Per the applicant’s written statement,

“The concept design for the additions and new building are in a very early phase but will respect and take clues from the existing architecture. The Frasier Meadows group of buildings has a cohesive appearance. The materials are combinations of brick, linear window glazing, sandstone and light-colored stucco. The building forms are linear, with an emphasis on horizontal patterns. Roofs are mostly flat. These design features are guiding the architecture of the new construction” (Pg. 2 of Concept Plan Written Statement, included as **Attachment A**).

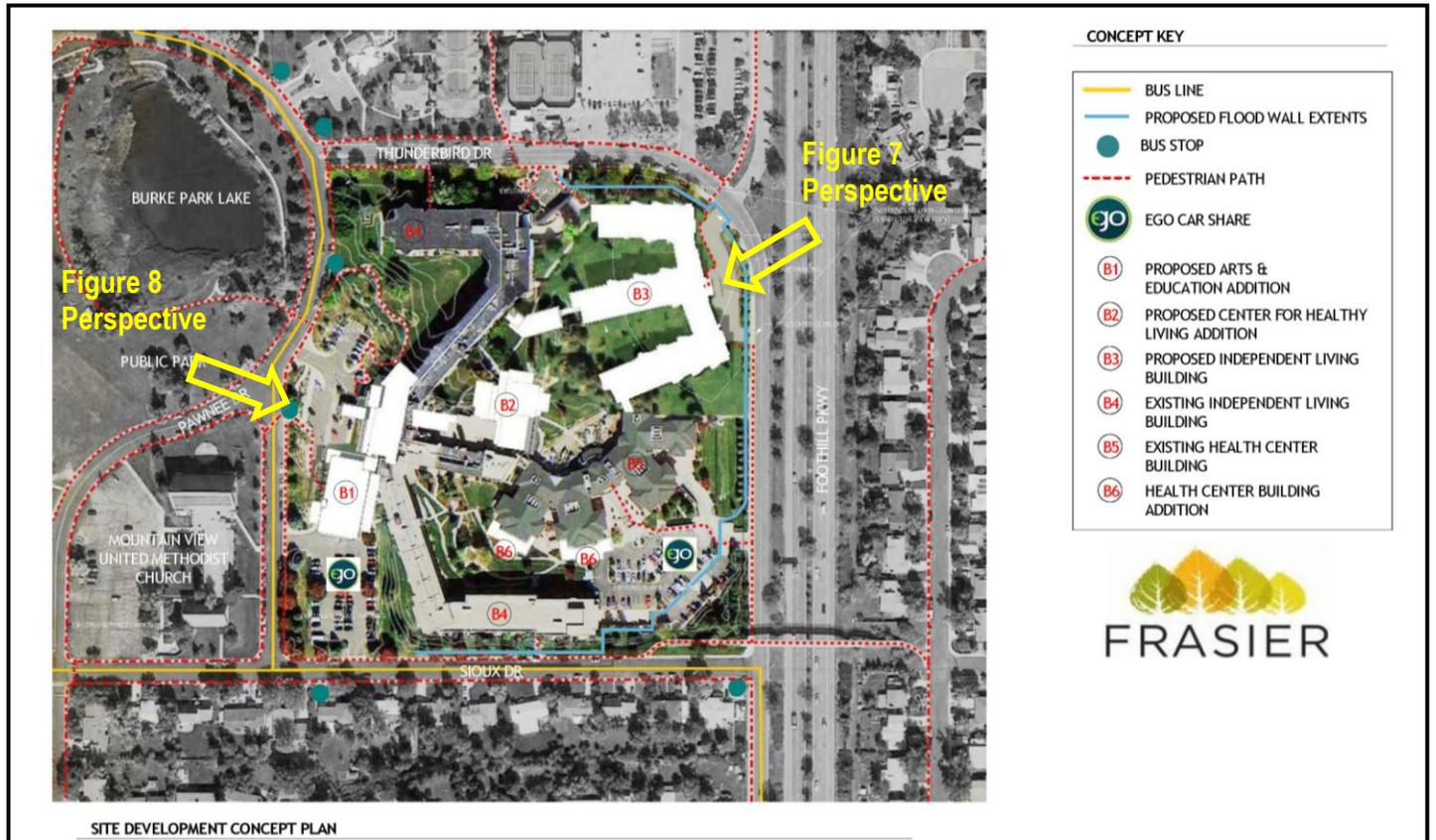


Figure 6: Proposed Site Plan



Figure 7: Perspective Drawing of Proposed Independent Living Building from the East



Figure 8: Perspective Drawings of Entrance/ Arts & Education Center

An analysis of the Concept Plan Review criteria as found in section 9-2-13, B.R.C. 1981 is included below, followed by a discussion of the key issues identified by staff. The analysis is intended to help guide the board's discussion of the project; however, the board may choose to identify additional key issues for discussion if desired.

III. Concept Plan Review Criteria for Planning Section 9-2-13(e), B.R.C. 1981

CONCEPT PLAN REVIEW AND COMMENT Section 9-2-13

(g) Guidelines for Review and Comment: The following guidelines will be used to guide the planning board's discussion regarding the site. It is anticipated that issues other than those listed in this section will be identified as part of the concept plan review and comment process. The Planning Board may consider the following guidelines when providing comments on a concept plan:

- (1) **Characteristics of the site and surrounding areas, including, without limitation, its location, surrounding neighborhoods, development and architecture, any known natural features of the site including, without limitation, mature trees, watercourses, hills, depressions, steep slopes and prominent views to and from the site;**

The project site is located in East Boulder, just south of Baseline Ave. and west of Foothills Parkway, within the Residential – High 5 (RH-5) zoning district. The area immediately north of the site is zoned Business-

Community 1 (BC-1), and contains a mix of high-density residential development and commercial uses, including the Colorado Athletic Club and the Meadows shopping center.

The project site is bordered on the west by the Mountain View United Methodist Church and the Admiral Arleigh A. Burke Park, with the Horizons K-8 School property located just west of the church and abutting the park on the south. Both the park and the school properties are primarily open space, which creates a significant view to the Flatirons from the subject property and also creates a buffer between the subject property and the Frasier Meadows neighborhood further to the west. Foothills Parkway runs along the eastern boundary of the site separating the facility from the Keewaydin Meadows neighborhood to the east.

- (2) **Community policy considerations including, without limitation, the review process and likely conformity of the proposed development with the Boulder Valley Comprehensive Plan and other ordinances, goals, policies, and plans, including, without limitation, sub-community and sub-area plans;**

Land Use Designation: The Site Review criteria of the land use code section 9-2-14(h), B.R.C. 1981, will be used to evaluate a project and to make findings for any future Site Review approval. Among the findings that must be made is a project's consistency with the Boulder Valley Comprehensive Plan (BVCP) policies and Land Use designation. The BVCP land use designation for the site is High Density Residential.

Per the 2010 BVCP, High Density Residential land use designations are generally located close to the University of Colorado or in areas planned for transit oriented redevelopment, and are intended to support residential densities of more than 14 units per acre. With the density of the project following the proposed expansion being roughly 8 dwelling units per acre, the project is well within the maximum allowable density anticipated by the HR Land Use Designation.

Staff finds the proposed project to be consistent with a number of additional BVCP policies, in particular those policies pertaining to providing services for populations with special needs. A complete analysis of the project's consistency with BVCP Policies can be found in the staff response to **Key Issue #1** below.

- (3) **Applicable criteria, review procedures, and submission requirements for a Site Review;**

As stated above, a Site Review application would be required and would be subject to all the criteria in Section 9-2-14(h) of the Land Use Regulations. Submission requirements would be the same as any other Site Review and would have to satisfy the requirements of sections 9-2-6 and 9-2-14(d). Development of the site would also have to be found consistent with the Design and Construction Standards (DCS).

The Site Review process would follow a standard three-week review track where comments or a decision would be rendered at the end of that time. If revisions were required, additional review tracks could be scheduled. Ultimately, if the project is designed to include a height modification request, a public hearing and final decision by the Planning Board would be required. Any decision made by the Planning Board is subject to a 30-day city council call-up period. Staff notes that a Concept Plan and Site Review for Frasier Meadows were specifically included in the exemptions to the height ordinance passed by council in March, 2015.

- (4) **Permits that may need to be obtained and processes that may need to be completed prior to, concurrent with, or subsequent to site review approval;**

Following Site Review approval, if approved, the applicant is required to submit an application for Technical Document (TEC doc) Review prior to application for building permit. The intent in the TEC doc review is to

ensure that technical details are resolved such as drainage and transportation issues that may require supplemental analyses.

(5) Opportunities and constraints in relation to the transportation system, including, without limitation, access, linkage, signalization, signage, and circulation, existing transportation system capacity problems serving the requirements of the transportation master plan, possible trail links, and the possible need for a traffic or transportation study;

As noted in the development review comments included as [Attachment B](#), staff does not support the proposal to add an additional curb-cut to the site when there are already multiple existing curb-cuts. Staff understands that given the size of the site multiple curb cuts may be beneficial; however, there appear to be opportunities to eliminate curb-cuts along Thunderbird Drive which will provide safety benefits to the multi-use path along Thunderbird Drive. The applicant should continue to work with staff prior to Site Review to explore potential improvements to the site access and circulation. City Parks staff has also indicated a desire to work with the applicant and Transportation staff to look at the possibility of providing an improved pedestrian crossing on Pawnee Dr. north of the entrance to the parking lot serving proposed building B1.

Pursuant to section 9-9-8(g) of the BRC, at time of Site Review the following public improvements will be required:

- An 8-foot wide landscape strip and 10-foot wide detached multi-use path along Thunderbird Drive consistent with Table 2-13 and section 2.11 of the City's DSC*
- An 8-foot wide landscape strip and five foot wide detached sidewalk along Sioux Drive, Ponca Place, Pawnee Drive and Thunderbird Drive*

Staff has also identified additional documentation that will be required in order to evaluate the proposed project's transportation impacts. Additional information on the proposed parking plan for the facility will be required. In addition, pursuant to section 2.02 of the DCS, a Traffic Impact Study (TIS) is required at time of site review submittal since the development's trip generation is shown to exceed the residential development threshold of 20 vehicle trips or greater during any single hour in the peak period.

A Transportation Demand Management (TDM) Plan consistent with section 2.03(l) of the City's Design and Construction Standards (DCS) and section 9-2-14(h)(2)(D)(iv) and (v) of the Boulder Revised Code (BRC) is also required to be submitted at time of site review submittal which outlines strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternate modes of travel.

(6) Environmental opportunities and constraints including, without limitation, the identification of wetlands, important view corridors, floodplains and other natural hazards, wildlife corridors, endangered and protected species and habitats, the need for further biological inventories of the site and at what point in the process the information will be necessary;

The site is impacted by both the 100-year and High Hazard floodplains and as such any new development will require a floodplain development permit. In addition, because the proposed facility is considered a critical facility per section 9-16, B.R.C. 1981, an Emergency Management Plan would be required.

