

LUR2008-00085

We are writing to notify you that the City of Boulder Planning and Development Services (P&DS) Center has received the following development review application:

LOCATION: 3001 Pearl Street

PROJECT NAME: Boulder Transit Village – Regional Transportation District (RTD) Underground Bus Rapid Transit Facility & Mixed Use Development

DESCRIPTION: Concept Plan Review and Comment for consideration of a Transit Oriented Development consisting of an RTD bus rapid transit facility, along with a 360 space “wrapped” parking structure with 80 permanently affordable rental housing units, a 135-room hotel at the corner of Pearl and Junction Place, and renovation and repurposing of the historic depot. This is a revised plan from a previously reviewed Concept Plan of November 13, 2008, and is the result of a competitive bid process conducted by RTD.

REVIEW TYPE: Concept Plan Review & Comment

REVIEW NUMBER: LUR2008-00085

APPLICANT: Scott Pedersen

ZONING: MU-4 (Mixed Use – 4)

What is allowed on this property?

The project site was recently rezoned by the city to MU-4 (Mixed Use – 4) defined in the land use code as, “generally intended for residential uses with limited neighborhood serving retail and office uses. It is anticipated that development will occur in a pedestrian-oriented pattern, with buildings built up to the street; retail and office uses permitted on the first floor; and where complementary uses may be allowed.” For more information about these zoning districts, refer to the city’s land use regulations online at <http://www.colocode.com/boulder2/chapter9-5.htm> or contact Planning and Development Services staff at 303-441-1880.

Why is this review required?

A Concept Plan and Site Review are required within the MU-4 zoning district when a site is a minimum of three acres or there’s more than 50,000 square feet of floor area. The 3.2 acre site is anticipated to have approximately 245,602 square feet of development.

In November 2008, a Concept Plan was originally put forth by RTD that essentially was a surface parking lot with a bus turnaround. That original Concept Plan was reviewed by the Planning Board on Nov. 13, 2009, and was further discussed in a joint City Council/ Planning Board study session on March 10, 2009. The comments provided to the applicant from staff, the Planning Board, and the City Council prompted RTD to reconsider the approach to redevelopment of the site and have since submitted the revised plan.

The Concept Plan process requires staff review and a public hearing before the Planning Board. Concept Plan review is intended to be an iterative process – that is, Planning Board, staff and neighborhood comments made at the public hearing are intended to be advisory comments only for the applicant to consider prior to submitting the next step in the process, the more detailed “Site Review” application. No approvals or denials are made at Concept Plan review.

What are the criteria for review?

The Planning Department and the Planning Board will review the applicant’s Concept Review & Comment plans with the guidelines found in Section 9-2-13, B.R.C. 1981. These can be reviewed at: www.bouldercolorado.gov (go to Quick links è Codes & Regulations è Boulder Revised Code è Title 9) or by contacting Planning and Development Services Staff at 303-441-1880. The plans will also be evaluated for consistency with the City of Boulder’s Transit Village Area Plan.

When will a decision be made?

There is no approval or denial of a Concept Plan application; Planning Board comments are made at a public hearing, after a staff review. Staff welcomes inquiries through March 22, 2011 will be considered in the city’s response to the applicant. The Concept Plan hearing before the Planning Board is scheduled for April 21, 2011 in the City Council Chambers located at the southwest corner of Canyon Blvd., and Broadway.

How can I find out more?