

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: MAPLETON AVENUE AND FOURTH ST, BOULDER, CO

Owner name and address: MAPLETON HILL INVESTMENT GROUP
1035 PEARL STREET, SUITE 205, BOULDER, CO 80302

Legal Description (or attach): PLEASE SEE ENCLOSED IMPROVEMENT SURVEY

Age of existing structures: 55-80 YEARS

Size of site in square feet and acres. Gross: 14.57 AC
 Net (after public dedications): _____

Current Zoning Designation: P, OS-O, AND PL-1

For rezoning and annexation applications,
 Proposed Zoning Designation: SAME AS EXISTING

Boulder Valley Comprehensive
 Plan Land Use Designation: PUBLIC (PUB)

Previous Approvals (specify
 project name, review type): NONE

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? VARIES, SEE SUBMITTAL; CIVIL DEMO. PLAN

Please list any requested variations to the land use regulations (specific variance information is requested later in the project fact sheet):
REQUESTING A VARIANCE FOR 35' HEIGHT LIMIT BASED ON EXTREME GRADE CHANGE (100') ON THE SITE. SITE SLOPES DOWNWARD FROM WEST TO EAST, 100' IN VERTICAL DROP OVER APPROX. 800' IN HORIZONTAL DISTANCE.

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 _____
- 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:

CONGREGATE CARE FACILITY
211 TOTAL UNITS, 300-325 POTENTIAL RESIDENTS
60-75 STAFF MEMBERS AT MAXIMUM SHIFT

Utilities

- Are existing buildings hooked-up to city water? Yes No
- Are existing buildings hooked-up to city sewer? Yes No
- Are there city water mains adjacent the property? Yes No
- Are there city sewer mains adjacent the property? Yes No

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

UNKNOWN

Parking

Total # off-street parking spaces *existing*

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

Total # off-street parking spaces *proposed*

TOTAL _____ **SURFACE**
 standard size 57 (dimensions: 9' x 19')
 small car - (dimensions: 7'9" x 15')
 accessible 7 (dimensions: 12'x19'+3')
 bicycle 10 (type: _____)
 other _____ (dimensions: _____)

UNDERGROUND
 272
 12
 18
 82 SHORT-TERM
 100 LONG-TERM

TOTAL 64 + 302 UNDERG = 366 TOTAL PKG. SPACES

Specify % of parking reduction requested 25 % 280 spaces where 373 are required
 Specify % of parking deferral requested _____ % _____ spaces where _____ 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? 20' FRONT SETBACK

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:

HEIGHT OF RETAINING WALL AND DISTANCE BETWEEN THOSE WALLS

Projects with residential dwelling units (existing or proposed)

	Existing	Proposed
Total # of lots	1 LARGE	CONGREGATE CARE
Size of lots	-	SEE SURVEY
Total # of buildings	10	27
Size of each building	VARIES	VARIES
	N/A	
Total # of dwelling units	N/A	211 TOTAL
Total # of kitchens	N/A	150
Total floor area	VARIES	243,000 SF +/-
Number of stories	UP TO 4	3
Maximum building height	MAX 57'	55'

	Existing	Proposed	Floor Area/unit	
Specify the number of units with each bedroom configuration.	N/A	57	ELU*	} VARIES; SEE DATA TABLE
	N/A	29	1 BR	
	N/A	129	2 BR	
	N/A		3 BR	
	N/A		4 BR	
	-		other	

* efficiency living unit

Project density:	Existing	Proposed
Gross units/acre	N/A	
Net units/acre	N/A	TBD
Lot area/unit	N/A	N/A
Total useable open space	51% SITE	51% OF SITE
Useable open space/unit	N/A	60 SF MIN
Floor area ratio	N/A	TBD

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	BMT RESIDENTIAL Proposed
Total # of lots	N/A	N/A
Total # buildings	10	27
Size of each building	VARIES	VARIES; SEE SITE DATA TABLE
Total floor area	_____	_____
Floor area ratio	_____	_____
Total building coverage	_____	_____
Number of stories	_____	_____
Maximum building height	_____	_____
Ratio of non-residential floor area to number of parking spaces	_____	_____
Ratio of non-residential floor area to residential floor area	_____	_____

What type of building code occupancy classification is required? R-2

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.