The Frasier Meadows community is immediately adjacent to Burke Park and Thunderbird Lake. Over the last couple of years, City Parks Department staff have been working with a consultant to monitor the condition of the lake with respect to the ecological conditions and the water table of the lake. Development in the Frasier Meadows complex to the east of the Admiral Arleigh Burke Park has the potential to influence

hydrology of Thunderbird Lake. Specifically, activities that result in changes in surface water runoff or groundwater flow patterns could change the groundwater gradient and lower (drawdown) the lake level. Conversely, should proposed construction offer the opportunity to redirect drainage flows to the lake, the addition of water could help supplement its water supply and support the long-term viability of the lake. While Parks Department staff has not indicated any significant concerns with the proposal at this time, the applicant should continue to communicate with Parks staff and their consultant as project plans move forward.

(7) Appropriate ranges of land uses; and

The proposed expansion of the existing congregate care use appears to be consistent with the intent of the High Density Residential Land Use Designation and RH-5 zoning district. Congregate care uses are defined in section 9-16 of the land use code as:

Congregate care facility means a facility for long-term residence:

- (1) where at least eighty percent of the occupied units are occupied by at least one person who is sixty-five years of age or older;*
- (2) the facility is in compliance with the requirements of the federal Fair Housing Act, 42 U.S.C. § 3601, et seq., and the Colorado Housing Practices Act, § 24-34-501, et seq., C.R.S., with respect to housing for older persons; and*
- (3) which shall include, without limitation, common dining and social and recreational features, special safety and convenience features designed for the needs of the elderly, such as emergency call systems, grab bars, and handrails, special door hardware, cabinets, appliances, passageways, and doorways designed to accommodate wheelchairs, and the provision of social services for residents which must include at least three of the following: meal services, transportation, housekeeping, linen, and organized social activities.*

Additional information on the Wellness Center and Arts and Education Center will be required to determine whether the proposed uses will meet the definition of accessory uses found in the land use code. Pursuant to section 9-16 of the land use code, Accessory use means a use located on the same lot as the principal building, structure, or use to which it is related and that:

- (1) Is subordinate to and customarily found with the principal use of the land; and*
- (2) Is operated and maintained for the benefit or convenience of the occupants, employees, and customers of or visitors to the premises with the principal use.*

In order to meet the above definition, the applicant will need to demonstrate that the proposed nonresidential uses will not be open to the general public and that all services and/or events offered in those facilities will be “operated and maintained for the benefit or convenience of the occupants, employees, and customers of or visitors to the premises.” It should be noted that principal uses meeting the definition of “small theater or rehearsal Space” or “hospital” are prohibited in the RH-5 zone, while “medical/ dental clinic or office,” “convenience retail sales,” “personal service uses,” and “indoor recreational or athletic facilities” require a Use Review to operate in the RH-5 zone.

(8) The appropriateness of or necessity for housing.

The growth in the senior population is recognized as an emerging trend in the 2010 BVCP. In addition, the

draft trends report for the 2015 BVCP Update indicates that the current population of people in Boulder County that are 65 or older (40,168) is expected to more than double by year 2040 (88,829). The BVCP includes several policies pertaining to provision of housing and services for the elderly, including **Policy 7.03, Populations with Special Needs; Policy 7.06, Mixture of Housing Types; Policy 7.09, Housing for a Full Range of Households. Section 8 of the BVCP states** “The city and county proactively anticipate and plan for emerging demographic trends and social issues, including needs of a growing older adult population and their family caregivers.” **Policies 8.04, Addressing Community Deficiencies, and 8.10, Support for Community Facilities** both speak further to these goals as well.

Key Issue #1: Is the proposed concept plan compatible with the goals, objectives and recommendations of the Boulder Valley Comprehensive Plan (BVCP)?

Overall, staff finds the proposed Concept Plan to be largely consistent with the goals, policies and objectives of the [2010 Boulder Valley Comprehensive Plan](#) (BVCP). Specifically, staff finds that the proposed congregate care use would be largely consistent with the HR Land Use Designation for the site, as well as with many of the general goals found in Chapter 5, “Economy” and Chapter 8, “Community Well-Being,” particularly those related to quality of life and provision of services to populations with special needs. The proposal is also consistent with other citywide objectives relating to Housing Boulder and the 2013 flood recovery objectives. The tables below offer an initial analysis of the project’s consistency with BVCP policies, and are intended to provide potential discussion points for the Planning Board during their review of the project.

BVCP or Other City Policy	Excerpt from BVCP	How the Proposal is <u>Consistent</u> with BVCP Policies
7.03 Populations with Special Needs	<p>“...encourage development of housing for populations with special needs including residences for people with disabilities, populations requiring group homes or other specialized facilities, and other vulnerable populations where appropriate...”</p> <p>“...the location of such housing should be in proximity to shopping, medical services, schools, entertainment and public transportation...”</p>	<p>This is an expansion of a facility that serves a population with special needs with specialized health services and living units. The location is adjacent to a private health club, about 0.15 miles to a shopping center with a grocery store and pharmacy (from the northern edge of the Frasier Meadows property). These areas are well connected to Frasier Meadows with separated pedestrian paths.</p> <p>The location is also on the 209 bus route that runs between the property and CU, with connections to other shopping and service areas, but note that the 209 is not considered a high frequency bus nor does it connect Frasier Meadows directly with downtown Boulder.</p>
7.06 Mixture of Housing Types 7.09 Housing for a Full Range of Households	<p>7.06 “...to meet the needs of the full range of the Boulder Valley population.”</p> <p>7.09 “...encourage preservation and development of housing attractive to current and future households, persons at all stages of life...”</p>	<p>Frasier Meadows is one of Boulder’s largest retirement communities. Boulder is also mostly built out, with limited future development potential for any retirement communities on a similar scale. With the increasing demand for senior housing with an aging population (nationally and locally), this proposal represents an opportunity to further meet that increased demand for a specialized housing type.</p>

BVCP or Other City Policy	Excerpt from BVCP	How the Proposal is <u>Consistent</u> with BVCP Policies
City Council Flood Recovery Objectives	Relevant objectives include: “restore and enhance our infrastructure, assist business recovery, and pursue and focus resources to support recovery efforts”	Frasier Meadows was heavily impacted by the 2013 floods. While the proposal adds density to the pre-flood conditions, the overarching purpose is to rebuild and enhance the facilities following the flood impacts that severely damaged several buildings.
Housing Boulder Goals	City Council supported goal of “Reach or exceed Boulder’s goals to serve very low-, low-, and moderate-income households, including people with disabilities, special needs, and the homeless.”	This Housing Boulder objective specifically mentions senior housing and housing for individuals with disabilities as special needs housing.
8.01 Providing for a Broad Spectrum of Human Needs	“develop and maintain human service programs that provide for the broad spectrum of human needs”	Frasier Meadows is a long-standing and vital community institution with a need to repair facilities that were lost in the 2013 flood and expand its operations to continue to meet the growing demand for congregate care housing.
8.07 Physical Health	“strive to ensure that this community continues to be a leader in promoting physical health and welfare of community members”	
8.10 Support for Community Facilities	“recognize the importance of educational, health and non-profit community agencies that provide vital services to the residents of the Boulder Valley and will work collaboratively with these agencies to reasonably accommodate their facility needs and consider location based on transportation accessibility	

There are also several BVCP Policies that apply to the project which will require additional information at the time of Site Review in order for staff to determine consistency. Policies which should be given special consideration as the project moves forward include:

- BVCP Policy 2.01, Unique Community Identity
- BVCP Policy 2.05, Design of Community Edges and Entryways;
- BVCP Policy 2.10, Preservation and Support for Residential Neighborhoods;
- BVCP Policy 2.13, Protection of Residential Neighborhoods Adjacent to Non-residential Zones
- BVCP Policy 2.30, Sensitive Infill and Redevelopment;
- BVCP Policy 2.34, Importance of Street Trees and Streetscapes;
- BVCP Policy 2.35 Outdoor Lighting/Light Pollution
- BVCP Policy 6.08 Transportation Impacts

Key Issue #2: Is the requested 55-foot building height compatible with the existing context and character of the surrounding area?

The comments below represent staff's initial findings regarding various aspects of the project's compatibility with the surrounding area, including mass and scale, site design, building materials and other design considerations. These comments are intended to provide the planning Board with a starting point for further discussions regarding project compatibility.

Building Design

Overall, staff finds that the conceptual building design appears largely consistent with the existing architectural character of the development. In particular, the proposed 1-2 story arts and education center and wellness center addition on the western side of the Frasier Manor building will complement the existing building while not increasing the apparent mass in any significant way. Staff finds that the applicant's stated intent to "*respect and take clues from the existing architecture*" is an appropriate approach to project design which will need to be refined as the project plans move forward.

Regarding the proposed new independent living building, staff finds the conceptual design to be a good first step in terms of continuing the architectural vocabulary of the existing buildings, and is largely supportive of the proposed materials palette of brick, linear window glazing, sandstone and light-colored stucco as indicated in the concept plan package. It should be noted that details on windows and material type and installation methodology will be required at time of Site Review.

While additional details will be required at time of Site Review, as shown the proposed building design appears to be consistent with a number of Site Review criteria pertaining to Building Design, in particular those criteria addressing compatibility with the existing character of the area and use of high quality, authentic materials.

Mass and Scale

Site Review requires that "*the height of buildings is in general proportion to the height of existing buildings and the proposed or projected heights of approved buildings or approved plans or design guidelines for the immediate area.*"

Staff finds that this criterion could be satisfied given the height of the existing Frasier Meadows buildings as well as the surrounding context. As mentioned above, several sections of the Frasier Manor building reach 55 feet in height, including the Frasier North and Frasier South independent living wings. The proposed new independent living building at the northeast corner of the site would match the existing 55' building features on the site. Given the large area of existing open space to the west of the site, the proposed 55' building would have no visual impact on the low-density residential neighborhoods to the west. In addition, there is a significant grade change between the Foothills Highway and the site entrance, which will reduce the perceived height of the structure to travelers entering and leaving the city. The Foothills Highway also serves as a visual separation between the existing residential neighborhood to the east and the proposed building, and will help to reduce the visual impacts of the new building on nearby residents. Given that the new 55' building is proposed to replace an existing 1-story building that was damaged in the flood, staff finds that it will be important to show how the new building may impact views and shadowing on adjacent properties, particularly to the north of the site.

