



CITY OF BOULDER Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
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Greetings:

January 21, 2013

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

LOCATION: 1301 Walnut Street
PROJECT NAME: Colorado Building West
DESCRIPTION: Proposed new four-story, 56,700 square foot office building, with ground floor retail and enclosed parking for 18 parking spaces.
REVIEW TYPE: SITE REVIEW
REVIEW NUMBER: LUR2013-00053
APPLICANT: Jeffrey Wingert
ZONING: DT-5 (Downtown - 5)

What is allowed on this property?

The intent of this zoning district as stated in the Land Use Code, section 9-5-2, B.R.C. 1981 is:

"The business area within the downtown core that is in the process of changing to a higher intensity use where a wide range of office, retail, residential and public uses are permitted. This area has the greatest potential for new development and redevelopment within the downtown core."

The DT-5 is based on the Boulder Valley Comprehensive Land Use Designation for the property of Regional Business, defined in the BVCP as follows,

"Within these areas are located the major shopping facilities, offices, financial institutions, and government and cultural facilities serving the entire Boulder Valley and abutting communities. These areas will continue to be refurbished and upgraded and will remain the dominant focus for major business activities in the region."

Why is this review required?

The size of proposed building meets the threshold for Site Review. In addition, the applicant is requesting to utilize the 1.0 floor area ratio addition per the land use code section 9-8-2(d), B.R.C. 1981, for non-residential uses and the applicant is requesting to transfer floor area from portions of Lots 7 and 8 (currently underutilized due to two historic structures) into the development as permitted per section 9-8-2(e)(4), B.R.C. 1981 through Site Review. No reduction in setbacks or parking are requested. However since the initial submittal in October 2013, the applicant has redesigned the site plan to shift building massing from the rear, adjacent to the alley, to the corner of 13th and Walnut streets.

What are the criteria for review?

The Planning Department will review the proposed application for compliance with the Site Review criteria of Section 9-2-14, B.R.C. 1981. You can review these criteria at www.bouldercolorado.gov (go to City A to Z → Boulder Revised Code → Chapter 9-2 Review Processes) or contact Planning and Development Services Staff at 303-441-1880. The application is also received input from the Design Advisory Board to ensure consistency with the Downtown Urban Design Guidelines.

When will a decision be made?

The timing of the development review process depends on several factors, including the complexity of the project and the number of times the proposal is revised. Staff welcomes inquiries and comments from the public throughout the review process, including up to and during the public hearing. This decision on this application (approval, denial, or approval with conditions) will be made by the Planning Board and in a public hearing scheduled for February 20, 2014. If you have any comments or questions, please contact the case manager (as directed below).

