

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
May 21, 2015
1777 Broadway, Council Chambers

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: <http://www.bouldercolorado.gov/>

PLANNING BOARD MEMBERS PRESENT:

Aaron Brockett, Chair
Bryan Bowen
Crystal Gray
John Putnam
John Gerstle
Leonard May
Liz Payton

PLANNING BOARD MEMBERS ABSENT:

STAFF PRESENT:

Hella Pannewig, Assistant City Attorney
Sam Assefa- Senior Urban Designer
Lesli Ellis- Comprehensive Planning Manager
Karl Guiler- Senior Planner
Charles Ferro, Development Review Manager
Elaine McLaughlin- Senior Planner
Heidi Hansen- Development Review Manager for Engineering
Chandler Van Schaack- Planner II
Kurt Bauer-Engineering Project Manager
Annie Noble- Greenways Program Manager
Ward Bauscher- Public Works Project Manager
Jeff Haley- Parks Planning Manager
Joanna Crean- Public Works Project Manager
Jay Sugnet- Senior Housing Planner
Chris Hagelin, Senior Transportation Planner
Kathleen Bracke, GO Boulder Manager
Bill Cowern- Traffic Engineer
Susan Meissner, Administrative Assistant III

STUDY SESSION: 5 – 6 P.M.

The Planning Board and staff discussed findings from the 2015 APA Conference.

1. CALL TO ORDER

Chair, **A. Brockett**, declared a quorum at 6:03 p.m. and the following business was

conducted.

2. APPROVAL OF MINUTES

On a motion by C. Gray and seconded by J. Putnam the Planning Board approved 7-0 the April 16, 2015 minutes.

3. PUBLIC PARTICIPATION

There was no public participation.

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

- A. Call Up Item: USE REVIEW to establish the 82 indoor seat, and 14 outdoor seat restaurant at 2014 10th Street. Case no. LUR2015-00020. Expires: May 30, 2015
- B. Call Up Item: USE REVIEW to establish a restaurant within the Boulder Jaycee's Depot Building at 2366 Junction Pl. Case no. LUR2015-00032. Expires May 30, 2015
- C. Call Up Item: Approval of a Use Review for an Indoor Recreation Facility located at 3012 and 3022 E, Sterling Circle LUR2015-00019. Expires May 30, 2015
- D. Call Up Item: Wetland Permit (LUR2015-00013) Wonderland Creek Flood Improvements – Winding Trail to Foothills Pkwy. Expires May 29, 2015
- E. Call Up Item: Stark Subdivision (TEC2015-00014): FINAL PLAT to subdivide one existing lot located at 445 College Ave. Expires June 1, 2015

None of these items were called up.

5. PUBLIC HEARING ITEMS

A. Public Hearing and Recommendation to City Council on Acceptance of the Boulder Civic Area Master Plan

Staff Presentation:

S. Assefa presented the item to the board.

Board Questions:

S. Assefa, J. Haley and J. Crean answered questions from the board.

Public Hearing:

1. **Ron McMahan, 5709 Independence Road**, a member of BMoCA's board spoke about the museum's programs and needs for expansion. They support the Civic Area plans to date and would be interested in partnering in the future.

2. **Kristin Lewis, 511 Pleasant Street**, thought that the band shell, Atrium, BMoCA and Tea House were a unique assemblage of buildings. She encouraged keeping the band shell but would be open to moving or tweaking it. It is two stories high and belongs closer to Canyon. Consider repurposing the Atrium before planning to demolish it.
3. **Caitlin Berube-Smith, 1055 9th Street**, is on the board of Historic Boulder and works at BMoCA. She expressed concerns about relocating the band shell in front of the museum. She noted that most band shells are in Civic Center locations; sound buffers could be added along Canyon. She encouraged keeping the Atrium building for character and scale. She also would like to see community-building functions as opposed to a hotel use.

Board Comments:

- The board agreed that the proposed Civic Area plan was generally consistent with the BVCP.
- The board would like to see additional emphasis on historic preservation within the Civic Area. Try to find adaptive reuses for existing structures of note including BMoCA, the band shell, the Atrium, Library, Municipal Building, the Riverside building and the ditch; accommodate them in the plan where possible.
- Consider repurposing the Municipal Building for community and arts purposes.
- Create a stronger visual connection between the Library and Municipal Building.
- Incorporate the ditch into the plan but consider removing the diversion structure; it poses a hazard. The board did not want to see the ditch covered. Discuss possible design solutions with the ditch company.
- Some members would like to see the band shell preserved in its original site. Others did not want to dictate the location. **B. Bowen** recommended that it face BMoCA. All agreed that it should remain in the Civic Area and east of Broadway.
- Provide more emphasis on programming and support facilities for the band shell to ensure its viability.
- Some members liked the idea of incorporating senior housing in its current location near the Senior Center while others did not due to the potential flood hazard.
- Consider moving some structured parking to phase 2 to see the realization of the park earlier.
- Activate the east end of the Civic Area and fund structured parking.
- Devise a better financial plan that ties in with the phasing to drive the next steps.
- The creek is at the heart of the Civic Area and must balance multiple competing uses with safety and ecological issues. Assure that the design safely accommodates various demographics and needs.
- More clearly incorporate nature play into the plan; consider adding more traditional play equipment and a tree house.
- Assure that the Civic Area is inclusive and reflective of Boulder and its history. Consider including active features for slacklines, parkour, boulders for climbing, etc.
- Maintain access to the creek for children and adults while preserving the ecosystems.
- The board had mixed opinions regarding the bridge across Canyon but agreed that it should not create a visual barrier.