PUBLIC COMMENT AND PROCESS:

Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject site and a sign posted on the property for at least 10 days. All notice requirements of

section 9-4-3, B.R.C. 1981 have been met. Staff has received comments from several neighbors expressing concerns over the proposal. These concerns include visual impacts, parking, traffic and stormwater issues. The applicant also held a neighborhood meeting on March 8, 2016, which had roughly 8 attendees who asked questions about the development. Overall, the attendees were largely in support of the proposal and had their questions satisfactorily answered by the applicant. All public comments received so far are included as [Attachment C](#).

STAFF FINDINGS AND RECOMMENDATION:

No action is required on behalf of the Planning Board. Public comment, staff, and Planning Board comments will be documented for the applicant's use. Concept Plan Review and comment is intended to give the applicant feedback on the proposed development plan and provide the applicant direction on submittal of the Site Review plans.

Approved By:



David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENTS:

- A: [Concept Plan Submittal](#)**
- B: [Initial Staff Review Comments to Applicant](#)**
- C: [Public Comment Received](#)**

Concept Plan Review Application: Frasier Narrative

DATE: 4 January 2016
 PROJECT: 2015 Frasier Renovations and Additions
 JOB NO.: 215097

SUBJECT: Concept Plan review Submittal - Narrative

Introduction: Overall Project Goals:

Frasier Meadows Retirement Community has been serving the needs of Boulder seniors at a very high level since its founding in the early 1960's. The devastating flood of September 2013 destroyed an entire building and damaged several portions of the main residential building. This has resulted in a reduced number of Assisted Living, Memory Care and Skilled Nursing residential units. Frasier is proposing ~~some~~ additions to the campus which is located in south east Boulder on Ponca Place. These improvements are planned to be carefully integrated into the existing facilities, within the existing property boundaries. All of these enhancements to Frasier are important to meet the needs of its current senior population and future residents too.

Frasier Existing Conditions:

Frasier has grown in several phases over the 50-year history of this retirement community. The primary building is a zig-zagging series of 2, 4 and 5-story wings of residences, with community services located in the central area. The most recent addition was a 2-story expansion on the west side of the campus. Currently there are 204 apartments (consolidated from an original 300 units) for Independent Living seniors, 19 units for Assisted Living residents, 19 units for residents needing memory care and 54 units for residents needing skilled nursing. This Concept Plan outlines the steps Frasier needs to take to restore full capabilities to its community and to better serve Boulder.

Proposed Additions:

The design includes renovations within the existing buildings, additions, and a new building. Some of the changes are for new residential units and others are for the support and amenities to serve the residents. The proposed improvements are as follows:

- 14 new Assisted Living units within the existing Frasier building.
- Also there will be renovations within the central area to increase the size and quality of the food service, the health care, the administration offices and the wellness facilities.
- There is an addition planned to the existing skilled nursing wing to add 14 more skilled beds.
- There is an addition planned to the Wellness Center to improve the facilities and expand on them.
- Another addition will bring the arts and education rooms, which are scattered throughout the existing building, to one central area on the ground level. This "Wing" will have rooms to serve the Frasier residents including a sub dividable, 300-seat, flat floor auditorium; two arts / crafts classrooms and a 28-seat, movie screening room.
- Finally there is a small addition proposed to increase the size of the main lobby and the existing bistro too.

Proposed New Building:

The most significant addition, in terms of capacity for Frasier, is a new independent living (I.L.) apartment building. It will be located in place of the Assisted Living building, which was destroyed in the 2013 flood and which we be torn down. This new building will provide a net gain of 89 apartments for independent seniors. Based on an actual wait list, and population studies, there is a significant need in Boulder for senior housing like this. The I.L. building will have approximately 182,800 gross square feet of occupied space on four floors, with enclosed bridge connections to the north residential wing of Frasier and to the existing Health Care building. The concept plan illustrates a 220-space parking lot that is on grade, below the new I.L. building. The building form is designed to fit into the campus by closely matching, but not exceeding the 55-foot height of the existing main building, even though it is raised above the flood plain. In recent meetings with the City Council, Frasier was exempted from the automatic restrictions of the 35-foot height limit which has been imposed on new construction. The building shape is staggered along the side facing Foothills drive to modulate the scale in an engaging manner.

Exterior Building Materials:

The concept design for the additions and new building are in a very early phase but will respect and take clues from the existing architecture. The Frasier Meadows group of buildings has a cohesive appearance. The materials are combinations of brick, linear window glazing, sandstone and light-colored stucco. The building forms are linear, with an emphasis on horizontal patterns. Roofs are mostly flat. These design features are guiding the architecture of the new construction.

Community Benefits:

Frasier has been an anchor to the City of Boulder since it was founded. It continues to be the preferred retirement home to many leaders of the community and from CU, The Federal Labs, private businesses and the city government. In many ways it acts as a hub to the greater elder community in Boulder. Continuing education and cultural activities are hosted here which benefit the older population. Frasier needs to grow and progress in order to continue to serve at this high level.

The grounds of Frasier are beautifully landscaped and act almost as an extension to the nearby Burke Park. The new design will continue to emphasize the importance of open spaces. It should be noted that the campus is mostly open with no fences except at the critical care areas.

The concept plan envisions the Independent Living building to be an attractive landmark structure along Foothills Parkway as people enter into Boulder from the south. It should be noted that the building design has been studied to maximize the views of the Flatirons from the residential neighborhood to the east.

In terms of the affordable housing requirement in the City code, Frasier leaders have met with both Jeff Yegian and Michelle Allen regarding this. Frasier is committed to maintaining its history of providing residences for elders of all economic levels. The 20% ratio of affordable to new units would translate to 18 apartments. Frasier is exploring its options to meet this requirement and at the very least, will provide payment in lieu of actual construction to the City Affordable Housing program.

Environmental Considerations:

The design team for the new improvements includes, Noresco, a specialist in sustainable design that has consulted with the City of Boulder. The super-efficient energy code of Boulder will guide the design as it becomes more developed and refined. The Frasier leaders are committed to certify the project according to the LEED principles.

The scope of the proposed improvements includes flood remediation. Martin and Martin civil engineers have been commissioned to design a reinforced wall along Sioux and Thunderbird streets which will divert future flood waters out of the Frasier property. This is a significant engineering and cost effort. At the same time, Frasier has been acting as a key advocate for the extended residential neighborhood to get the flood problem solved at the source, south of Highway 36.

Compliance with Title 9, Land Use Regulations:

- ***Techniques and Strategies for environmental impact avoidance, minimization or mitigation:***
All of the new construction will be done within the existing property. There will be no expansion beyond that. The west and central additions are low scale (1 to 1.5 stories in height). The new apartment building will be built within the bounds of the flood-damaged building. This abandoned building will be demolished because it was so heavily damaged in the 2013 flood. The first floor of the new Independent Living apartment building will be located at a minimum elevation 2' above flood Base Flood elevation.
- ***Techniques and Strategies for practical and economically feasible travel demand management techniques:***
Frasier manages its transportation needs very well. Many of the elderly residents don't drive. The already existing parking garages have much greater capacity than actually needed. As a service to the residents, Frasier has an "Ego" car-share vehicle that can be signed out. Also there are shuttle vans to take residents on excursions in town. Employees are encouraged to take public transportation to the nearby park and ride and bus stop. Overall, the impacts on Boulder's road ways are very low for a community of this size. The Frasier leadership is evaluating other programs to minimize the car traffic to and from the community.

The existing Frasier property is well connected to the Boulder network of pedestrian and vehicular circulation paths and roads. There is a bus stop right across from the main entrance on the west side of the campus. The Foothills Pedestrian overpass links Frasier to the neighborhood to the east, to the Manhattan school and to the East Boulder Rec center beyond.

- ***Proposed Land use:***
The proposed design improvements all comply with the permitted land and building uses as defined in the existing PUD serving Frasier. The uses include residences for a continuum of care for seniors and the amenities needed to serve this demographic. More detail about the uses can be found in the earlier sections of this narrative.

No Variances from Zoning Standards are Requested:

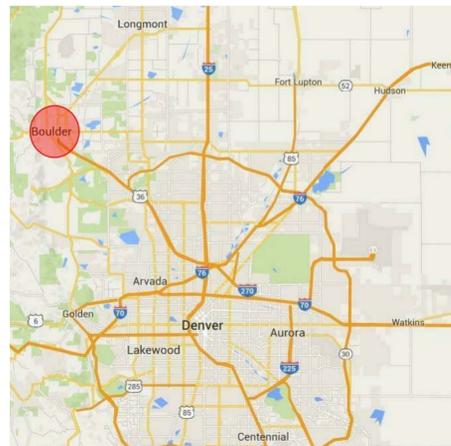
Frasier does not anticipate requesting any variances from the City zoning standards. The project is being designed to comply with "by-right" requirements. (This assumes the moratorium on the 55-foot height regulation will be eliminated.)

Conclusion:

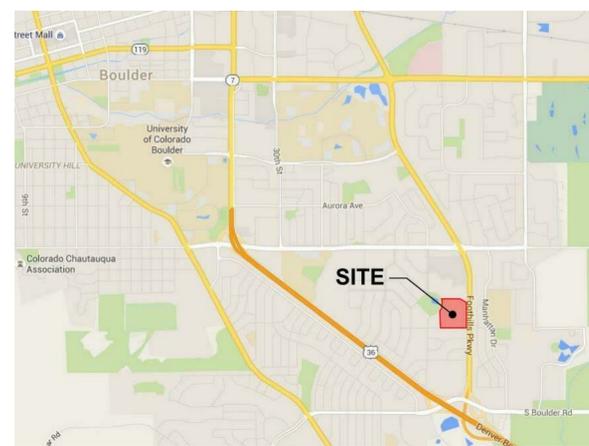
Frasier appreciates the City Planning office taking the time to evaluate this Concept Plan Review application. We look forward to working with City staff and the Planning Board to make these improvements a reality for the senior population served by Frasier.



