



BOULDER VALLEY COMPREHENSIVE PLAN

CITY COUNCIL – Initial Screening of Area II and III Property Requests

February 29, 2016

**OUR LEGACY.
OUR FUTURE.**

BOULDER VALLEY COMPREHENSIVE PLAN

Photo: Christopher Brown, 2004

THIS EVENING'S AGENDA

1. Brief staff presentation
2. Questions
3. City Council deliberation and vote

PREVIOUSLY APPROVED FOR FURTHER ANALYSIS (AREA I, II, POLICIES)

Land use map changes, Area I & Area II enclaves:

- 2130 Arapahoe Ave. & 6287 Arapahoe Ave. (Naropa) *(Req 1)*
- 385 Broadway (member of the public) *(Req 3)*
- 4801, 4855, 4865, 4885, and 4895 Riverbend Rd. (Boulder Community Health) *(Req 10)*
- 0, 693, & 695 S. Broadway (Table Mesa Shopping Center) *(Req 12)*
- 3485 Stanford Ct. (Mt. Calvary Lutheran Church) *(Req 13)*

Policy and text requests

- Enhance public benefit (Ch. 2- Built Environment) *(Req 16)*
- Clarification re: ditches (Ch. 2- Built Environment, Ch. 9- Agriculture and Food, VI- Urban Service Criteria and Standards) *(Req 17)*
- Reflect public interest in renewable energy and reduction of carbon footprint (Ch. 4- Energy and Climate) *(Req 18)*

SUMMARY OF ACTION ON AREA II, III, & TEXT REQUESTS

Land use map changes for Area II, Area III:

- 3261 3rd St. (*Request 25*)
- 3000 N. 63rd St. & 6650 Valmont Rd. (Valmont Butte #1) (*Request 26*)
- ~~2801 Jay Rd. #1 (*Request 29*)~~ (Removed by Planning Board)
- ~~5399 Kewanee Dr. & 5697 South Boulder Rd. (Hogan Pancost)~~ (*Request 32*) (Removed by Planning Commission)
- 6655 & 6500 Twin Lakes Rd., 0 Kalua Rd #2 (*Request 35*)
- 6655 & 6500 Twin Lakes Rd., 0 Kalua Rd #3 (*Request 36*)

Request for reconsideration: (by Planning Board)

- 2801 Jay Rd. #2 (*Request 30*)
- 5399 Kewanee Dr. & 5697 South Boulder Rd. (Hogan Pancost) (*Request 32*)

NEXT STEPS AFTER INITIAL SCREENING

- Analysis:
 - Summary data
 - Site location and context, key issues
 - Public engagement
 - Additional analysis based on BVCP criteria
- Land use:
 - Study possible uses and intensities, including current designations; outcomes may differ from original request
- Balance public requests with other aspects of the BVCP

TONIGHT'S RECOMMENDED MOTION

BASED ON ACTION BY COUNTY AND PLANNING BOARD -- TO FURTHER CONSIDER AND ANALYZE THE FOLLOWING:

Map changes for Area II, Area III

- **3261 3rd St. (*Request 25*)**
- **3000 N. 63rd St. & 6650 Valmont Rd. (Valmont Butte #1) (*Request 26*)**
- **6655 & 6500 Twin Lakes Rd., 0 Kalua Rd #2 (*Request 35*)**
- **6655 & 6500 Twin Lakes Rd., 0 Kalua Rd #3 (*Request 36*)**

PLANNING BOARD RECOMMENDATION

Request for reconsideration

- 2801 Jay Rd. #2 (*Request 30*)
- 5399 Kewanee Dr. & 5697 South Boulder Rd. (Hogan Pancost) (*Request 32*)

#30: 2801 JAY RD. #2

- **Initiated by four (4) nearby property owners**
- **Size: 4.9 acres**
- **Proposal:**
 - Service area contraction (Area II to Area III- Planning Reserve)
- **Considerations:**
 - Been in Area II since 1970s
 - Property is developed
 - Inconsistent with intent of Area III- Planning Reserve



