

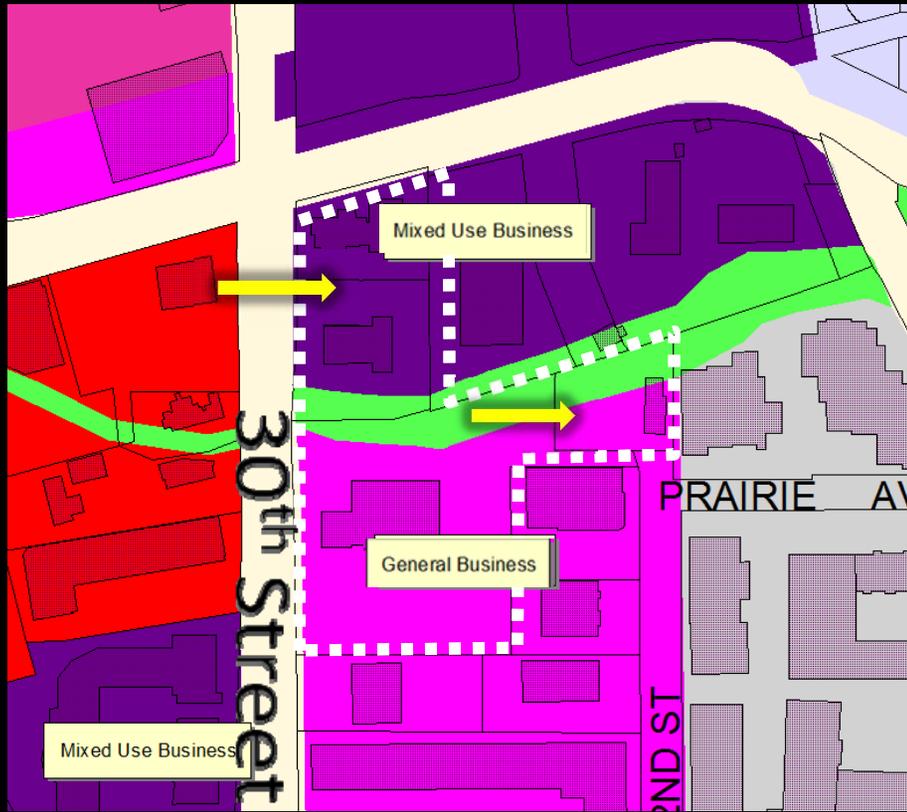
Rezoning Related to Reve Redevelopment

City Council. March 15, 2016

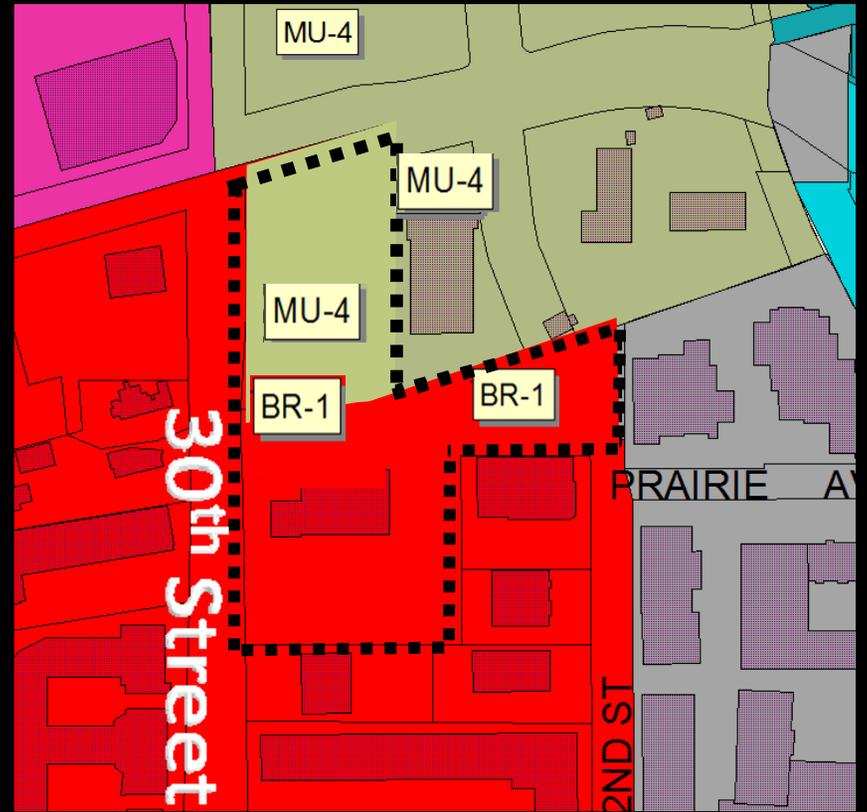
Process to Date

- **City Council Second Reading of Ordinance to Rezone**
- **City Council First Reading of Ordinance to Rezone Feb. 16, 2016**
- **City Council Considered Call-Up of Site Review Feb. 16, 2016**
- **Planning Board Hearing Jan. 28, 2016**
- **Neighborhood Open House: January 2016**
- **Design Advisory Board and FBC Consultant reviews in 2015**
- **City Council Concept Plan Review on Jan. 15, 2015**
- **Planning Board Concept Plan Review on June 4, 2014 and Oct**