FRASIER MEADOWS RETIREMENT COMMUNITY CONCEPT PLAN REVIEW SUBMISSION JANUARY 4, 2016



CONTEXT



AREA

PROJECT TEAM:

OWNER:
FRASIER MEADOWS RETIREMENT
COMMUNITY
350 PONCA PLACE
BOULDER, CO 80303

ARCHITECT:
HORD COPLAN MACHT
1331 NINETEENTH STREET
DENVER, CO 80202

CIVIL:
MARTIN / MARTIN, INC.
12499 WEST COLFAX AVE.
LAKEWOOD, CO 80215

TRAFFIC ENGINEER:
FOX TUTTLE HERNANDEZ
BOULDER, CO 80308

**LAND USE AND ENTITLEMENT
CONSULTANT**
PORRECA & ASSOCIATES INC.
PO BOX 22 BOULDER, CO 80306-0022

SHEET INDEX:

- CONTEXT MAP
- SCHEMATIC SITE DEVELOPMENT PLAN
- TRIP GENERATION ANALYSIS (TWO COPIES ATTACHED TO ORIGINALS)
- ARCHITECTURAL CHARACTER SKETCHES
 - INDEPENDENT LIVING PERSPECTIVE & MATERIAL DESIGNATIONS
 - INDEPENDENT LIVING EAST AND WEST ELEVATIONS
 - INDEPENDENT LIVING NORTH AND SOUTH ELEVATIONS
 - ARTS & EDUCATION / WELLNESS CENTER PLAN DIAGRAM
 - ARTS & EDUCATION / WELLNESS CENTER PERSPECTIVE & MATERIAL DESIGNATIONS
 - PERFORMING ARTS CENTER ELEVATIONS
 - WELLNESS ELEVATIONS
- LAND USE STATEMENT (ATTACHED TO COVER)

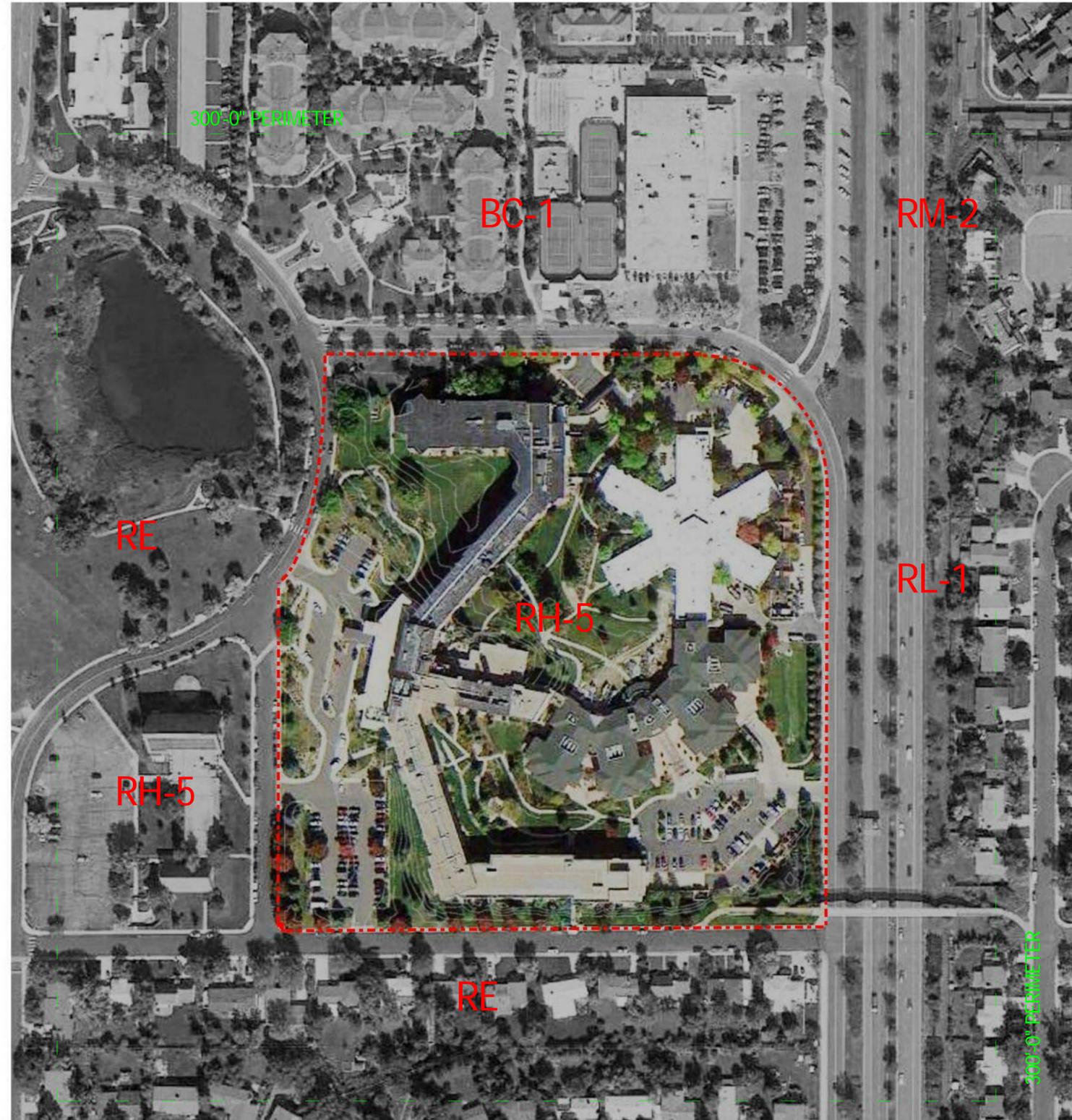
FRASIER MEADOWS RETIREMENT COMMUNITY

350 Ponca Pl, Boulder, CO 80303

Cover Sheet

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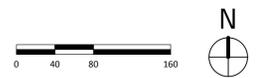
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SITE CONTEXT SITE PLAN

CONTEXT ZONING KEY

- RE RESIDENTIAL ESTATE
- RH-5 RESIDENTIAL - HIGH 5
- BC-1 BUSINESS - COMMUNITY 1
- RM-2 RESIDENTIAL - MEDIUM 2
- RL-1 RESIDENTIAL - LOW 1



FRASIER MEADOWS RETIREMENT COMMUNITY

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CONTEXT SITE MAP

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CONCEPT KEY

-  BUS LINE
-  PROPOSED FLOOD WALL EXTENTS
-  BUS STOP
-  PEDESTRIAN PATH
-  EGO CAR SHARE
-  PROPOSED ARTS & EDUCATION ADDITION
-  PROPOSED CENTER FOR HEALTHY LIVING ADDITION
-  PROPOSED INDEPENDENT LIVING BUILDING
-  EXISTING INDEPENDENT LIVING BUILDING
-  EXISTING HEALTH CENTER BUILDING
-  HEALTH CENTER BUILDING ADDITION



SITE DEVELOPMENT CONCEPT PLAN

FRASIER MEADOWS RETIREMENT COMMUNITY

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SITE DEVELOPMENT CONCEPT
REVIEW PLAN

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As indicated

1.4.2016



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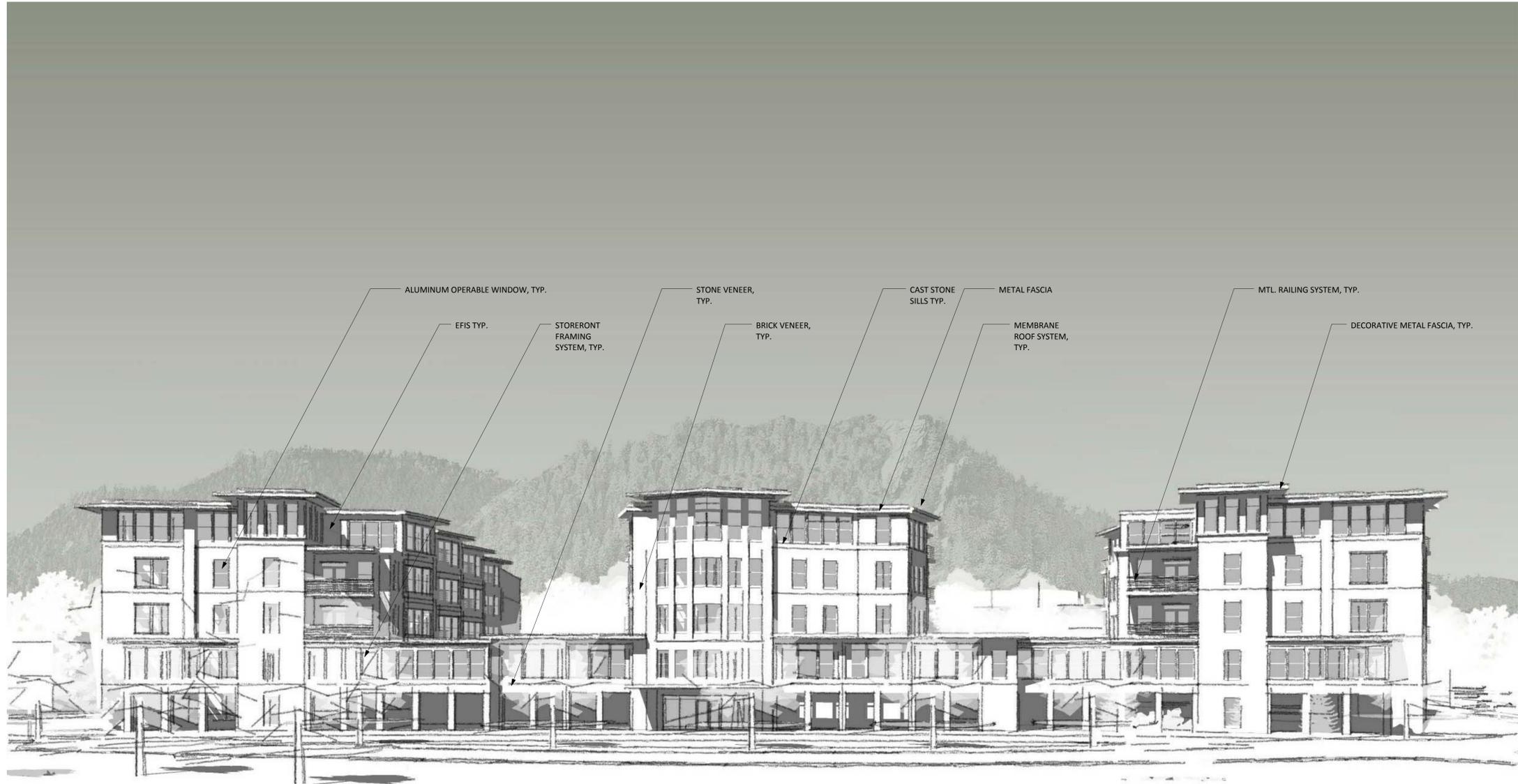
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FRASIER INDEPENDENT LIVING TYP.
FLOOR PLAN

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1" = 40'-0"

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PROPOSED INDEPENDENT LIVING WEST PERSPECTIVE

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FRASIER INDEPENDENT LIVING
 CONCEPTUAL PERSPECTIVES /
 MATERIAL DESIGNATIONS
 3/64" = 1'-0"

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IL EAST ELEVATION

SCALE: 1/16"=1'-0"



IL WEST ELEVATION

SCALE: 1/16"=1'-0"

FRASIER CCRC IL

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IL EAST AND WEST ELEVATIONS

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IL SOUTH ELEVATION

SCALE: 1/16"=1'-0"



IL NORTH ELEVATION

SCALE: 1/16"=1'-0"

FRASIER CCRC IL

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IL NORTH AND SOUTH ELEVATIONS

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FRASIER MEADOWS RETIREMENT COMMUNITY