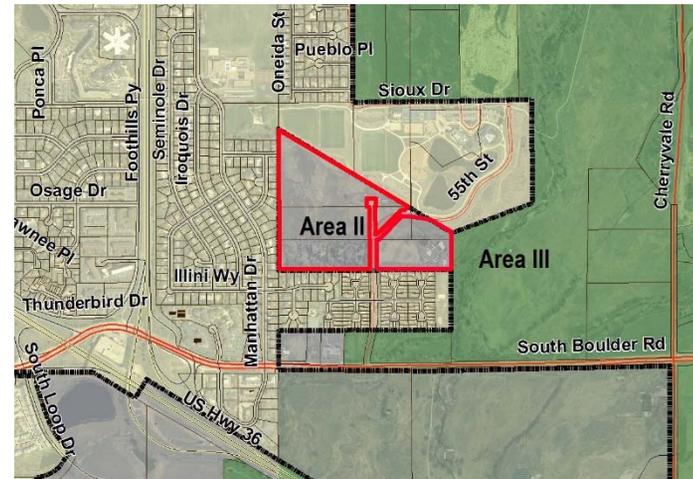
**Planning Area
Boundaries**



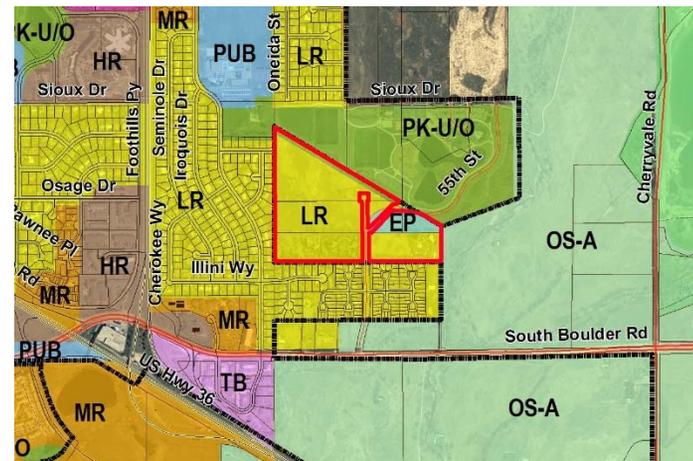
BVCP Land Use

#32: 5399 KEWANEE DR. & 5697 SOUTH BOULDER RD. (HOGAN PANCOST)

- **Initiated by Southeast Boulder Neighborhood Association**
- **Size: 22.3 acres**
- **Proposal:**
 - Service area contraction (Area II to III)
 - **Owner's response: Area II**
- **Considerations:**
 - Planning Commission screened out - Further study unlikely to provide definitive answers; annexation a more appropriate time for evaluation
 - Depth of Analysis
 - Staffing and Resources



Planning Area Boundaries



BVCP Land Use

TONIGHT'S RECOMMENDED MOTION

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- **3261 3rd St. (*Request 25*)**
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- **6655 & 6500 Twin Lakes Rd., 0 Kalua Rd #2 (*Request 35*)**
- **6655 & 6500 Twin Lakes Rd., 0 Kalua Rd #3 (*Request 36*)**



PROPERTY REQUESTS
(slides as needed)



OUR LEGACY.
OUR FUTURE.

BOULDER VALLEY COMPREHENSIVE PLAN

#25: 3261 3RD ST.

- Initiated by owner
- Size: 0.6 acres
- Proposal:
 - Minor adjustment to service area boundary (Area III to II)
- Recommendation:
 - Further study
 - Determine if request meets BVCP criteria for a minor adjustment
 - Assess impacts of annexation scenarios



**Planning Area
Boundaries**



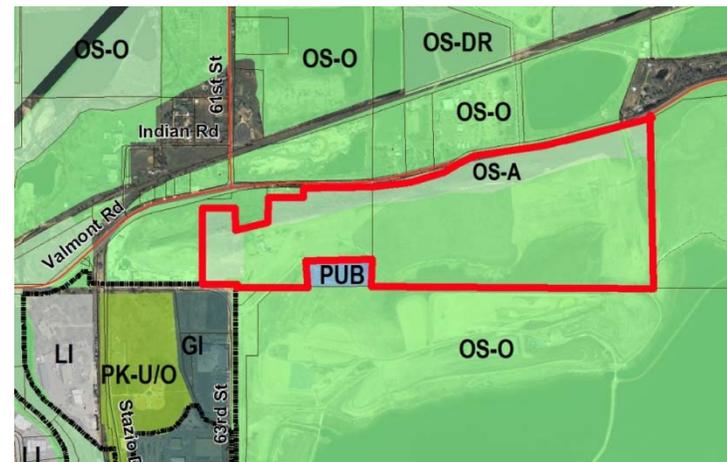
BVCP Land Use

#26: 3000 N. 63RD ST. & 6650 VALMONT RD. (VALMONT BUTTE #1)

- **Initiated by City of Boulder**
(Facilities and Asset Management)
- **Size:** 102.2 acres
- **Proposal:**
 - **Open Space-Other (OS-O) to Public (PUB) for a portion of the property**
- **Recommendation:**
Further study
 - Support necessary city operations and meet climate-related goals



