

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
January 28, 2016
1777 Broadway, Council Chambers

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PLANNING BOARD MEMBERS PRESENT:

Bryan Bowen, Chair
John Putnam
John Gerstle
Liz Payton
Crystal Gray
Tim Plass, appointed as alternate board member

PLANNING BOARD MEMBERS ABSENT:

Leonard May, recused from project for public hearing (*Agenda Item 5A*)

STAFF PRESENT:

Charles Ferro, Development Review Manager
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Specialist III
Elaine McLaughlin, Senior Planner
David Thompson, Civil Engineer II – Transportation
Sam Assefa, Senior Urban Designer
Edward Stafford, Development Review Manager for Public Works
Kalani Pahoia, Urban Designer
Michelle Allen, Senior Housing Planner

1. CALL TO ORDER

Chair, **B. Bowen**, declared a quorum at 7:03 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

None to approve

3. PUBLIC PARTICIPATION

No one spoke.

4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS

No items were discussed.

5. PUBLIC HEARING ITEMS

A. AGENDA TITLE: SITE REVIEW AND REZONING: Applications under case no.'s LUR2015-00042 and LUR2015-00043, with a proposal to rezone properties located at 2170 30th Street and 3000 Pearl Street from Business- Regional 1 (BR-1) to Mixed Use 4 (MU-4) consistent with the Boulder Valley Comprehensive Plan, and rezoning of northeastern portion of property at 2120 32nd Street from Industrial-General (IG) to Business-Regional 1 (BR-1) consistent with the Boulder Valley Comprehensive Plan; and Site Review for a mixed use development of these properties and 2100 30th Street to include a mix of uses with office, retail, restaurant, and multi-family residential apartments. The proposal includes a request for amendments to the Transit Village Area Plan Connections Plan.

Applicant: Shane White

Property Owners:

- Hollister Properties LLLP, a Colorado Limited liability limited partnership
- Bridge Commercial Partners Fund IV, LLC, a Delaware limited liability company
- Alvin E. Baker and Virginia Ann Baker

Staff Presentation:

C. Ferro introduced the item.

E. McLaughlin presented the item to the board.

Board Questions:

E. McLaughlin answered questions from the board.

Applicant Presentation:

Tim Downey and **Shane White** with Southern Land Company and **Danica Powell** with Trestle Strategy Group, the applicants and owners' representatives, presented the item to the Board.

Board Questions:

D. Powell, **S. White**, **Kelly Davis** with OZ Architecture, **Ben Crenshaw** with Southern Land Company, and **Steven Tuttle** with Fox Tuttle Hernandez Transportation Group, the applicants and owners' representatives, answered questions from the Board.

Design Advisory Board (DAB) Comments:

Jamison Brown, Chair of Design Advisory Board, addressed the Planning Board and stated that the project was reviewed by DAB twice and the project improved dramatically through the process. The DAB approved of the project.

Public Hearing:

1. **Jeremy Durham**, representing Boulder Housing Partners (BHP), discussed the options for meeting the affordable housing requirements of the project. He informed the Planning Board that the developer has reached out to BHP to discuss a potential partnership in lieu of a cash-in-lieu approach. BHP has been actively working on a partnership and expects it to evolve over the next several months. He discussed some

- of the benefits to having a partnership as opposed to on-site affordable housing. He proposed a possible 48-60 units.
2. **Clif Harald**, representing the Boulder Economic Council, stated that he is in support of the project. The requirements are consistent with TVAP, site criteria and land use code. This project will provide significant community benefits and will meet growing demands.
 3. **Eric Budd**, representing the Better Boulder Steering Committee, asked the Planning Board to approve this project. He indicated that it will be a good mix of diverse housing units and the density is appropriate for the transit village center. The project promotes street life. They would like to see an improvement in the number of car spaces on site and how the transportation management program can be used to reduce this number. They have no position regarding on-site affordable housing vs. off-site.
 4. **Doyle Albee**, a resident of Solana Apartments, stated that his personal carbon footprint is lower since he moved there. He is in support of the project.
 5. **Karen Klerman** wanted to provide a positive reference for Southern Land Company. They do high quality projects and they are very professional. The proposed project is demonstrates that the developer has listened to the community and the guidance from the planning department. She is in support of the project.
 6. **Jaime Roth** is in support of Reve Project. The project will provide walkability and the density makes sense.
 7. **Ben Binder** stated his main concern is traffic. With density, traffic issues won't disappear. The proposed area will be the most congested area in the city. He suggested reducing the density of the project and placing permanent affordable housing on site.
 8. **Sean Kelly**, a Solana Apartments resident, is excited by the project but concerned that he does not see many "green" spaces, as in plantings. In addition, he would like to see more connections to the bike and hiking paths north of Pearl Street and to the Boulder Creek Trail.