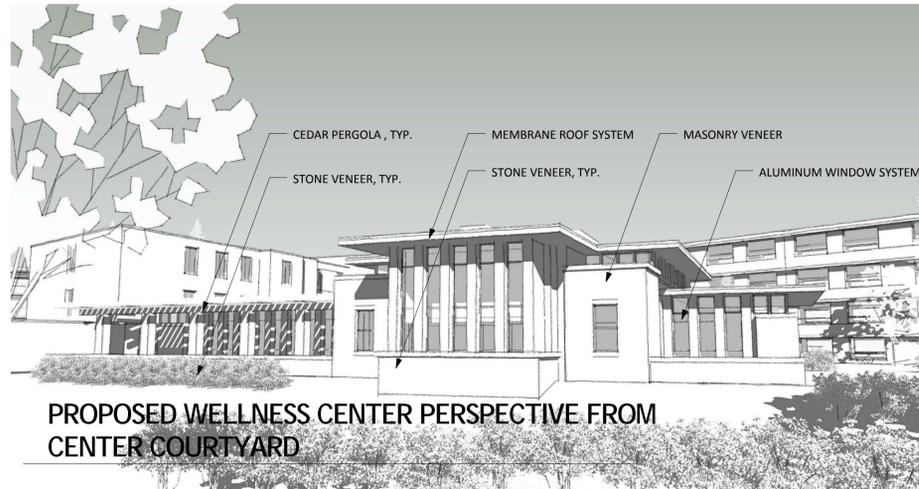
350 Ponca Pl, Boulder, CO 80303

FRASIER ARTS & EDUCATION /
 WELLNESS CENTER CONCEPTUAL
 FLOOR PLAN
 1" = 40'-0"

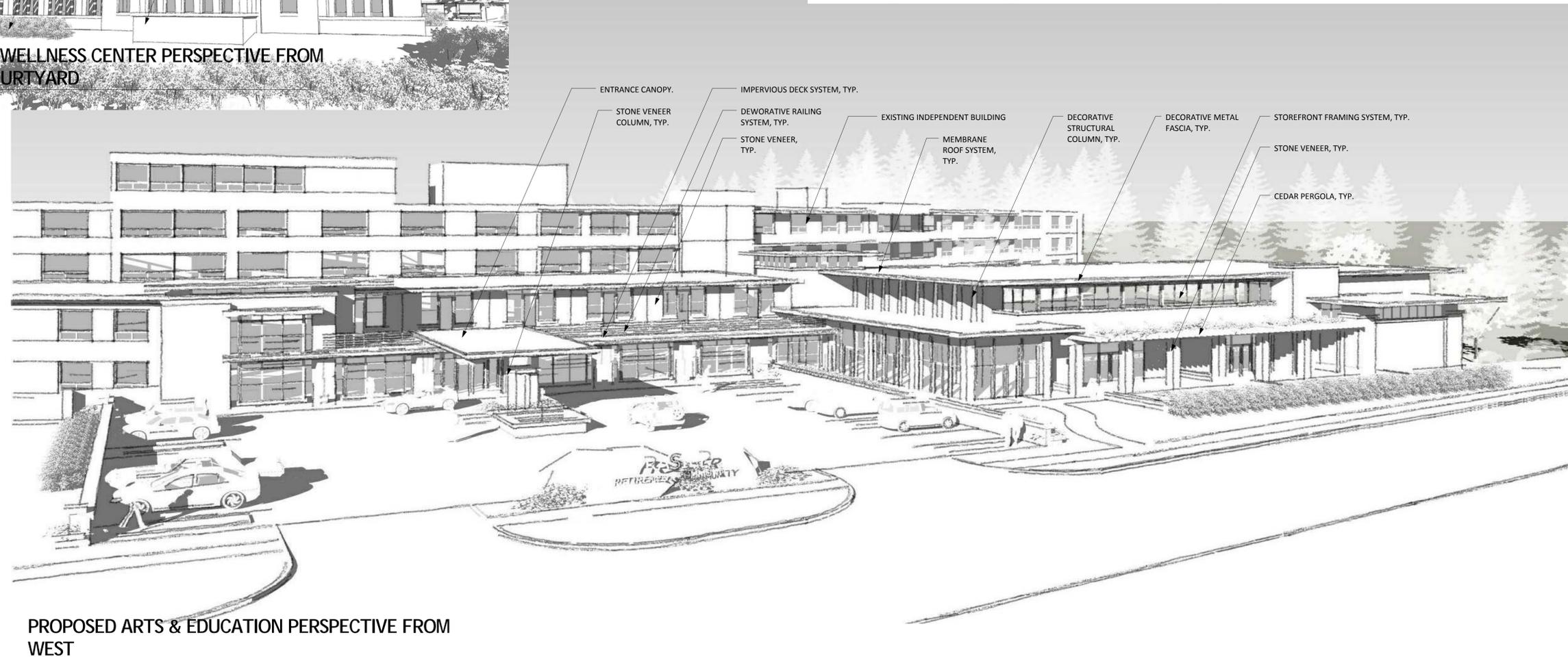
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PROPOSED ARTS & EDUCATION ENLARGED ENTRY
PERSPECTIVE FROM WEST



PROPOSED WELLNESS CENTER PERSPECTIVE FROM
CENTER COURTYARD



PROPOSED ARTS & EDUCATION PERSPECTIVE FROM
WEST

FRASIER MEADOWS RETIREMENT COMMUNITY

350 Ponca Pl, Boulder, CO 80303

FRASIER ARTS & EDUCATION /
WELLNESS CENTER CONCEPTUAL
PERSPECTIVE / MATERIAL
DESIGNATIONS

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PERFORMING ARTS MAIN ENTRY SOUTH ELEVATION

SCALE: 1/16"=1'-0"



PERFORMING ARTS MAIN ENTRY WEST ELEVATION

SCALE: 1/16"=1'-0"

FRASIER CCRC IL

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PERFORMING ARTS CENTER MAIN
ENTRY ELEVATIONS

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WELLNESS EAST ELEVATION

SCALE: 1/16"=1'-0"

FRASIER CCRC IL

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WELLNESS EAST ELEVATION

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Frasier Meadows



PONCA PLACE ENTRANCE



BIRDS EYE PERSPECTIVE AT ENTRANCE



350 Ponca Place Boulder, Co 80303

March 8th, 2016

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CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
 phone 303-441-1880 • fax 303-441-3241 • email plandevelop@bouldercolorado.gov
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CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **January 29, 2016**
 CASE MANAGER: **Chandler Van Schaack**
 PROJECT NAME: **Frasier Meadows Expansion**
 LOCATION: **350 PONCA PL**
 COORDINATES: **S01W02**
 REVIEW TYPE: **Concept Plan Review & Comment**
 REVIEW NUMBER: **LUR2015-00108**
 APPLICANT: **Vince Porreca for Frasier Meadows**
 DESCRIPTION: **Concept Plan Review for the addition of 98 unit Independent Living Units, addition of Education and Arts facility, and expansion of Wellness Center.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- Section 9-7-1, "Form and Bulk Standards" – Building Height – Request for a height modification to allow buildings to reach a height of 55 feet where 35 feet is the maximum permitted by the RH-2 zone district standards.

I. REVIEW FINDINGS

Overall, the Concept Plan proposal appears to be a logical and well planned project that would serve the needs of existing and future residents of the facility while remaining sensitive to the context of the surrounding area. The current proposal also appears to be consistent with many of the BVCP Policies pertaining to Housing (Section 7) and Community Well-Being (Section 8). As the project moves forward, staff encourages the applicant to proactively engage in community outreach in order to ensure that any potential impacts to the surrounding area are appropriately anticipated and mitigated. Given the scope and complexity of the proposed project, special consideration should be given to ensuring that the Site Review materials are well-organized and easy to understand, and that site and building design details are provided which show how the project will fit into the surrounding context.

The comments below are intended to provide initial feedback on the current iteration of the project and to help prepare the applicant for an eventual development review application. While Concept Plan review does not require a response to these comments prior the Planning Board hearing, these comments should be considered, in combination with the discussion at Planning Board, to refine the project plans as the project moves into the Site Review phase. A public hearing for this application has been scheduled for **April 7, 2016**.

As project plans progress, the applicant should continue to work with the Case Manager, Chandler Van Schaack (303-441-3137 or vanschaack@bouldercolorado.gov). Staff is happy to meet to go over the comments in further detail if the applicant prefers.

II. CITY REQUIREMENTS

Access/Circulation, David Thompson, 303-441-4417

1. Pursuant to section 2.02 of the DCS, a Traffic Impact Study (TIS) is required at time of site review submittal since the development's trip generation is shown to exceed the residential development threshold of 20 vehicle trips or greater during any single hour in the peak period. The transportation consultant preparing the TIS should contact staff after the project is heard by Planning Board and possibly City Council to discuss staff's review comments on the traffic assessment letter and the parameters of the TIS prior to initiating the study.
2. A Transportation Demand Management (TDM) Plan consistent with section 2.03(l) of the City's Design and Construction Standards (DCS) and section 9-2-14(h)(2)(D)(iv) and (v) of the Boulder Revised Code (BRC) is required to be submitted at time of site review submittal which outlines strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternate modes of travel.

3. Staff does not concur with the proposal to add an additional curb-cut for a site which already has multiple curb-cuts. Staff understands that given the size of the site multiple curb cuts are beneficial; however, there appears to be opportunities to eliminate curb-cuts along Thunderbird Drive which will provide safety benefits to the multi-use path.
4. Pursuant to section 9-2-14(h)(2)(D) of the Boulder Revised Code, 1981 (BRC) please have the site plans show the following improvements to the site's existing curb-cuts:
 - Reconstruction of the existing curb cuts to reduce the widths of the curb cuts to the minimum width that is necessary to serve the site
 - Reconstruction of the existing curb cut radii to reduce the radii in order to reduce the speeds of the turning vehicles.
 - Reconstruction of the existing curb cuts to replace radii curb returns with driveway ramp / curb cuts
5. At time of site review submittal, please have the site plans show the location of both short-term and long-term bicycle parking to be provided on the site following the criteria found in section 9-9-6(g) of the BRC
6. Pursuant to section 9-9-8(g) of the BRC, please have the site plans show the following public improvements:
 - An 8-foot wide landscape strip and 10-foot wide detached multi-use path along Thunderbird Drive consistent with Table 2-13 and section 2.11 of the City's DSC
 - An 8-foot wide landscape strip and five foot wide detached sidewalk along Sioux Drive, Ponca Place, Pawnee Drive and Thunderbird Drive

Building Design Chandler Van Schaack, Case Manager

Overall, staff finds the conceptual building design to be a strong first iteration. Staff is supportive of the applicant's stated intent to design the buildings to fit in with the existing Frasier Meadows buildings. While additional details will be required at time of Site Review, as shown the proposed building design appears to be consistent with a number of Site Review criteria pertaining to Building Design, in particular those criteria addressing compatibility with the existing character of the area and use of high quality, authentic materials. At time of Site Review, details of important building elements, including windows and reveals; exposed eaves, awnings and soffit; and material joints will be necessary to help articulate how they would be accomplished on the Architectural Elevation plans. In addition, color details and physical material samples will be required.