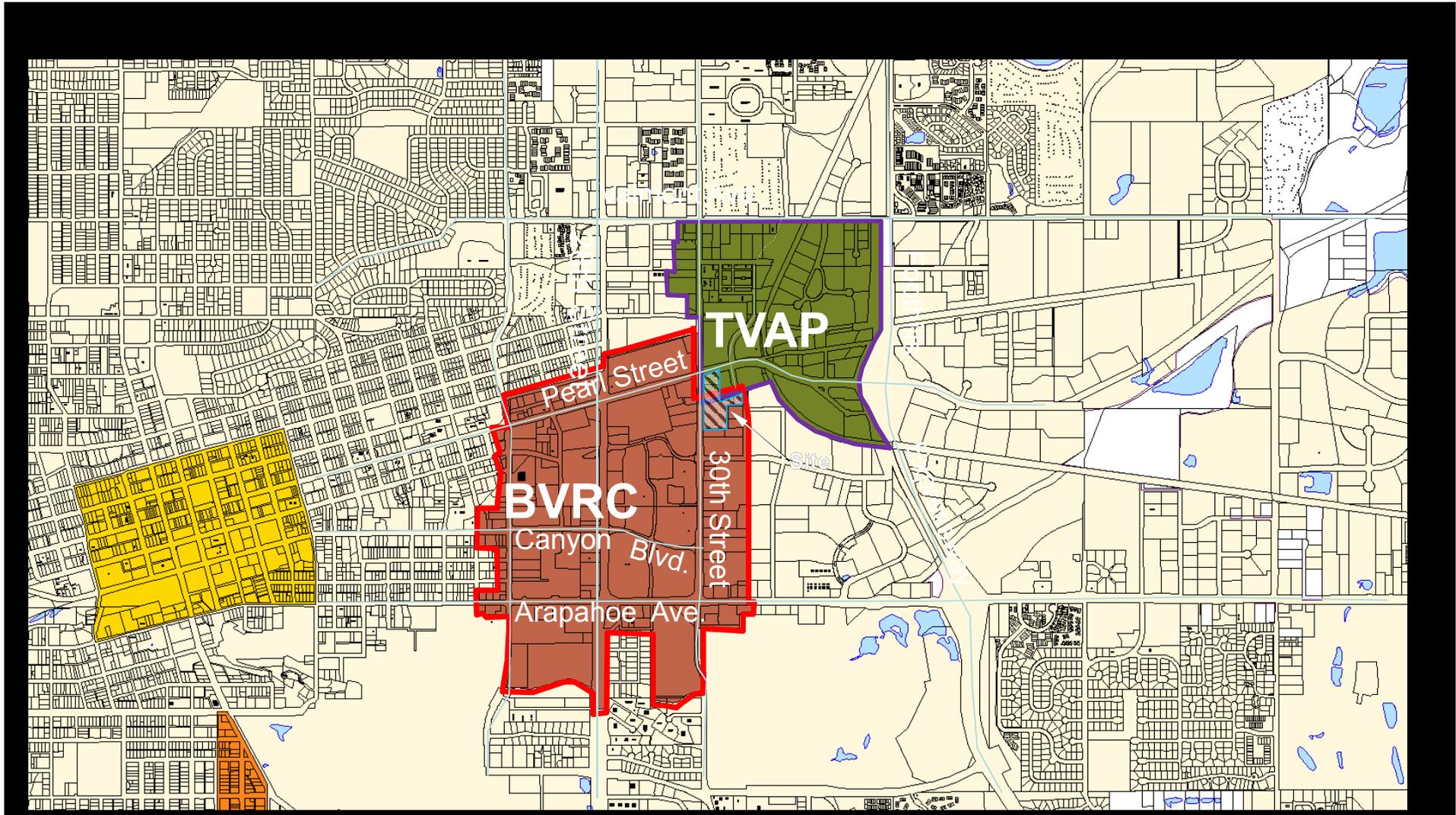
Proposed Rezoning Requests

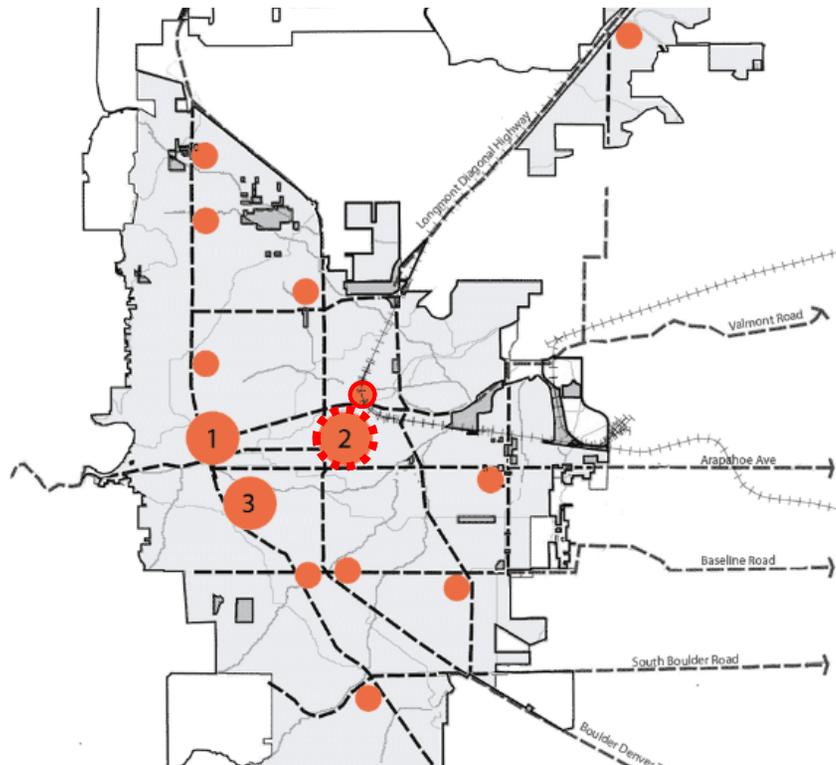


BVCP Land Use



Zoning





Activity Centers

-  **Neighborhood Activity Center**
-  **Planning Area**
-  **City Limits**
-  **Regional Activity Center**
- 1- Downtown**
- 2- Boulder Valley Regional Center**
- 3- University of Colorado**

At the highest level of intensity are the city's three regional centers. They form a triangle at Boulder's geographic center: the Historic Downtown, the Boulder Valley Regional Center (BVRC), and the University of Colorado (CU) with the University Hill business district, which also serves as a neighborhood center for the surrounding area. Each regional center has a distinct function and character, provides a wide range of activities and draws from the entire city as well as the region.

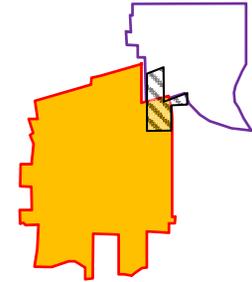


Downtown

BVRC

CU

BOULDER VALLEY REGIONAL CENTER



Make the BVRC a memorable, people-oriented place

Develop and preserve a distinctive character and visual image for the BVRC that will contribute to a unique, positive identity for the area. (BVRC Policy Guidelines, p.2)

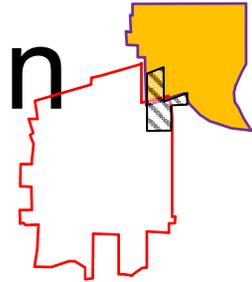
Pedestrian Orientation

Another characteristic valued by the community is its pedestrian orientation. Downtown Boulder and University Hill (the City's two other main activity centers) and their surrounding neighborhoods invite walking, and so should the BVRC. The BVRC should become a place where people want to stroll and linger, not just do their errands and drive away. To achieve this, development must be less dominated by the automobile; it should be human-scale and offer ample pedestrian interest. Buildings and public spaces should be more visible, and parking should be less visible.