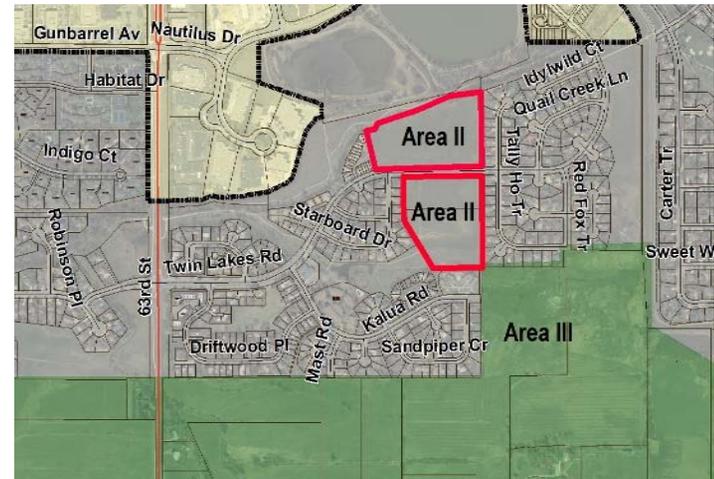
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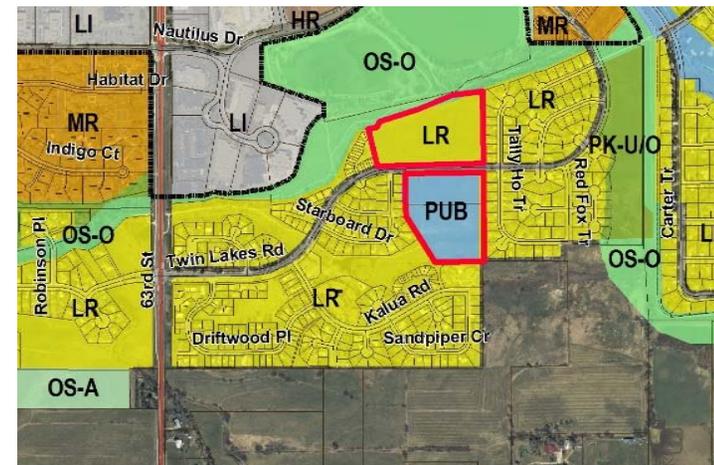
BVCP Land Use

#35: TWIN LAKES #2

- Initiated by owners (BCHA & BVSD)
- Proposal:
 - Low Density Residential (LR) and Public (PUB) to Mixed Density Residential (MXR)
- Recommendation:
 - Further study
 - Addresses housing needs
 - Lack of demand for school creates need to identify appropriate land use for PUB portion of site
 - Consider land use options alongside other requests for these properties



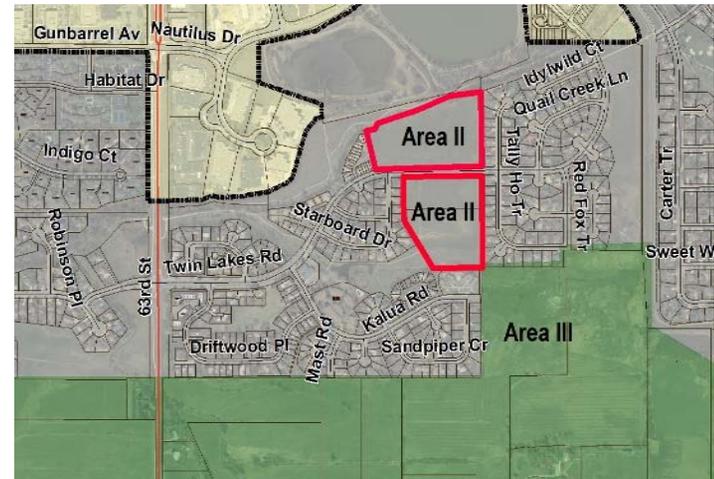
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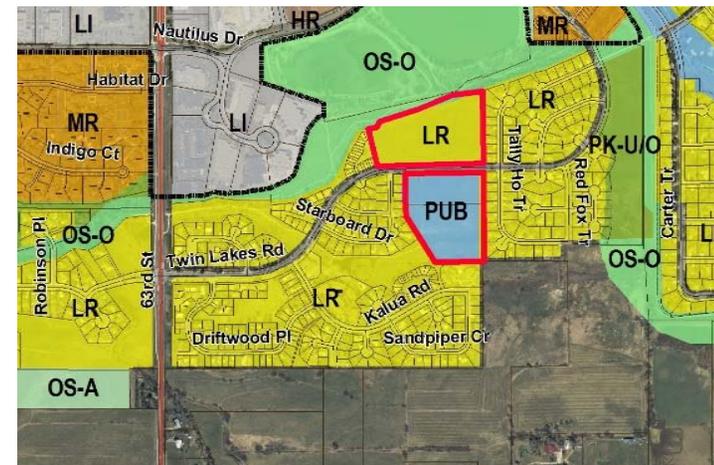
BVCP Land Use

#36: TWIN LAKES #3

- Initiated by Twin Lakes Action Group and ten (10) individuals
- Proposal:
 - Low Density Residential (LR) and Public (PUB) to Open Space (OS)
- Recommendation:
 - Further study
 - Consistent with BVCP policies
 - Consider OS land use within context of private acquisition (OSMP and POS do not intend to acquire).



Planning Area
Boundaries



BVCP Land Use

#30: 2801 JAY RD. #2

- Initiated by four (4) nearby property owners
- Size: 4.9 acres
- Proposal:
 - Service area contraction (Area II to Area III- Planning Reserve)
- Recommendation:
 - No further study
 - Property is already developed; proposal is inconsistent with the intent of Area III- Planning Reserve



