

PROJECT FACT SHEET

For Land Use Review Applications

Accurate and complete information about a project is integral to a timely and thorough city review. **Please type or print complete answers to the items listed under the boxes that relate to your project.** While some of this information may be included on the project site plans or discussed in the written statement, please also enter it here. If you choose to recreate this document, please only include the items that relate to your project. An electronic version of this document is available on the Web at www.boulderplandevlop.net

ALL PROJECTS

Key Information

Subject property address/location: 4750 Broadway

Owner name and address: The State of Colorado DMVA

6848 S. Revere Pkwy., Centennial, CO 80112

Legal Description (or attach): Attached

Age of existing structures: 50-65 years

Size of site in square feet and acres. Gross: 8.55 acres
Net (after public dedications): **7.58 acres**

Current Zoning Designation: MU-1, RMX-2

For rezoning and annexation applications,
Proposed Zoning Designation: N/A

Boulder Valley Comprehensive
Plan Land Use Designation: Mixed Use Residential, Mixed Density Residential

Previous Approvals (specify
project name, review type): N/A

Solar Access Area Designation (circle one): Area I Area II Area III

Does the project include the demolition of any structures? Yes No
If yes, what year was the structure built? 1940's - 1950's

Please list any requested variations to the land use regulations (specific variance information is requested later in the project fact sheet):

See written statement

Please indicate with a checkmark if your property is affected by any of the following:

Wetland area	_____
Airport Influence Zone	_____
Historic landmark designation/district	_____
Boulder Valley Regional Center (BVRC)	_____
100 Year Flood Zone	_____
North Boulder Subcommunity Plan	X _____
CAGID parking district	_____
UHGID parking district	_____
Other local improvement district	_____

Land Use

Please describe the proposed use(s) of the property, including activities conducted on site, number of seats, number of guest rooms, number of residents, number of employees, hours of operation and any other unique operating characteristics. Also, please specify which land use category(ies) in the Schedule of Permitted Land Uses (Section 9-6-1) that most closely describes the proposed use:

Phase I: Attached dwelling units in 3 buildings
34 studio
63 (1) bedroom
49 (2) bedroom
Restaurant / Retail / Office flex in 4 buildings
24,963 s.f. total
Art Space
5,307 s.f.

Phase II: Attached and detached 45-65 dwelling units TBD per separate Site Review Amendment.

Utilities

Are existing buildings hooked-up to city water?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Are existing buildings hooked-up to city sewer?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are there city water mains adjacent the property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Are there city sewer mains adjacent the property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Please name any utility districts that currently serve the property: _____

N/A

Parking

Total # off-street parking spaces <i>existing</i>	standard size	<u>N/A</u>	(dimensions: 9' x 19')
	small car	<u>N/A</u>	(dimensions: 7'9" x 15')
	accessible	<u>N/A</u>	(dimensions: 12'x19'+3')
	bicycle	<u>N/A</u>	(type: _____)
	other	<u>N/A</u>	(dimensions: _____)
	TOTAL	<u>N/A</u>	
Total # off-street parking spaces <i>proposed</i>	standard size	<u>108</u>	(dimensions: 9' x 19')
	small car	<u>104</u>	(dimensions: 7'9" x 15')
	accessible	<u>14</u>	(dimensions: 12'x19'+3')
	bicycle	<u>325</u>	(type: _____)
	other	_____	(dimensions: _____)
	TOTAL	<u>451</u>	

Specify % of parking reduction requested 25 % 226 spaces where 301 are required
Specify % of parking deferral requested N/A % N/A spaces where N/A are required

Setbacks

Certain streets are categorized in the city code as Major Streets and have more restrictive setback requirements.

Does your property abut a Major Street? Yes No
What is the setback requirement? _____

Are any setback variations requested? Yes No

Please specify request: _____ feet for the _____ yard setback, where _____ feet is required
_____ feet for the _____ yard setback, where _____ feet is required
_____ feet for the _____ yard setback, where _____ feet is required
_____ feet for the _____ yard setback, where _____ feet is required

Are you requesting any other variations to the Land Use Regulations? Yes No

If so, please list the specific variation(s) requested:

See written statement

Projects with residential dwelling units (existing or proposed)

	Existing	Proposed
Total # of lots	1	4 blocks
Size of lots	8.55 acres	varied
Total # of buildings	5	4
Size of each building	varies	varies
	N/A	See Intensity Ar
	_____	_____
Total # of dwelling units	N/A	<u>146-Phase I</u>
Total # of kitchens	N/A	146-Phase I
Total floor area	N/A	166,343 s.f.-Ph I
Number of stories	1	3'
Maximum building height	<u>35' +/-</u>	<u>55'</u>

	Existing	Proposed	Floor Area/unit
Specify the number of units with each bedroom configuration.	N/A ELU*	0 ELU*	0 ELU*
	N/A 1 BR	63 1 BR	_____ 1 BR
	N/A 2 BR	49 2 BR	_____ 2 BR
	N/A 3 BR	0 3 BR	--- 3 BR
	N/A 4 BR	0 4 BR	--- 4 BR
	N/A other	34 St other	_____ other

* efficiency living unit

Project density:	Existing	Proposed
Gross units/acre	N/A	See intensity <u>Analysis</u>
Net units/acre	N/A	_____
Lot area/unit	N/A	_____
Total useable open space	N/A	_____
Useable open space/unit	N/A	_____
Floor area ratio	N/A	_____

Is open space reduction requested**? (If yes, specify %) No

** Open space reduction requests may only be made for properties in the RH-1 or RH-2 zoning district.

Projects with non-residential uses (existing or proposed)

	Existing	Proposed
Total # of lots	N/A	See Intensity Analysis
Total # buildings	N/A	_____
Size of each building	N/A	_____
	_____	_____
	_____	_____
Total floor area	N/A	_____
Floor area ratio	N/A	_____
Total building coverage	N/A	_____
Number of stories	N/A	_____
Maximum building height	N/A	_____
Ratio of non-residential floor area to number of parking spaces	N/A	_____
Ratio of non-residential floor area to residential floor area	N/A	_____
What type of building code occupancy classification is required?	Multiple	

Projects with a mix of non-residential and residential uses

In addition to the information above, please describe the proposed project, and any project characteristics or requested variations of the mixed-use project.

See Written Statement