Transit Village Area Plan

Transit Village Area Plan



Chapter 1: Vision, Goals and Objectives

A Neighborhood and a Destination

The Transit Village area will evolve into a lively, mixed-use, pedestrian-oriented place where people will live, work, shop and access regional transit. It will become a new neighborhood as well as an attractive destination for the larger city, with regional transit and public spaces that will benefit the entire Boulder community.

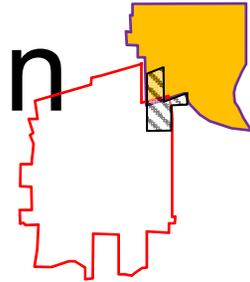
Urban Character

The area's present low-density, automobile-oriented environment will gradually transform into a higher-density, more urban environment.

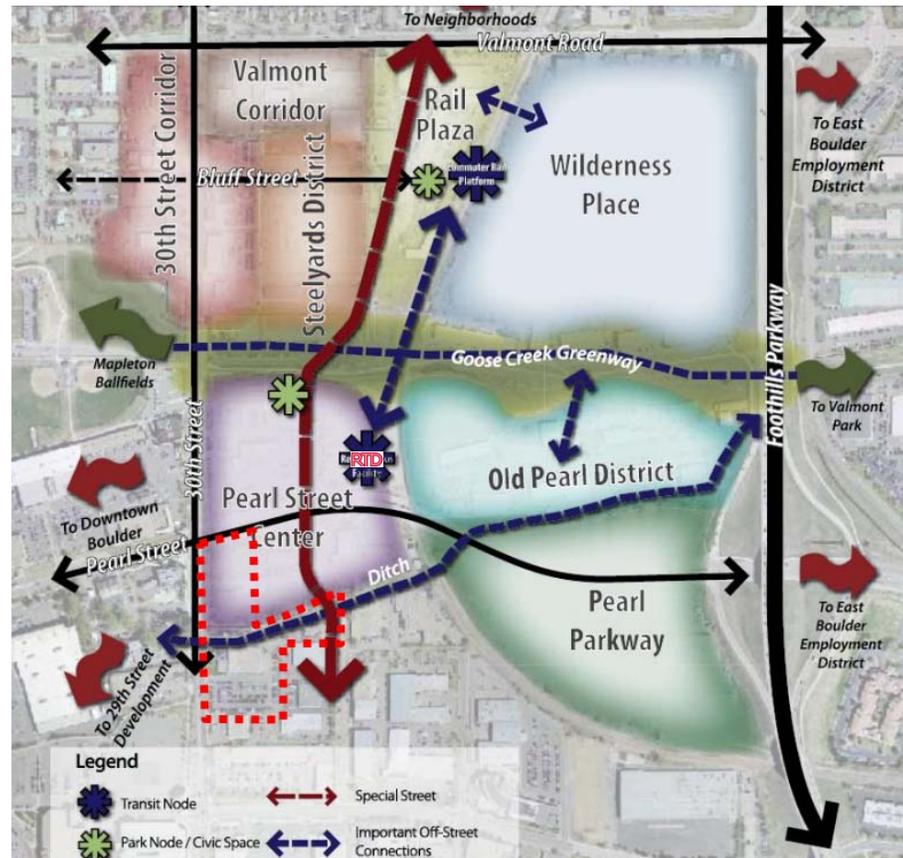


Transit Village Area Plan

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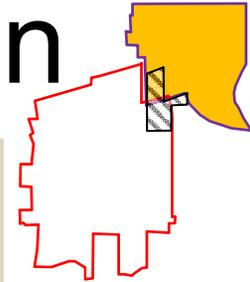


“The Pearl Street Center District will become a high-intensity mixture of housing and retail, capitalizing on its central location and the future regional bus facility.”





Transit Village Area Plan



Transit Village Area Plan



Who would live here?

Mixed use can range in price and types of households served, from affordable to higher-end.

- These prototypes are more likely to be attractive to singles, couples and workers who like proximity to urban services, transit and employment centers.
- These prototypes may also appeal to empty-nesters and active seniors.

Who would work here?

Retail workers would be those associated with small- and medium-sized retail stores, restaurants, and personal services.
Office workers would be those associated with professional, corporate or technical fields.

.5 - 2.0 Floor Area*



dominant use may be floor parking; may

Criteria for a Rezoning

(e) Criteria: The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. In order to establish and maintain sound, stable, and desirable development within the city, rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the city council shall grant a rezoning application only if the proposed rezoning is consistent with the policies and goals of the Boulder Valley Comprehensive Plan.