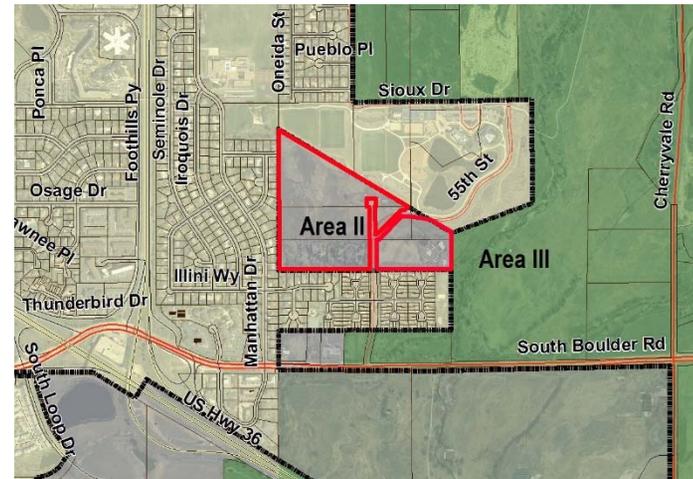
Planning Area
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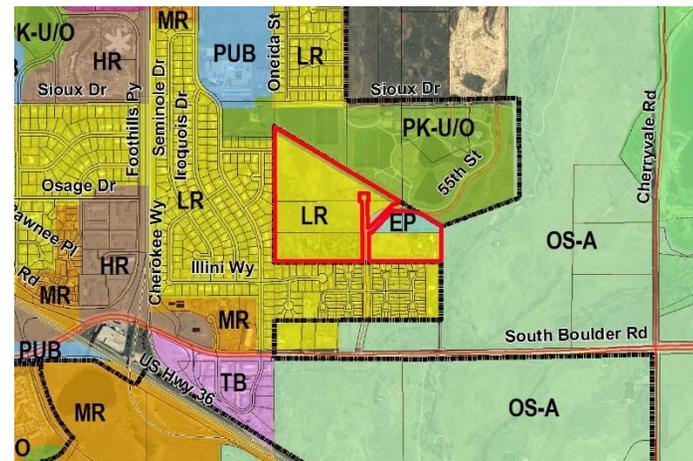
BVCP Land Use

#32: 5399 KEWANEE DR. & 5697 SOUTH BOULDER RD. (HOGAN PANCOST)

- **Initiated by Southeast Boulder Neighborhood Association**
- **Size:** 22.3 acres
- **Proposal:**
 - Service area contraction (Area II to III)
 - **Owner's response:** Leave designation as Area II
- **Recommendation:**
 - **No further study**
 - Staff recommended further study of this request to the county bodies
 - Planning Commission screened out:
 - Further study unlikely to provide definitive answers
 - Development review a more appropriate time for evaluation
 - Planning Board asked for reconsideration



Planning Area Boundaries



BVCP Land Use

NOT RECOMMENDED FOR FURTHER STUDY

Map changes not recommended for further analysis:

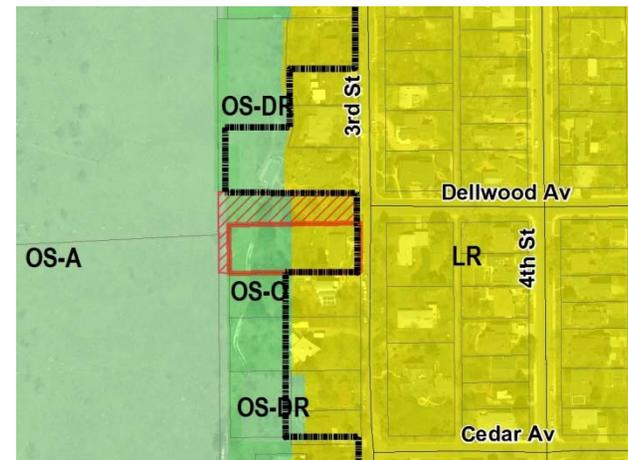
- 24) 2975 3rd St.
- 27) 3000 N. 63rd St. (*Valmont Butte #2*)
- 28) 1468 Cherryvale Rd.
- 29) 2801 Jay Road #1 (*as recommended by Planning Board*)
- 30) 2801 Jay Road #2 (*Planning Board request for reconsideration*)
- 31) 7097 Jay Rd.
- 32) 5399 Kewanee Dr. & 5697 South Boulder Rd. (*Hogan Pancost*) – *as recommended by Planning Commission; (Planning Board request for reconsideration)*
- 33) 4525 Palo Parkway
- 34, 37) 6655 & 6500 Twin Lakes Rd., 0 Kalua Rd. (*Twin Lakes #1 & #4*)
- 38) 0, 2300, & 2321 Yarmouth Ave., 4756 28th St. & 4815 N. 26th St. (*Planning Reserve*)

#24: 2975 3RD ST.

