

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

Parking

Total # off-street parking spaces *existing*

standard size N/A (dimensions: 9' x 19')
 small car N/A (dimensions: 7'9" x 15')
 accessible N/A (dimensions: 12'x19'+3')
 bicycle N/A (type: _____)
 other N/A (dimensions: _____)

Total # off-street parking spaces *proposed*

TOTAL N/A
 standard size 102 (dimensions: 9' x 19')
 small car 96 (dimensions: 7'9" x 15')
 accessible 14 (dimensions: 12'x19'+3')
 bicycle 225 (type: **LONG TERM**) + 93 **SHORT-TERM**
 other _____ (dimensions: _____)
TOTAL _____

Specify % of parking reduction requested 25 % 212 spaces where 283 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	_____
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	_____ 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	<u>90</u> 1 BR	_____ 1 BR
	N/A 2 BR	<u>33</u> 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	<u>23</u> 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