



CITY OF BOULDER
Community Planning and Sustainability

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April 21, 2015

Greetings:

We are writing to notify you that the City of Boulder Planning and Development Services Center has received the following development review application **REVISION**:

LOCATION: 4750 Broadway Ave.
PROJECT NAME: The Armory Community
DESCRIPTION: **SITE AND USE REVIEW REVISION #1** - Revised Plans requesting for the phased redevelopment of the 8.45-acre Armory site located at the southeast corner of Broadway and Lee Hill Dr. with a mixed-use project including the Phase 1 development of the western half of the site with 146 residential units, 24,047 sq. ft. of restaurant, retail and office flex space and 5,320 sq. ft. of "flex art space"; and the Phase 2 development of the eastern half of the site with 45-65 mixed density residential units. A Special Ordinance has been requested to allow for retail, live-work and temporary outdoor entertainment uses as well as an increase in the maximum floor area on Blocks 1 & 2.

REVIEW TYPE: Site and Use Review
REVIEW NUMBER: LUR2015-00012 (Original Submittal: February, 2015)
APPLICANT: Armory Land Investors, LLC c/o Bruce Dierking
ZONING: MU-1 (Mixed Use – 1)
RMX-2 (Residential – Mixed 2)

What is allowed on this property?

The project site is split-zoned, with the western 75% of the site zoned MU-1 (Mixed Use – 1) and the eastern 25% of the site zoned RMX-2 (Residential – Mixed 2). The MU-1 zone is defined in the land use code as: "*Mixed use areas which are primarily intended to have a mix of residential and nonresidential land uses within close proximity to each other and where complementary business uses may be permitted,*" and the RMX-2 zone is defined as: "*Medium density residential areas which have a mix of densities from low density to high density and where complementary uses may be permitted*" (section 9-5-2(c), B.R.C. 1981). For more information about this zoning, refer to the city's land use regulations at www.bouldercolorado.gov (go to City A to Z → Boulder Revised Code → Title 9) or contact Planning and Development Services staff at 303-441-1880.

Why is this review required?

Per section 9-2-14(b)(1), B.R.C. 1981, Concept Plan and Site Review are required for projects located in the MU-1 zone district that are over 1 acre in size or include over 20 dwelling units. A Concept Plan was submitted and reviewed by the Planning Board on August 21, 2014. A Site Review with a height modification to allow for buildings up to 55' in height is required for the proposed development as well as a Use Review for approval of an Art or Craft Studio Space over 2,000 sq. ft. in size. As discussed above, a Special Ordinance has also been requested to allow for modifications to the allowed uses and maximum floor area in the MU-1 zone district and the maximum residential density allowed in the RMX-2 zone district. Planning Board approval is required for the requested height modification, and a Planning Board recommendation with City Council approval is required for the proposed special ordinance.

What are the criteria for review?

The criteria for Site Review are found in Section 9-2-14(h), B.R.C. 1981 and the criteria for Use Review are found in Section 9-2-15(e), B.R.C. 1981. You can review these criteria in the city's land use regulations at the [web link noted above](#) or contact Planning and Development Services Staff at 303-441-1880.

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. A decision on the ordinance will be made by City Council. Staff welcomes inquiries and comments from the public throughout the review process. Comments received from you before **May 15, 2015** will be considered in the City's response to the applicant. Ultimately all written public comments, including comments received after the date noted above, will be forwarded to the Planning Board for review. The public hearings for this application have not been scheduled.

If you wish to receive notice of the hearings, contact the case manager (noted below). 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 Chandler Van Schaack:

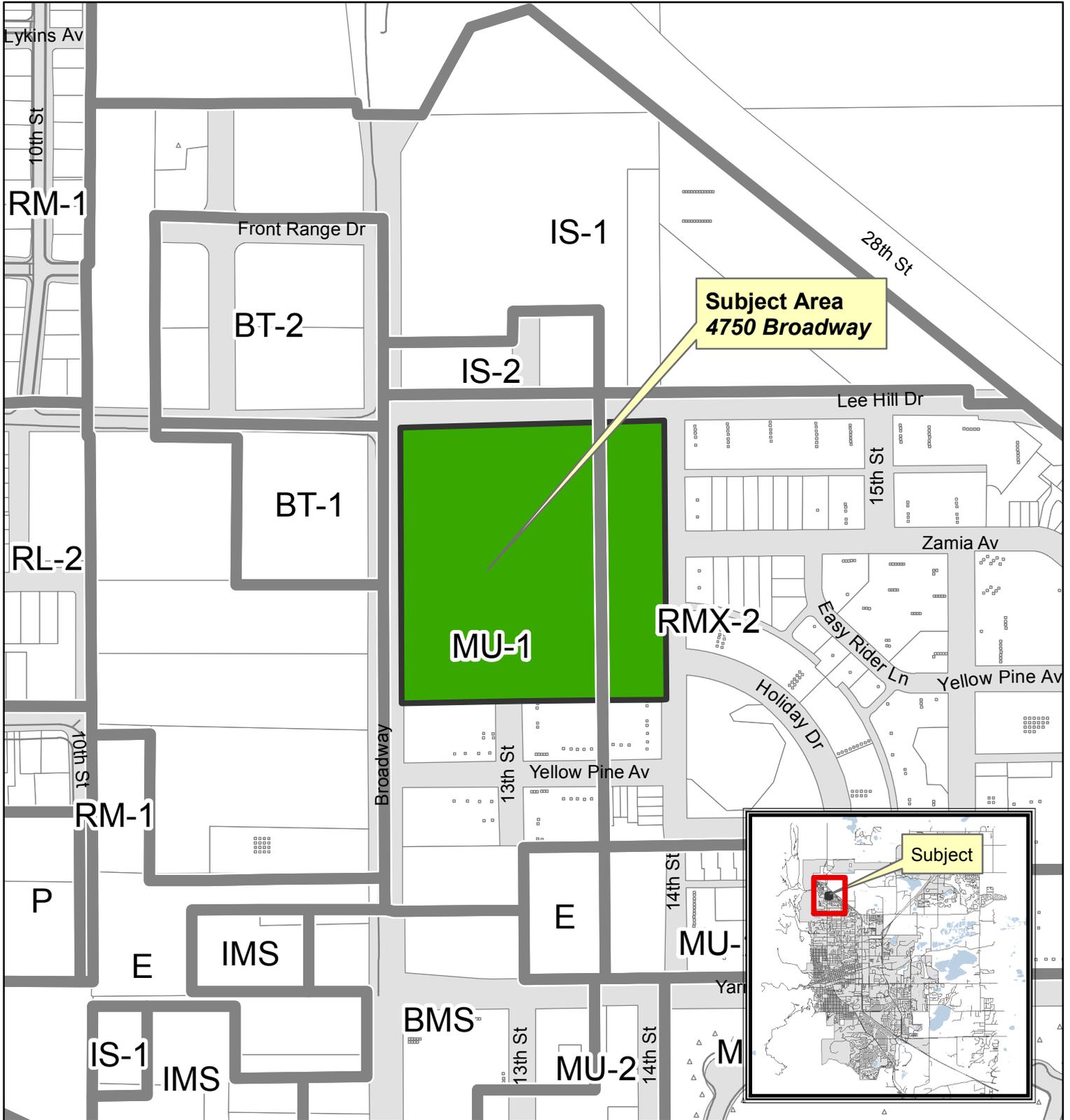
via phone: 303-441-3137
via FAX: 303-441-3241

via mail: P.O. Box 791, Boulder, CO 80306
via e-mail: vanschaack@bouldercolorado.gov

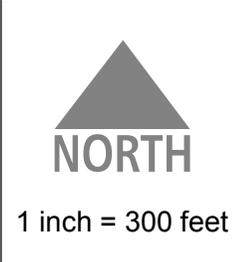
Or review the project file at the Planning and Development Services Center, 1739 Broadway, 3rd floor during regular office hours.

Electronic copies of the Development Review Project Documents for this application are available online at: <https://bouldercolorado.gov/plan-develop> (go to *Development Review Projects* → *Development Review Project Documents* → click on 'Address' to sort → *4750 Broadway* → click 'View' under *Application Documents*)

City of Boulder Vicinity Map



Location: 4750 Broadway
Project Name: The Armory Community
Review Type: Site & Use Review Revision 1
Review Number: LUR2015-00012
Zoning: Mixed Use-1 (MU-1) & Residential-Mixed 2 (RMX-2)
Applicant: Bruce Dierking



City of 
 Boulder

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