- **Initiated by owner**
- **Size: 0.5 acres**
- **Proposal:**
 - Minor adjustment to service area boundary (Area III to II) to allow for annexation of entire property
- **Recommendation:**
 - No further study
 - Does not create a more logical service area boundary
 - Portion of property in Area II is already eligible for annexation



**Planning Area
Boundaries**



BVCP Land Use

#27: 3000 N. 63RD ST. & 6650 VALMONT RD. (VALMONT BUTTE #2)

- **Initiated by Studio Arts Boulder**
- **Size:** 18.9 acres
- **Proposal:**
 - Minor adjustment to service area boundary (Area III to II) and land use change to allow for a studio arts campus
- **Recommendation:**
No further study
 - Does not meet criteria for a minor service area adjustment
 - Properties do not have range of urban services
 - Residual contamination on property



**Planning Area
Boundaries**



BVCP Land Use

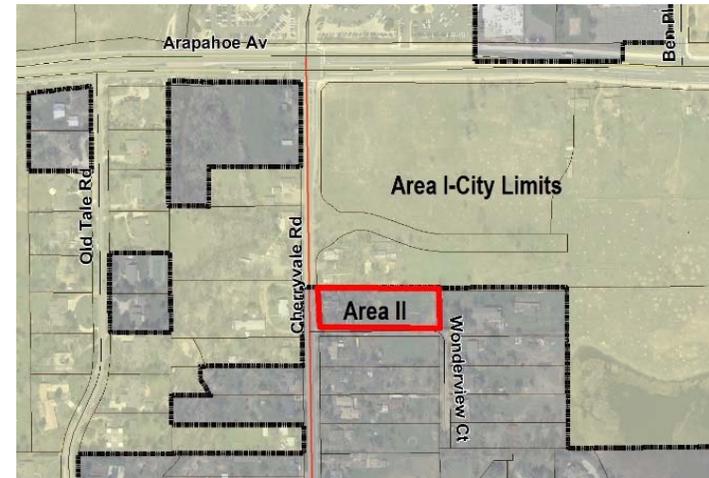
#28: 1468 CHERRYVALE RD.

- **Initiated by owner**
- **Size:** 1.4 acres
- **Proposal:**
 - Very Low Density Residential (VLR) to Low Density Residential (LR)

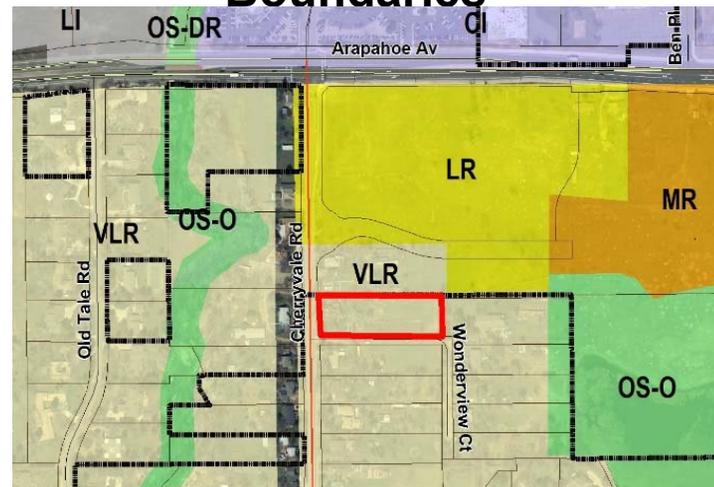
- **Recommendation:**

No further study

- Inconsistency with BVCP policies on maintaining existing character
- Incremental change in density not connected to a broader plan
- Development of JCC site not a justifying circumstance



**Planning Area
Boundaries**



BVCP Land Use

#29: 2801 JAY RD. #1

- **Initiated by applicant for LUR2015-00074**
- **Size:** 4.9 acres
- **Proposal:**
 - Public (PUB) to either Medium Density Residential (MR) or Mixed Density Residential (MXR)
- **Recommendation:**
 - **No Further study**
 - Staff recommended further study:
 - PUB land use inconsistent with owner's intent to sell property
 - Planning Board indication to consider land use change to residential (case no. LUR2015-00074)
 - Opportunity to advance housing goals
 - Planning Board recommended no further study



**Planning Area
Boundaries**



BVCP Land Use

#30: 2801 JAY RD. #2

- Initiated by four (4) nearby property owners
- Size: 4.9 acres
- Proposal:
 - Service area contraction (Area II to Area III- Planning Reserve)
- Recommendation:
 - No further study
 - Property is already developed; proposal is inconsistent with the intent of Area III- Planning Reserve



Planning Area
Boundaries



BVCP Land Use

#31: 7097 JAY RD.

- **Initiated by owner**
- **Size: 14.3 acres**
- **Proposal:**
 - Open Space- Other (OS-O) to Low Density Residential (LR)
- **Recommendation:**
 - **No further study**
 - Property does not meet requirements for annexation (required for LR use)
 - No changed conditions to warrant further study
 - Inconsistent with BVCP policies and adjacent uses



**Planning Area
Boundaries**



BVCP Land Use

#33: 4525 PALO PKWY.