Board Comments:

- The board agreed to discuss the key issues collectively, rather than individually.
- All board members overall agreed that they were in support of the project and that the project embraces the ditch, the public realm and will be a good compliment for Boulder Junction.
- Most board members felt that the TVAP and BVRC guidelines are being met. **C. Gray** had concern with the proposed variety of heights of the buildings, in particular three and four story buildings.

- The board was in support of the change in re-zoning and felt it was appropriate.
- **L. Payton** expressed concern with the balance of employee base vs. the number of residential units available. She stated that it would have been nice to see Building 2 reallocate some of its space to residential.
- **J. Putnam** stated that he may request the addition of a few conditions regarding the addition of wiring to support for future photovoltaic systems, reduced parking and to add EV charging stations but leave details open for staff.
- The board was in agreement with **J. Putnam's** suggested conditions.
- Several board members had concerns with the affordable housing issue and agreed that they would like to see on-site affordable housing. The overall concern was that if the developer did a cash-in-lieu project, then an affordable housing project would end up on the fringe of the city and it would be challenging to find a location and obtain neighborhood acceptance. On-site affordable housing could make the project better. The board stated that there may be some creative solutions with BHP for on-site affordable housing.
- **C. Gray** suggested that the Planning Board recommend that before the City Manager approves a cash-in-lieu option for the entire 20 percent Inclusionary Housing requirement, that the City Manager inform the City Council of the decision before it is finalized; because the first 10 percent the developer can buy out and the second 10 percent and the City Manager has to approve. All board members were in agreement to her suggestion. **H. Pannewig** clarified however that the on-site requirement referenced by C. Gray only applies to development of "for sale" units and not "for rental" units.
- The board was in agreement to recommend to City Council to review the on-site affordable housing issue since Planning Board does not have the necessary tools to compel the developer to include it and find some creative solutions.
- **J. Gerstle**, with respect to the TVAP connections plan, expressed concern with regards to the proposed traffic flowing through the plaza. He suggested reviewing the projected traffic flow to the uses proposed for the plaza and possibly improve the situation.
- In addition, **J. Gerstle** questioned the dog park location on the southern and eastern border of the project, whether it would be accessible or not to the public. He suggested that it should be kept open for a future connection to 32nd Street because it will become a desirable connection, therefore it could perhaps be expanded or the use of the land changed.

Design Issues:

- The board discussed design elements separately.

- **C. Gray** expressed her concern in varying the heights of the buildings, especially the ones proposed on 30th Street. She suggested dropping the height in order to create a building that would not appear to be monolithic and to break up the façade along Pearl Street and 30th Street.
- Several other board members did not agree with **C. Gray** stating that the buildings do not appear to be monolithic and that the architecture would be hitting the desired three to four stories and suggested keeping the proposal as is.
- **T. Plass** mentioned that he is not concerned with the height but with the pedestrian experience along Building 2 and would like to see more details or activities on 30th Street for that building.
- **B. Bowen** informed the Planning Board that DAB had reviewed this project extensively and thought the pedestrian experience and the heights were adequately done.

Motion:

On a motion by **B. Bowen**, seconded by **J. Putnam**, the Planning Board voted 5-1 (**C. Gray** opposed, **L. May** recused) to approve Site Review Application no. LUR2015-00042 along with the proposed amendments to the TVAP Connections Plan, and that the Planning Board recommend to City Council approval of Rezoning Application no. LUR2015-00043, incorporating the staff memorandum and the attached Site Review and Rezoning Criteria Checklists as findings of fact, subject to the recommended conditions of approval as listed in the packet with addition of the following conditions:

- The Planning Board approves and requires a 15% reduction of motor vehicle parking spaces and that the Applicant provide a TDM plan, subject to approval by staff,
- Each building shall be pre-wired for future photovoltaic systems, from the roof-top to the primary electrical panel and switch gear building,
- As part of the TEC doc review, the Applicant shall submit a revised site plan that shows some amount of EV parking.

C. Gray opposed, stating that the project does not meet the site review criteria due to lack of height variance and the TVAP criteria for three and four story buildings is not met.

J. Putnam encouraged the applicant to consider the pedestrian experience along 30th Street as well as on-site affordable housing.

L. Payton made a friendly amendment to change the parking reduction to 20% from 15%. **B. Bowen** and **J. Putnam** accepted the friendly amendment.

On a motion by **C. Gray** seconded by **L. Payton**, the Planning Board voted 5-1 (**J. Putnam** opposed by abstention) to further recommend that City Council examine changes to the Inclusionary Housing Ordinance to allow the city to require on-site affordable housing and consider changes to the site review criteria to be able to require on-site affordable housing.

6. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY

A. APA Conference, April 2016, Phoenix, AZ – Attendance of Planning Board Members

- **J. Gerstle** expressed interest in attending.

B. Possible Joint Meeting with Planning Commission in March 2016

- **Most board members stated that they would not have a conflict.**
- **C. Spence** informed the board that **L. May** (absent) stated he would be out of the country at that time.
- **C. Spence** will confirm the meeting date, time and location and inform the board.

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 11:26 p.m.

APPROVED BY

Board Chair

DATE