Drainage, Scott Kuhna, 303-441-4071

1. Storm water runoff and water quality treatment are issues that must be addressed during the Site Review Process. A Preliminary Storm Water Report and Plan in accordance with the City of Boulder *Design and Construction Standards (DCS)* is required at time of Site Review application. The required report and plan must also address the following issues:
 - Storm water detention
 - Water quality for surface runoff using "Best Management Practices"
 - Minimize Directly Connected Impervious Areas (MDCIA)
 - Water Quality Capture Volume (WQCV)
 - Storm sewer construction
 - Groundwater discharge
 - Erosion control during construction activities
2. Discharge of groundwater to the public storm sewer system may be necessary to accommodate construction and operation of the proposed development. City and/or State permits will be required for this discharge. The applicant is advised to contact the City of Boulder Storm Water Quality Office at 303-413-7350 regarding permit requirements. All applicable permits must be in place prior to building permit application. Additionally, special design considerations for the properties to handle groundwater discharge as part of the development may be necessary.
3. Floor drains internal to covered parking structures, that collect drainage from rain and ice drippings from parked cars or water used to wash-down internal floors, shall be connected to the wastewater service using appropriate grease and sediment traps.
4. A construction storm water discharge permit is required from the State of Colorado for projects disturbing greater than 1 acre. The applicant is advised to contact the Colorado Department of Public Health and Environment.

Flood Control Scott Kuhna, 303-441-4071

1. In accordance with Section 9-3-5, B.R.C., the applicant will need to demonstrate that no new parking for motor vehicles or structures intended for human occupancy will be constructed in the portions of the property located within the High Hazard Zone of the city.
2. A floodplain development permit will be required for all development within the 100-year floodplain. The floodplain development permit shall contain certified drawings demonstrating (in accordance with Section 9-3-3, B.R.C) that:
 - a. Any new residential structure will elevate the lowest floor, including the basement, to or above the flood protection elevation.
 - b. Any new nonresidential structure will have all lodging units within the structure elevated to or above the flood protection elevation and be floodproofed in a manner requiring no human intervention or have the lowest floor elevated, including the basement, to or above the flood protection elevation.
 - c. Any new mixed-use structure will be floodproofed or the lowest floor elevated, including the basement, of the entire structure and all residential and lodging units within the structure will be elevated to or above the flood protection elevation (two feet above the 100-year flood).
 - d. The proposed buildings will have structural components capable of resisting projected hydrostatic and hydrodynamic loads and the effects of buoyancy, and be constructed with materials resistant to flood damage.
 - e. Any proposed structures or obstructions in the floodplain, including trash enclosures and raised planters, will be properly anchored to prevent flotation, collapse, or lateral movement and be capable of resisting hydrostatic and hydrodynamic loads.
 - f. The buildings will be constructed with electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities that are designed and located (by elevating or floodproofing) so as to prevent water from entering or accumulating within the components during conditions of flooding.
3. Substantial modifications or substational improvements to any existing residential, nonresidential, or mixed-use structures will be required to meet the conditions of Section 9-3-3(a)(16), B.R.C.
4. An Emergency Management Plan is required in accordance with Section 9-3-2(i), B.R.C. in order to protect the health, safety, and welfare of the public and of employees, visitors, residents, guests, contractors, and others at risk from flooding hazards at the critical facility. A Floodplain Development Permit application is required for this review.

Fees

Because revisions or corrections are not required for this application, based on 2016 development review fees, hourly billing will not be applicable unless another application is required or the applicant revises the current proposal.

Groundwater Scott Kuhna, 303-441-4071

Groundwater is a concern in many areas of the city of Boulder. Please be advised that if it is encountered at this site, an underdrain/dewatering system may be required to reduce groundwater infiltration, and information pertaining to the quality of the groundwater encountered on the site will be required to determine if treatment is necessary prior to discharge from the site. City and/or State permits are required for the discharge of any groundwater to the public storm sewer system.

Inclusionary Housing Michelle Allen 303-441-4076

1. Each new residential unit (independent living units) developed on the property is subject to 9-13 B.R.C., 1981, "Inclusionary Housing." The general Inclusionary Housing (IH) requirement is that all residential developments must dedicate 20 percent of the total dwelling units as permanently affordable housing. For rental projects this requirement may be met through the provision of on-site affordable rental units or comparable existing or newly built off-site permanently affordable for-sale or rental units or through the dedication of land appropriate for affordable housing or by payment of a cash-in-lieu (CIL) contribution.
2. Affordable rental units must be owned all or in part by a Housing Authority or similar agency or may be owned and operated by a private entity if the owner voluntarily enters into an Agreement with the city to meet city goals by providing additional community benefit.
3. Any required documents including the Determination of Inclusionary Housing Compliance form, Covenants to secure the permanent affordability of the units, and an Agreement must be signed and if necessary recorded prior to application for any residential building permit. On or off-site permanently affordable units must be marketed and

constructed concurrently with the market-rate units.

4. Any applicable cash-in-lieu contribution must be made prior to receipt of a residential building permit. The cash-in-lieu due is based on the amounts in place when paid.
5. Conversion of rental units to for-sale when IH met with a CIL contribution. The Inclusionary Housing ordinance requires that for-sale developments pay an additional 50 percent CIL premium in the event that they do not provide affordable units on-site. Accordingly, if you choose to convert the rental units to for-sale units within five years you will be required to pay the difference between the rental and for-sale CIL amounts. Rental developments that meet the inclusionary requirement with a cash contribution are required to execute an "Agreement for Costs Due on Sale: Affordable Housing Restrictive Covenant and Deed Restriction" (aka Conversion Agreement) that will then be recorded with the county assessor. These documents will be sent to you for signature prior to permit issuance.
6. Additional information about the Inclusionary Housing program including the 2015-2016 cash-in-lieu amounts for attached units may be found on-line at www.boulderadffordablehomes.com.
7. Please contact a housing planner as soon as possible in the development process to determine how best to meet the IH requirement.

Land Uses Chandler Van Schaack, Case Manager

1. Per section 9-6-1, "Use Standards," B.R.C. 1981, congregate care facilities are allowed by-right in the RH-5 zoning district. At time of Site Review, additional information on the operating characteristics of the facility will be required to demonstrate that the proposed development meets the definition of "congregate care facility" as found in section 9-16, B.R.C. 1981 (included below).

Congregate care facility means a facility for long-term residence:

- 1) *where at least eighty percent of the occupied units are occupied by at least one person who is sixty-five years of age or older;*
 - 2) *the facility is in compliance with the requirements of the federal Fair Housing Act, 42 U.S.C. § 3601, et seq., and the Colorado Housing Practices Act, § 24-34-501, et seq., C.R.S., with respect to housing for older persons; and*
 - 3) *which shall include, without limitation, common dining and social and recreational features, special safety and convenience features designed for the needs of the elderly, such as emergency call systems, grab bars, and handrails, special door hardware, cabinets, appliances, passageways, and doorways designed to accommodate wheelchairs, and the provision of social services for residents which must include at least three of the following: meal services, transportation, housekeeping, linen, and organized social activities.*
2. Per [section 9-8-1](#), B.R.C. 1981, intensity on the RH-5 zone district is determined by lot area and open space, with a minimum required lot area per dwelling unit of 1,600 sq. ft. and a minimum required open space per dwelling unit of 600 sq. ft. per unit. City records indicate that the size of the project site is roughly 667,784 sq. ft. (15.33 acres), which would allow for a maximum of 417 dwelling units with 250,419 sq. ft. (5.75 acres) of total required open space.

Per section 9-8-6(f), "Occupancy Equivalencies for Group Residences," B.R.C. 1981, "*Congregate Care Facility: In congregate care facilities, five sleeping rooms or accommodations without kitchen facilities constitute one dwelling unit, three attached dwelling units constitute one dwelling unit, and one detached dwelling unit constitutes one dwelling unit.*" Per the documentation provided by the applicant, there are currently 88.3 dwelling unit equivalents on the project site, and the proposed project would add an additional 33 dwelling unit equivalents (or 98 attached independent living units) for a total of 119.3 dwelling unit equivalents. As shown, this is well within the maximum allowable density for the site. The applicant should note the additional standards that apply to units using the 3 to 1 dwelling unit equivalency:

(1) A congregate care facility that is built or the use is established after October 31, 2013, and uses the dwelling unit equivalency of three attached dwelling units to constitute one dwelling unit shall meet the following additional standards:

(A) The facility shall include a minimum of ten attached congregate care dwelling units.

(B) The average dwelling unit floor area for attached congregate care facilities shall not exceed one thousand square feet per unit, and no single dwelling unit shall exceed one thousand two hundred square feet. The average dwelling unit floor area shall include the floor area within the attached dwelling unit and associated storage areas and shall exclude common areas and garages.

(2) A congregate care facility built or the use is established prior to October 31, 2013, may use the definition of congregate care to define the use classification and the average floor area per dwelling units for attached and detached dwelling units in effect when the congregate care facility was built or the use was established.

It should also be noted that for the purposes of calculating the minimum required open space, the requirement is based on dwelling unit equivalents (i.e., 33 unit equivalents = 19,800 sq. ft. minimum required open space). Usable open space must meet the standards found in [section 9-9-11](#), B.R.C. 1981. The applicant should note the “Special Open Space Requirements Applicable to Residential Uses” set forth in subsection 9-9-11(f).

3. At time of Site Review, additional information regarding the operational characteristics will be required on the proposed multi-purpose room/ auditorium to ensure that it meets the definition of “accessory use” as defined in section 9-16 of the Boulder Revised Code, as “indoor amusement establishments” and “small theaters or rehearsal spaces” are both prohibited as principal uses within the RH-5 zone district. As part of the Site Review package, the applicant should provide a detailed management plan for the facility that includes operation and management of all proposed non-residential accessory uses.

Landscaping Elizabeth Lokocz, 303-441-3138

1. As the project plans become more refined, a landscape plan is required that is consistent with, and exceeds, city code requirements. See Sections 9-9-11, 12, 13 and 14, B.R.C. 1981 for all applicable requirements.
2. The majority of the existing sidewalks are attached. Current Design and Construction Standards (DCS) require detached sidewalks and an eight foot streetscape planting strip with large maturing street trees. Analyze the impact of detached sidewalks given the existing utility locations, street trees (species, condition and location), adjacent private trees, and existing right of way width. Detached sidewalks are a significant public benefit and should be a long term goal of the project.
3. Parking areas containing more than 5 cars are required to be screened from the street and adjacent lots per 9-9-14(b) and (c) BRC 1981. The proposed parking lot does not seem consistent with current design practices and a building forward solution. Also note that the minimum screen from the street is the same as the landscape setback, 25 feet, in this zone. Any requested modifications shall be called out at the time of application. Evaluate if the Site Review Criteria of section 9-2-14(h)(2)(E) can be better addressed especially relevant to efficiency of the parking layout, separation of pedestrian movements and impacts on adjacent properties.