- **Initiated by member of public**
- **Size:** 3.2 acres
- **Proposal:**
 - Medium Density Residential (MR) to Low Density Residential (LR)
- **Recommendation:**
 - No further study**
 - Property was changed from PUB to MR as part of 2002/03 BVCP Annual Review to support housing needs
 - Jan 5, 2016 City Council approved annexation and initial zoning of RMX-2



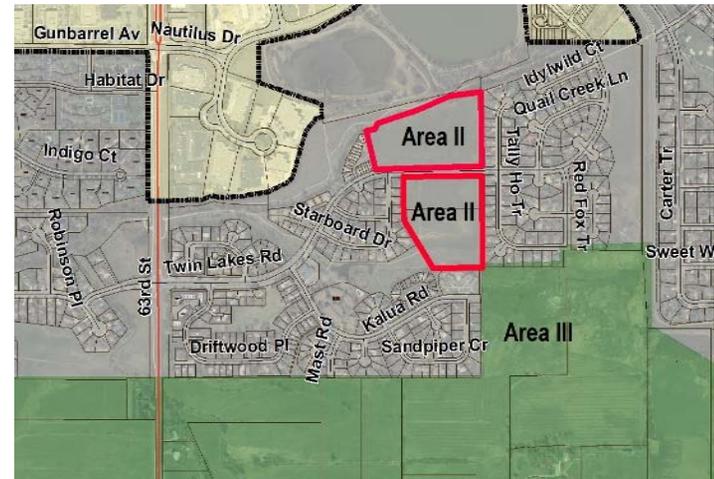
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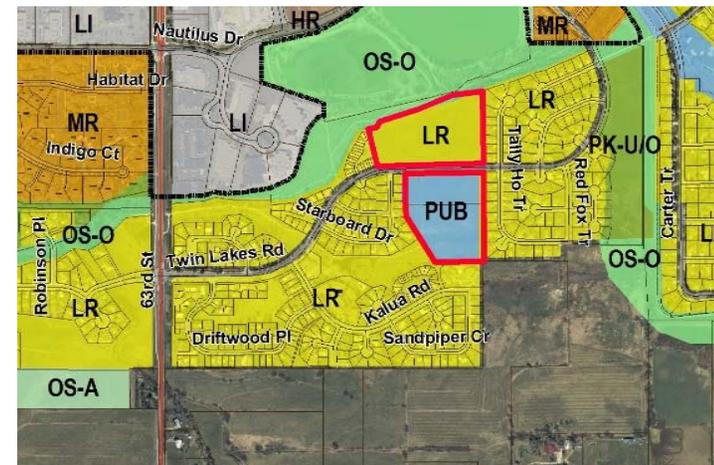
BVCP Land Use

#34: TWIN LAKES #1

- Initiated by three (3) members of the public
- Proposal:
 - Maintain existing Low Density Residential (LR). Alternatively, change to Open Space (OS) with a Natural Ecosystems or Environmental Preservation designation.
- Recommendation:
No further study
 - Maintaining LR does not constitute a change request
 - OS land use being considered as part of Request #36



Planning Area Boundaries



BVCP Land Use

#37: TWIN LAKES #4

- Initiated by two (2) members of the public
- Size: 9.7 acres
- Proposal:
 - Service area contraction (Area II to III) with Open Space (OS) land use

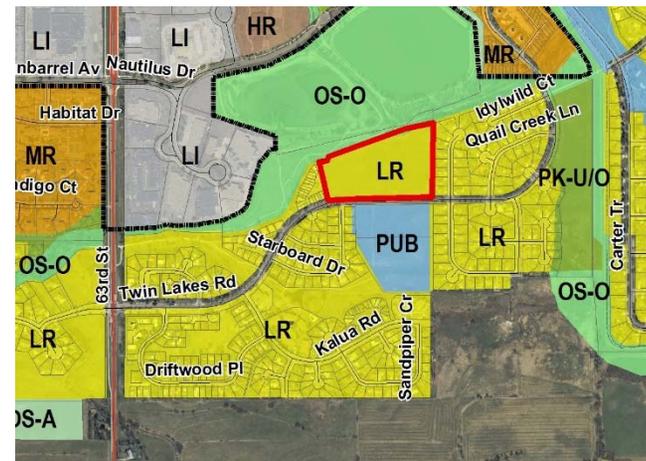
- Recommendation:

No further study

- No changed circumstance to indicate service area should be contracted
- OSMP and POS do not intend to acquire. Site would need to be preserved through private means, not as part of regional (Area III) system.
- OS land use being considered as part of Request #36



Planning Area Boundaries



BVCP Land Use

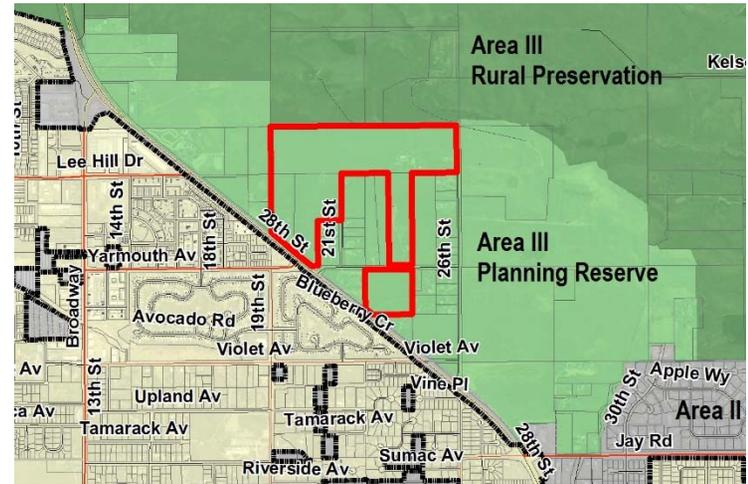
#38: 2300, 2321, 0 YARMOUTH AVE; 4756 28TH ST; 4815 N. 26TH ST. (PLANNING RESERVE)