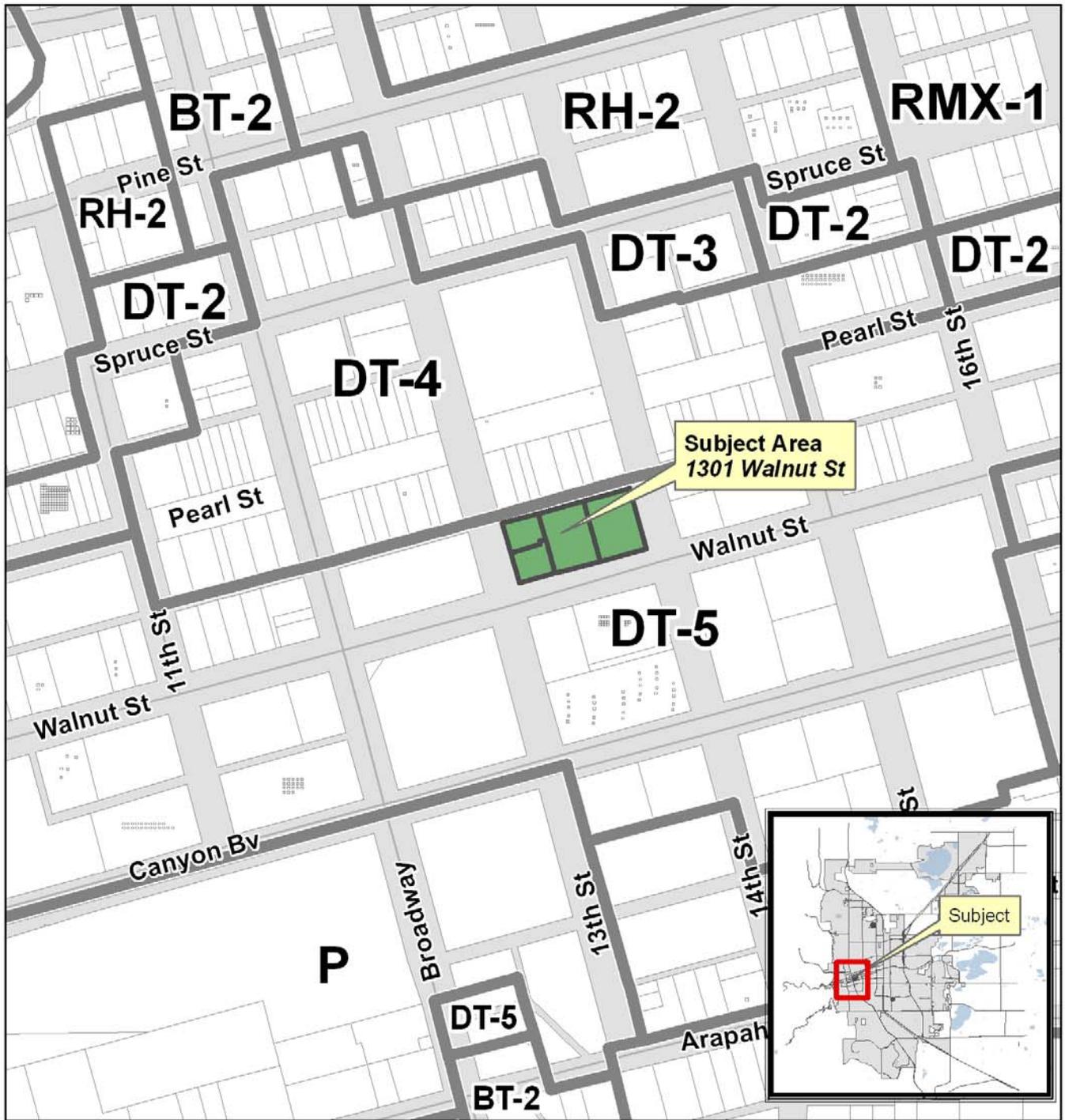
How can I find out more?

For more information or to comment on the application, contact the project's staff case manager Elaine McLaughlin.

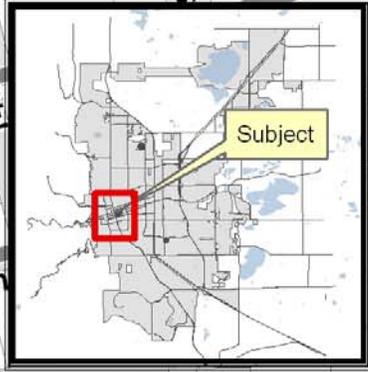
by Phone: 303-441-4130 by Mail: P.O. Box 791, Boulder, CO 80306
by FAX: 303-441-3241 by Email: mclaughline@bouldercolorado.gov

The project file can also be reviewed at the Planning and Development Services Center, 1739 Broadway, 3rd floor during regular office hours.

City of Boulder Vicinity Map



Subject Area
1301 Walnut St



Location: 1301 Walnut St
Project Name: Colorado Building West
Review Type: Site Review
Review Number: LUR2013-00053
Applicant: Jeffrey Wingert


NORTH
 1 inch = 300 feet

City of 
Boulder
 The information depicted on this map is provided as graphical representation only. The City of Boulder provides no warranty, expressed or implied, as to the accuracy and/or completeness of the information contained hereon.