Consider the following specific Site Review criteria as design development progresses:

4. *(C)(i)The project provides for aesthetic enhancement and a variety of plant and hard surface materials, and the selection of materials provides for a variety of colors and contrasts and the preservation or use of local native vegetation where appropriate;*

Perennials, low shrubs, and grasses should provide the majority of vegetative cover. The current landscape design has considerable high water high maintenance turf that does not appear to be used for active recreation. It is strongly encouraged to reduce the overall amount of turf as part of the project.

5. *(C)(ii)Landscape design attempts to avoid, minimize or mitigate impacts on and off site to important native species, healthy, long lived trees, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;*

The plans submitted did not include any information on existing trees. A detailed tree inventory prepared by a licensed arborist is a Site Review submittal requirement. Consider including any large healthy trees into the open space design. With the identification of emerald ash borer (EAB) in 2013, the preservation of existing healthy trees has become increasingly important to support the city’s environmental goals (urban heat island reduction, stormwater management, air quality, etc.) and their many aesthetic benefits.

Please note that removal of any public street tree will require permission of the City Forester and may include mitigation. A detailed tree inventory including the species, size and condition of all existing trees on the site will be a requirement at Site Review (see 9-2-14(h)(2)(iii), B.R.C. 1981) and should be submitted with the initial application. The project should consider the current condition of the trees and the probability of being able to protect them during construction.

Public street trees shall be included as part of the overall project analysis. The city’s street tree inventory was updated

in 2015 and is available online: <http://boulder.mytreekeeper.com/>. Please note some of the public trees are ash and may be appropriate for removal. The final proposed landscape plan shall include planning for long term preservation and treatment as needed, or removal and replacement for all public and private ash.

6. (C)(iii) *The project provides significant amounts of plant material sized in excess of the landscaping requirements of Sections 9-9-12, "Landscaping and Screening Standards," and 9-9-13, "Streetscape Design Standards," B.R.C. 1981; and*

At the time of Site Review submittal, include a landscape requirements table as described in section 9-9-12(d)(1)(J). This table will clearly demonstrate the projects minimum requirements and the proposed material. Please consider the previous comments.

7. (C)(iv) *The setbacks, yards and useable open space along public rights of way are landscaped to provide attractive streetscapes, to enhance architectural features and to contribute to the development of an attractive site plan.*

Consider adjusting the building and parking lot locations moving parking behind or to the side of buildings. Addressing the neighborhood with the smaller scale building facades could work well as a transition from the larger building mass. Review existing landscape patterns and proposed solutions for consistency with this criterion.

Neighborhood Comments Chandler Van Schaack, Case Manager

Staff has received comments from several neighbors interested in the proposal. Some neighbors have expressed concern over increased traffic and parking impacts. Some neighbors have also expressed concerns regarding loss of views from properties along Seminole Drive and points east. Suggestions have also been made for improving pedestrian safety and access to the site. All of the written comments received up to this point are attached to these comments for the applicant's reference.

Parking Chandler Van Schaack, Case Manager

Pursuant to Table 9-2, section 9-9-6(b), B.R.C. 1981, group homes; residential, custodial or congregate care facilities are required to provide "Off-street parking appropriate to use and needs of the facility and the number of vehicles used by its occupants, as determined through review." At time of Site Review additional information will be required in order to determine whether the proposed vehicular and bicycle parking will be appropriate to the use and needs of the facility. Specifically, detailed operating characteristics for the proposed wellness and entertainment facilities, additional details on the needs of residents and visitors and a detailed analysis of existing and proposed vehicular and bicycle parking patterns will be required. In addition, as indicated in the access/ circulation comments above, a Traffic Study will be required.

Plan Documents Chandler Van Schaack, Case Manager

At time of Site Review, the applicant should provide perspective drawings of the proposed development as seen from the northbound (East) side of Foothills Parkway to demonstrate how the project will affect existing views of the mountains for motorists as well as nearby residents along Seminole Drive to the east. While the proposed additions to the main Frasier building (the arts & education, healthy living and health center additions) do not appear to be likely to create any new visual impacts to the nearby residential areas given their modest scale, the proposed 4-story independent living building at the northeast corner of the site will represent a significant increase in mass and scale from the existing 1-story building. While Foothills acts as a buffer between the development and the residential neighborhood to the east, it will still be important to understand how the increased building height may affect existing viewsheds, especially in the context of section 9-2-14(h)(2)(F)(iii) of the Site Review criteria, which requires that "the orientation of buildings minimizes shadows on and blocking of views from adjacent properties."

Review Process Chandler Van Schaack, Case Manager

On March 31, 2015, City Council approved a height ordinance that establishes a two-year period during which modifications to the by-right height for new buildings will only be considered through the Site Review process in specific parts of the city or in particular circumstances. Pursuant to ordinance 8028, the subject site is eligible to request a modification to the maximum principal building height through the Site Review process. At time of Site Review the Applicant will be required to demonstrate consistency with the Site Review criteria found in section 9-2-14, B.R.C. 1981. Note that a request for a height modification requires a public hearing and final decision by the Planning Board.

Utilities, Scott Kuhna, 303-441-4071

1. On-site and off-site water main and wastewater main construction per the City of Boulder *Design and Construction Standards (DCS)* as necessary to serve the development may be required. All proposed public utilities for this project shall be designed in accordance with the *DCS*.

2. A water system distribution analysis will be required at time of Site Review in order to assess the impacts and service demands of the proposed development. Conformance with the city's *Treated Water Master Plan, October 2011* is necessary.
3. A collection system analysis will be required at time of Site Review to determine any system impacts based on the proposed demands of the development. The analysis will need to show conformance with the city's *Wastewater Collection System Master Plan, March 2009*.
4. Fire hydrants will need to be installed to meet the coverage requirements outlined in Section 5.10 of the *DCS*. Per the standards, no portion of any building shall be over 175 feet of fire access distance from the nearest hydrant. Fire access distance is measured along public or private (fire accessible) roadways or fire lanes, as would be traveled by motorized fire equipment. All fire hydrants and public water lines will need to be located within public utility easements.
5. The applicant is notified that, though the city allows Xcel and Qwest to install their utilities in the public right-of-way, they generally require them to be located in easements on private property.
6. The applicant is advised that any proposed street trees along the property frontage may conflict with existing or proposed utilities, including without limitation: water, wastewater, storm drainage, flood control, gas, electric, telecommunications, drainageways, and irrigation ditches, within and adjacent to the development site. It is the applicant's responsibility to resolve such conflicts with appropriate methods conforming to the Boulder Revised Code 1981, the City of Boulder *Design and Construction Standards*, and any private/franchise utility specifications.

III. INFORMATIONAL COMMENTS

Area Characteristics and Zoning History

Below is a summary timeline for the Frasier Meadows development based on information compiled by staff:

1950s and 1960 – annexations and platting occurred

1964 and 65 – CO's were issued (later materials indicate the original construction included 207 independent living units (efficiency, one-bedroom, and two-bedrooms)

1973 – Development Agreement

1975 – Site Plan (P-75-16)

1984 – Approval of P-84-64, SR-84-34 and H-84-17 (superseded by 1993 approval)

1988 – PUD Mod – Alzheimer's unit

1993 – Development Agreement approving P-93-19, SR-93-13 (voids P-84-64, SR-84-34 and H-84-17)

1999 – Agenda 8B – Planning Board Item on 03/4/99 – Major Site Review Concept Plan - (MSR-98-4) – for new multi-story addition to the existing facility and the conversion of existing living units into personal service-type accessory uses. It refers to expanding the facility to include many levels of care from independent living to full-time medical care. It also included a large day care center. It also included a Town Square with the complex with indoor entertainment and personal services uses. This memo refers to this facility having provided congregate care housing for over 39 years.

1999 – Call-up memo has more background referencing congregate care

1999 – Development Agreement approving new multi-story additions to provide more varied levels of care (SI-1999-11) and conversion of existing living units into personal services uses (UR-1999-11)

There have been many minor modifications and wireless antenna applications since this time

Review Process Chandler Van Schaack, Case Manager

Per section 9-2-14(b)(1), B.R.C. 1981, Concept Plan and Site Review are required for projects located in the RH-5 zone district that are over 2 acres in size or include 20 or more new dwelling units. Therefore, development of the 15.3 – acre site with 33 new dwelling unit equivalents requires both a Concept Plan and Site Review. Per section 9-2-13(b), B.R.C. 1981, an applicant for a development that exceeds the "Site Review Required" thresholds shall complete the concept review process prior to submitting an application for site review.

Once the Planning Board has reviewed a Concept Plan application and provided comments at a public hearing as required by section 9-2-13(f), B.R.C. 1981, a Site Review will be required. The Site Review application form can be found online at: <http://www.bouldercolorado.gov/www/publications/forms/208.pdf>. Please note that a request for a Height Modification to allow for the proposed buildings to exceed the 35' height limitation will require Planning Board approval at a public hearing.

Applications for Site Review are submitted to the Planning and Development Services Center and are reviewed through the Land Use Review process. This review process takes approximately three to four months to complete. Site Review approvals are valid for three years, after which they expire if they have not been implemented.

Address: 350 PONCA PL

IV. NEXT STEPS

A Planning Board hearing has been scheduled for April 7, 2016. Concept Plan Review is not an iterative process; therefore, no response to these comments or changes to the plan set are required. If the applicant wishes to provide additional supporting documentation for the Planning Board hearing, it should be provided to the case manager no later than March 15, 2016.

V. CITY CODE CRITERIA CHECKLIST

**CONCEPT PLAN REVIEW AND COMMENT
Section 9-2-13**

(g) Guidelines for Review and Comment: The following guidelines will be used to guide the planning board's discussion regarding the site. It is anticipated that issues other than those listed in this section will be identified as part of the concept plan review and comment process. The Planning Board may consider the following guidelines when providing comments on a concept plan:

- (1) **Characteristics of the site and surrounding areas, including, without limitation, its location, surrounding neighborhoods, development and architecture, any known natural features of the site including, without limitation, mature trees, watercourses, hills, depressions, steep slopes and prominent views to and from the site;**

The project site is located in East Boulder, just south of Baseline Ave. and west of Foothills Parkway, within the Residential – High 5 (RH-5) zoning district. The area immediately north of the site is zoned Business- Community 1 (BC-1), and contains a mix of high density residential development and commercial uses, including the Colorado Athletic Club and the Meadows shopping center. The project site is bordered on the west by the Mountain View United Methodist Church and the Admiral Arleigh A. Burke Park, with the Horizons K-8 School property located just west of the church and abutting the park on the south. Both the park and the school properties are primarily open space, which creates a significant view to the Flatirons from the subject property and also creates a buffer between the subject property and the Frasier Meadows neighborhood further to the west. Foothills Parkway runs along the eastern boundary of the site separating the facility from the Keewaydin Meadows neighborhood to the east.