- **Initiated by owner**
- **Size:** 80.4 acres
- **Proposal:**
 - Service area expansion (Area III to II)

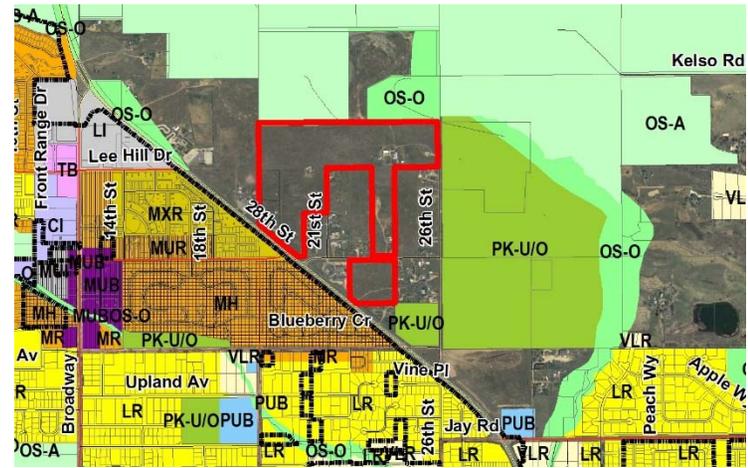
- **Recommendation:**

No further study

- City Council direction (Aug. 2015) to not begin a Service Area Expansion Assessment
- Therefore, requests to modify the service area within the Planning Reserve cannot be processed as part of the BVCP major update



Planning Area Boundaries



BVCP Land Use

RECOMMENDED FOR FURTHER STUDY

Map changes recommended for further analysis:

25) 3261 3rd Street

26) 3000 N. 63rd St & 6650 Valmont Rd. (*Valmont Butte #1*)

35) 6655 & 6500 Twin Lakes Rd., 0 Kalua Rd. (*Twin Lakes #2*)

36) 6655 & 6500 Twin Lakes Rd., 0 Kalua Rd. (*Twin Lakes #3*)

#25: 3261 3RD ST.

- **Initiated by owner**
- **Size: 0.6 acres**
- **Proposal:**
 - Minor adjustment to service area boundary (Area III to II)
- **Recommendation:**

Further study

- Determine if request meets BVCP criteria for a minor adjustment
- Assess impacts of annexation scenarios



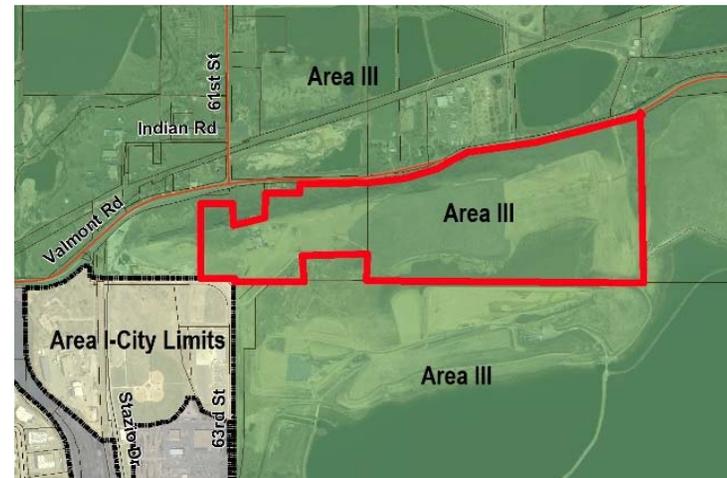
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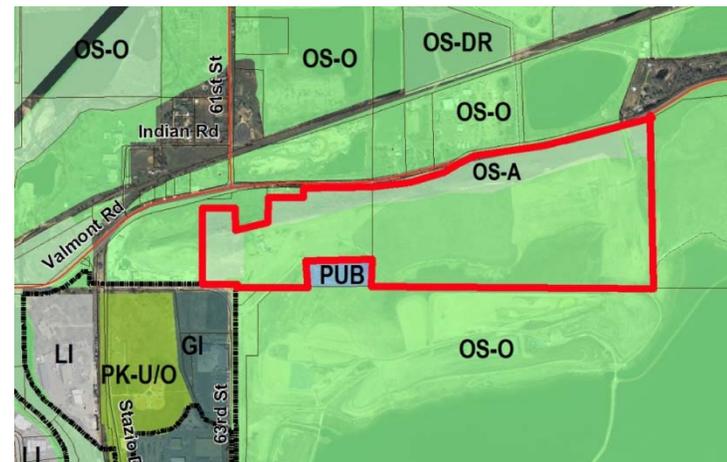
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- **Initiated by City of Boulder**
(Facilities and Asset Management)
- **Size:** 102.2 acres
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 - Open Space-Other (OS-O) to Public (PUB) for a portion of the property
- **Recommendation:**
Further study
 - Support necessary city operations and meet climate-related goals