Rezoning Requests: BVCP Goals and Policy Consistency

Core Values

Many of the key policies in the Boulder Valley Comprehensive Plan stem from long-standing community values and represent a clear vision of our community and our commitment to:

- **Sustainability** as a unifying framework to meet environmental, economic and social goals
- A welcoming and **inclusive** community
- Culture of creativity and **innovation**
- Strong **city and county** cooperation
- Our unique community **identity and sense of place**
- **Compact, contiguous** development and infill that supports evolution to a more **sustainable urban form**
- **Open space** preservation
- Great **neighborhoods** and **public spaces**
- **Environmental** stewardship and **climate** action
- A vibrant **economy** based on Boulder's quality of life and economic strengths
- A diversity of **housing** types and price ranges
- An all-mode **transportation** system to make getting around without a car easy and accessible to everyone
- Physical health and well-being

Rezoning Requests: BVCP Policy Consistency

1.02 Principles of Environ.
Sustainability

1.03 Principles of Economic
Sustainability

1.04 Principles of Social
Sustainability

2.01 Unique Community Identity

2.03 Compact Development
Pattern

2.09 Neighborhoods as Building
Blocks

2.14 Mix of Complementary Land
Uses

2.16 Mixed Use & Higher Density

2.22 Improve Mobility Grid

2.30 Sensitive Infill and Redevelopment

2.32 Physical Design for People

2.37 Enhanced Design: Private Sector
Projects

4.05 Energy-Efficient Building Design

7.06 Mixture of Housing Types

7.09 Housing for a Full Range of
Households

7.10 Balancing Housing Supply with
Employment Base

Criteria for a Rezoning

- (1) The applicant demonstrates that rezoning is necessary to comply with BVCP map;
- (2) The existing zoning of the land was the result of a clerical error;
- (3) The existing zoning of the land was based on a mistake of fact;
- (4) The existing zoning didn't account for natural constraints;
- (5) The land/surroundings have changed to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area; or
- (6) The proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the Boulder Valley Comprehensive Plan

Key Issue 4: Consistency with Comp Plan Land Use



Mixed Use Business: Housing and public uses supporting housing will be encouraged and may be required. Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses.”

MU-4 Zoning Intent: Mixed use residential areas generally intended for residential uses with neighborhood serving retail and office uses; and where complementary uses may be allowed. It is anticipated that development will occur in a pedestrian-oriented pattern, with buildings built up to the street.

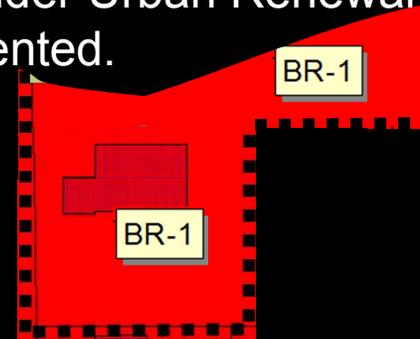
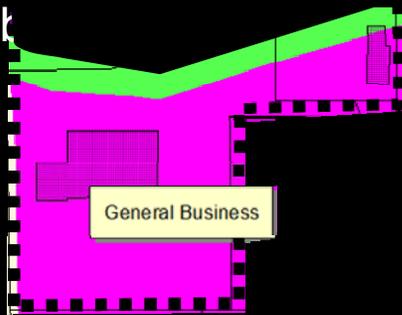
BVCP Land Use • Proposed Project • Zoning

Key Issue 2: Consistency with Comp Plan

“The General Business areas are located, for the most part, at junctions of major arterials of the city where intensive commercial uses exist. The plan proposes that these areas continue to be used without expansion after already established.”

Land Use

BR-1: A wide range of retail and commercial operations, including the largest regional-scale businesses, which serve outlying residential development; and where the goals of the Boulder Urban Renewal Plan are implemented.



BVCP Land Use • Proposed Project • Zoning

Motion to:

Approve Ordinance No. 8105 for a 1.94 acre area of land located at 3000 Pearl Street a/k/a 3000 Pearl Parkway and 2170 30th Street from Business - Regional 1 (BR-1) to the Mixed Use 4 (MU-4) zoning district and a 1.08 acre area of land located at 2120 32nd Street and including a portion of 2100 30th Street and from Industrial – General (IG) to Business - Regional 1 (BR-1) zoning district.

Questions of staff?