- (2) **Community policy considerations including, without limitation, the review process and likely conformity of the proposed development with the Boulder Valley Comprehensive Plan and other ordinances, goals, policies, and plans, including, without limitation, sub-community and sub-area plans;**

Land Use Designation: The Site Review criteria of the land use code section 9-2-14(h), B.R.C. 1981, will be used to evaluate a project and to make findings for any future Site Review approval. Among the findings that must be made is a project's consistency with the Boulder Valley Comprehensive Plan policies and Land Use designation. The BVCP land use designation for the site is High Density Residential.

Per the 2010 BVCP, High Density Residential land use designations are generally located close to the University of Colorado or in areas planned for transit oriented redevelopment, and are intended to support residential densities of more than 14 units per acre.

Regarding consistency with BVCP policies, staff finds that the current proposal for redevelopment and expansion of the Frasier Meadows Retirement Community is consistent with BVCP policies primarily because it supports populations with special needs with an appropriately located facility. The proposal is also consistent with other citywide objectives relating to Housing Boulder and the 2013 flood recovery objectives. The tables below summarize some of the most relevant BVCP policies.

BVCP or Other City Policy	Excerpt from BVCP	How the Proposal is <u>Consistent</u> with BVCP Policies
7.03 Populations with Special Needs	"...encourage development of housing for populations with special needs including residences for people	This is an expansion of a facility that serves a population with special needs with specialized health services and

BVCP or Other City Policy	Excerpt from BVCP	How the Proposal is <u>Consistent</u> with BVCP Policies
	with disabilities, populations requiring group homes or other specialized facilities, and other vulnerable populations where appropriate... “...the location of such housing should be in proximity to shopping, medical services, schools, entertainment and public transportation...”	living units. The location is adjacent to a private health club, about 0.15 miles to a shopping center with a grocery store and pharmacy (from the northern edge of the Frasier Meadows property). These areas are well connected to Frasier Meadows with separated pedestrian paths. The location is also on the 209 bus route that runs between the property and CU, with connections to other shopping and service areas, but note that the 209 is not considered a high frequency bus nor does it connect Frasier Meadows directly with downtown Boulder.
7.06 Mixture of Housing Types 7.09 Housing for a Full Range of Households	7.06 “...to meet the needs of the full range of the Boulder Valley population.” 7.09 “...encourage preservation and development of housing attractive to current and future households, persons at all stages of life...”	Frasier Meadows is one of Boulder’s largest retirement communities. Boulder is also mostly built out, with limited future development potential for any retirement communities on a similar scale. With the increasing demand for senior housing with an aging population (nationally and locally), this proposal represents an opportunity to further meet that increased demand for a specialized housing type.
City Council Flood Recovery Objectives	Relevant objectives include: “restore and enhance our infrastructure, assist business recovery, and pursue and focus resources to support recovery efforts”	Frasier Meadows was heavily impacted by the 2013 floods. While the proposal adds density to the pre-flood conditions, the overarching purpose is to rebuild and enhance the facilities following the flood impacts that severely damaged several buildings.
Housing Boulder Goals	City Council supported goal of “Reach or exceed Boulder’s goals to serve very low-, low-, and moderate-income households, including people with disabilities, special needs, and the homeless.”	This Housing Boulder objective specifically mentions senior housing and housing for individuals with disabilities as special needs housing.

There are also several BVCP Policies that apply to the project which will require additional information at the time of Site Review in order for staff to determine consistency. Policies which should be given special consideration as the project moves forward include:

- BVCP Policy 2.01, Unique Community Identity
- BVCP Policy 2.05, Design of Community Edges and Entryways;
- BVCP Policy 2.10, Preservation and Support for Residential Neighborhoods;
- BVCP Policy 2.13, Protection of Residential Neighborhoods Adjacent to Non-residential Zones
- BVCP Policy 2.30, Sensitive Infill and Redevelopment;
- BVCP Policy 2.34, Importance of Street Trees and Streetscapes;
- BVCP Policy 2.35 Outdoor Lighting/Light Pollution
- BVCP Policy 6.08 Transportation Impact

(3) Applicable criteria, review procedures, and submission requirements for a site review;

As stated above, a Site Review application would be required and would be subject to all the criteria in Section 9-2-14(h) of the Land Use Regulations. Submission requirements would be the same as any other Site Review and would have to satisfy the requirements of sections 9-2-6 and 9-2-14(d). Development of the site would also have to be found consistent with the Design and Construction Standards (DCS).

The Site Review process would follow a standard three-week review track where comments or a decision would be rendered at the end of that time. If revisions were required, additional review tracks could be scheduled. Ultimately, if the project is designed to include a height modification request, a public hearing and final decision by the Planning Board would be required. Any decision made by the Planning Board is subject to a 30-day city council call-up period. Staff notes that a Concept Plan and Site Review for Frasier Meadows were specifically included in the exemptions to

- (4) **Permits that may need to be obtained and processes that may need to be completed prior to, concurrent with, or subsequent to site review approval;**

Following Site and Use Review approval, if approved, the applicant is required to submit an application for Technical Document (TEC doc) Review prior to application for building permit. The intent in the TEC doc review is to ensure that technical details are resolved such as drainage and transportation issues that may require supplemental analyses.

- (5) **Opportunities and constraints in relation to the transportation system, including, without limitation, access, linkage, signalization, signage, and circulation, existing transportation system capacity problems serving the requirements of the transportation master plan, possible trail links, and the possible need for a traffic or transportation study;**

Please see comments under "Access/ Circulation" above. Staff has identified several issues with the project's access and circulation as proposed. Staff has also identified additional documentation that will be required in order to evaluate the proposed project's transportation impacts. Additional information on the proposed parking plan for the facility will be required.

- (6) **Environmental opportunities and constraints including, without limitation, the identification of wetlands, important view corridors, floodplains and other natural hazards, wildlife corridors, endangered and protected species and habitats, the need for further biological inventories of the site and at what point in the process the information will be necessary;**

The site is impacted by the High Hazard and 100-year floodplains, and as such a floodplain development permit will be required for all development within the 100-year floodplain. Please see staff comments under "Flood" above for additional information.

- (7) **Appropriate ranges of land uses; and**

The proposed range of land uses appears to be consistent with the intent of the High Density Residential Land Use Designation and RH-5 zoning district. Additional information will be required to determine whether the proposed operating characteristics are in keeping with the BVCP Policies pertaining to Sensitive Infill and Redevelopment and Protection of Residential Neighborhoods Adjacent to Non-residential Zones.

- (8) **The appropriateness of or necessity for housing.**

The growth in the senior population is recognized as an emerging trend in the 2010 BVCP. In addition, the draft trends report for the 2015 BVCP Update indicates that the current population of people in Boulder County that are 65 or older (40,168) is expected to more than double by year 2040 (88,829). The BVCP includes several policies pertaining to provision of housing and services for the elderly, including **Policy 7.03, Populations with Special Needs; Policy 7.06, Mixture of Housing Types; Policy 7.09, Housing for a Full Range of Households. Section 8 of the BVCP states** "The city and county proactively anticipate and plan for emerging demographic trends and social issues, including needs of a growing older adult population and their family caregivers." **Policies 8.04, Addressing Community Deficiencies, and 8.10, Support for Community Facilities** both speak further to these goals as well.

Van Schaack, Chandler

From: Gene Arnn [Arnn89@comcast.net]
Sent: Saturday, January 16, 2016 1:20 PM
To: Van Schaack, Chandler
Cc: Linda Arnn
Subject: Frasier expansion plan

Dear Mr. Van Schaack,

I am responding to your January 5 mailing inviting comment from the neighborhood.

I live near the intersection of Mohawk and Pawnee/Comanche. My wife and I visit the neighborhood park frequently and have many opportunities to observe activities in the neighborhood.

We are very concerned about Frasier's expansion plans and the additional traffic and street parking that will be generated if this project is approved. Of course, construction traffic will be a problem. More importantly, after the expansion, routine traffic generated by additional residents and additional staff will have increased substantially as a result of adding 98 new residences and the new arts/entertainment facilities, which will attract attendance by non-residents. The traffic coming from Frasier along Pawnee to Mohawk, or north on Mohawk from the direction of the school, or south on Mohawk from Baseline, is already heavy for neighborhood streets. This problem is especially apparent at staff shift changes, but it is a serious problem at other times during the day as vendors, visitors and Frasier residents come and go. Further, there is already an increased build up of parking on the streets.

An additional concern is the impact of increased traffic in the area of the school. The traffic is heavy in these areas at times when school children are in transition.

Gene Arnn
500 Mohawk, #207

720-524-6263

Van Schaack, Chandler

From: Cutter Rolles [cutter.rolles@gmail.com]
Sent: Tuesday, January 19, 2016 10:53 AM
To: Van Schaack, Chandler
Subject: Frasier Meadows Concept Plan

To Chandler Van Schaack,

Hello, I received a letter in the mail soliciting comments for a concept plan review for the Frasier Meadows lot (review # LUR2015-00108). I hope you can help me with a couple issues.

My neighbors and I welcome improvements in the neighborhood, but there is concern about potential changes to the skyline. My house is located due east of the lot, and so I'm particularly concerned about any loss of the Flatirons view.

I'm hoping you can help me in 2 ways: For one, in determining whether the skyline would change after new construction (If not, great). And secondly, I hope that you could offer a suggestion on the best way to intervene if the plans are to heighten the skyline as visible from east of Foothills Parkway.

Currently the tallest structures in that lot are in the western portion. The letter mentions new construction up to 55 feet tall, however I don't know where that might be placed, or even how tall the existing structures are, and so it's difficult to determine what changes would occur.

Thank you for your help.

Sincerely,

Cutter Rolles
335 Manhattan Drive
Boulder
(720) 270-1946

Van Schaack, Chandler

From: Jenn Berg [jberg@theacademyboulder.com]
Sent: Thursday, January 21, 2016 11:30 AM
To: Van Schaack, Chandler
Subject: LUR2015-00108

Mr. Van Schaack,

I was looking at the 98-unit expansion at Frasier Meadows on the city's development review map. I saw that the Public Notice document is available on the website, but I was wondering whether any additional documents — from the developers or the city — are available to the public at this stage in the process.

Thanks,

Jenn

Jenn Berg
303-345-7250
jenn@theacademyboulder.com