**Planning Area
Boundaries**



BVCP Land Use

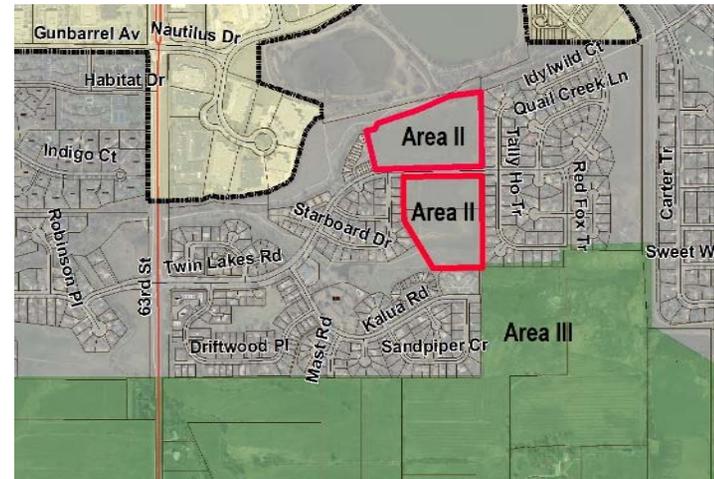
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- Proposal:
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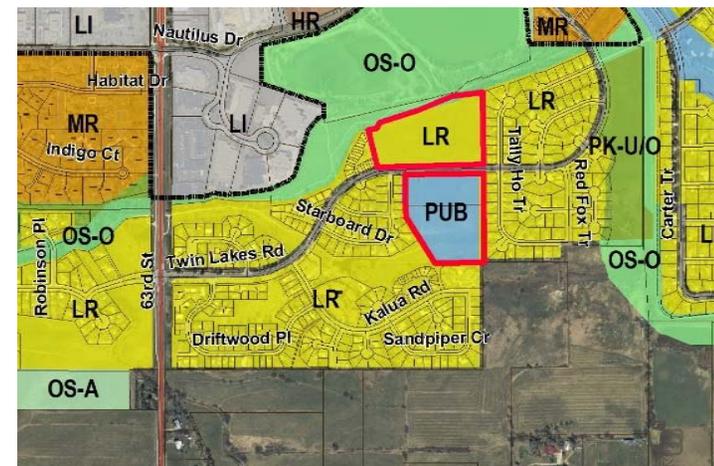
- Recommendation:

Further study

- Addresses housing needs
- Lack of demand for school creates need to identify appropriate land use for PUB portion of site
- Consider land use options alongside other requests for these properties



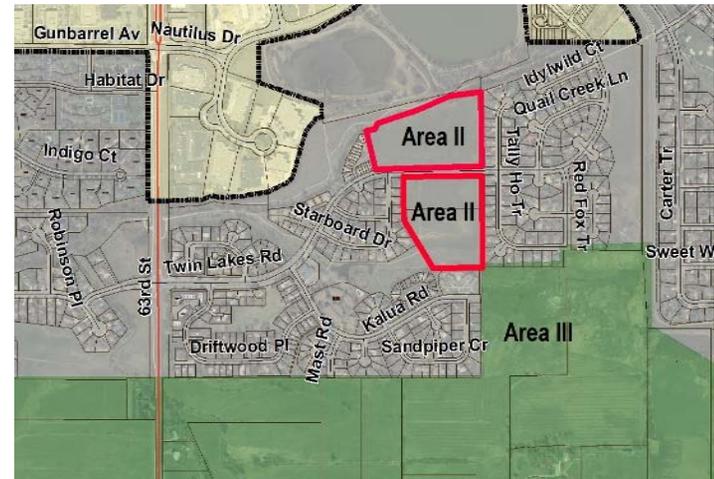
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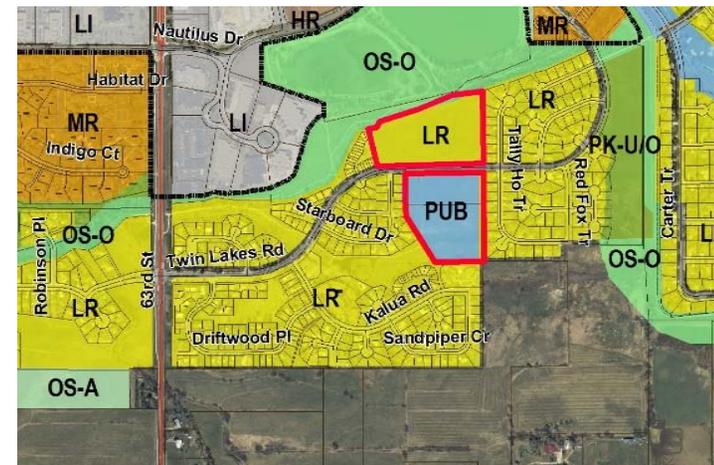
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#36: TWIN LAKES #3

- Initiated by Twin Lakes Action Group and ten (10) individuals
- Proposal:
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- Recommendation:
 - Further study
 - Consistent with BVCP policies
 - Consider OS land use within context of private acquisition (OSMP and POS do not intend to acquire).



**Planning Area
Boundaries**



BVCP Land Use