Motion:

On a motion by **C. Gray**, seconded by **L. May**, the Planning Board voted 7-0 to recommend that City Council accept the updated Boulder Civic Area Master Plan.

Amendment by **C. Gray** and seconded by **L. May**, the Planning Board voted 5-2 (**B. Bowen** and **L. Payton** opposed) to recommend that existing historic resources be preserved including the Atrium and that the band shell should be kept east of Broadway somewhere in the Civic Area.

L. Payton supported the general preservation goals but did not support moving the band shell.

B. Bowen supported the premise of the motion but did not support limiting the band shell location to the east side of Broadway. He thought there were locations near that library that would be well suited to accommodate the band shell.

Amendment by **C. Gray**, seconded by **J. Putnam**, the Planning Board voted 7-0 that the ditch remain open and the safety and utility issues related to the diversion dam be addressed. And that the city work with the ditch companies to address liability issues to maximize potential public use of those facilities.

Amendment by **C. Gray** and seconded by **L. May**, the Planning Board voted 7-0 to recommend that City Council adopt the section on family and inclusion and take ideas from Growing Up Boulder including inclusion of a tree house for children.

Amendment by **A. Brockett** seconded by **L. May**, the Planning Board voted 7-0 to amend the “How the Plan will be Used” section to say that future developments or improvements in the Civic Area will be required to conform to the plan’s vision and guiding principles. The vision and guiding principles can be amended by the City Council in the future.

B. Public Hearing and consideration of a recommendation to City Council concerning the disposal of park land (permanent easement) pursuant to City Charter Sec. 162, to be conveyed from the City of Boulder Parks and Recreation Department to the Boulder White Rock Ditch and Reservoir Company for the Wonderland Creek project

Staff Presentation:

A. Noble and **K. Bauer** presented the item to the board.

Board Questions:

A. Noble and **K. Bauer** answered questions from the board.

Public Hearing:

No one spoke.

Board Comments:

There were no comments.

Motion:

On a motion by **J. Putnam**, seconded by **J. Gerstle**, the Planning Board voted 7-0 to recommend to City Council the disposal of park land at Howard Hueston Park (permanent easement) pursuant to City Charter Sec. 162, to be conveyed from the City of Boulder Parks and Recreation Department to the Boulder White Rock Ditch and Reservoir Company as necessitated for the completion of the city's Wonderland Creek Project.

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

A. Housing Boulder Update

Staff Presentation:

J. Sugnet presented the item to the board.

C. Gray and **L. May** explained their findings from the workshops.

Board Questions:

J. Sugnet answered questions from the board.

Board Comments:

A. Brockett requested that there be latitude for the Planning Board to influence the final Housing Strategy before it goes to City Council. He would like for there to be ample time at the meeting to comment.

B. Staff briefing and Planning Board input regarding the Access Management and Parking Strategy

Staff Presentation:

C. Hagelin presented the item to the board.

Board Questions:

C. Hagelin, B. Cowern, K. Guiler answered questions from the board.

Board Comments:

- The board encouraged staff to implement the plan as soon as possible; the current policy is not effective. Revisit the plan in a few years to fill gaps and catch loopholes.
- The Planning Board recommended removing the time requirement except for abandoned, inoperable cars, large trucks or RVs.
- Members agreed with many of the TDM draft recommendations with a couple of exceptions. Several members did not think that FAR bonuses should be awarded for TDM plans. They felt that parking reductions were already a financial bonus to developers and good practice.
- **A. Brockett** cautioned that basing evaluations on surveys can be overly optimistic.
- **J. Putnam** disagreed with some of the methodology. He thought it would be prudent to collect data, define problems and develop solutions accordingly. He thought it was

premature to devise solutions when problems and the effectiveness of TDM plans have not been defined. Consider implementing a flat employee fee across the city instead. He saw this as having a potential discriminatory effect on new developments that have already started to work on transit issues. Many older buildings have no TDM plans and building owners are on the hook with little control over tenant practices. He questioned whether this is the best use of time and resources.

- **L. May** recommended that staff look at new and existing development to determine means for reaching a holistic reduction. Look at all traffic generation, not just businesses.
- Limit satellite parking to existing parking like the IBM complex. Do not create more parking on the periphery of the city as it encourages bad land use and does not achieve much benefit.
- Satellite parking should be free.
- **L. May** did not like the last mile concept. Consider the last ten miles; expand Park n Ride system to encourage people to take RTD.
- Board members agreed that shared parking is good.
- There was disagreement as to how to best handle the Neighborhood Parking Program.
- Board members agreed that the current code requires too much parking.
- Consider shifting the code to trigger a Planning Board review when an applicant requests a parking reduction of 50% or more.
- Parking reductions are a sensitive issue in town that will require outreach about the ultimate community benefit.
- Consider providing free NPP permits to residents in areas where external parking spillover impacts neighborhoods.
- Conduct surveys and parking counts when school is in session.

A. Information Item: 2016 – 2021 Greenways Capital Improvement Program

J. Putnam and **A. Brockett** said that they would be happy to walk **L. Payton** through the CIP if she has any questions.

B. Information Item: Floodplain mapping revisions for Upper Goose Creek and Twomile Canyon Creek

J. Gerstle noted that the maps currently on the website are outdated. New maps will be posted soon.

The board agreed to appoint **J. Gerstle** and **L. May** to the BVCP Process Committee.

L. Ellis updated the board about Council's discussion regarding 96 Arapahoe.

The June 4th meeting will begin at 5 p.m.

C. DEBRIEF MEETING/CALENDAR CHECK

D. ADJOURNMENT

The Planning Board adjourned the meeting at 11:05 p.m.

APPROVED BY

Board Chair

DATE

DRAFT