

AGENDA TITLE: Consideration of a motion authorizing the City Manager to transfer ownership of 4525 Palo Parkway to Boulder Housing Partners to develop affordable housing on the 3.2 acre site.



City Council

February 17, 2015



Purpose

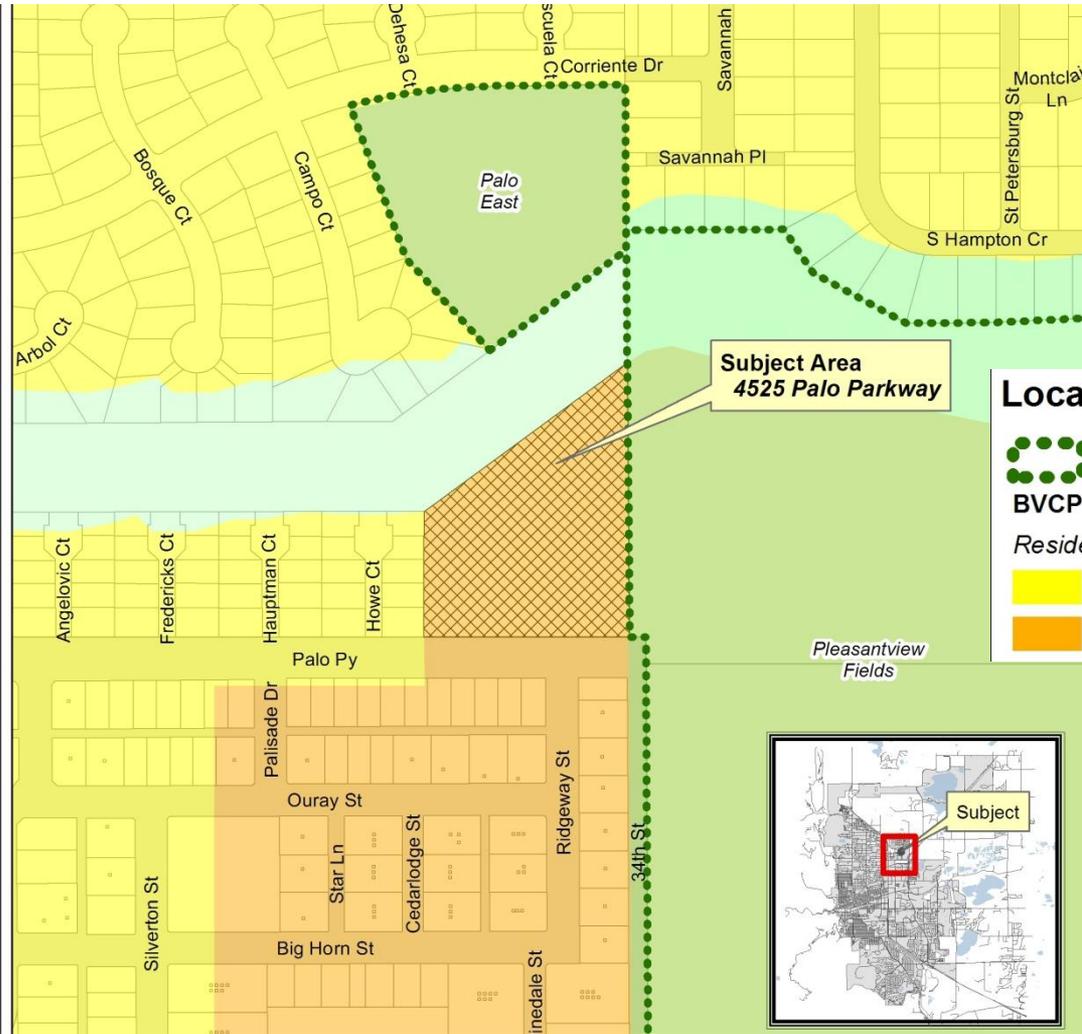
- Background
- Desired Outcomes / Community Engagement Process
- Next Steps

Background

- 3.2 acre site
- Purchased in 2006 using Affordable Housing funds
- Medium Density Residential (maximum of 44 units)
- Identified as opportunity site in 2014



Vicinity Map



Subject Area
4525 Palo Parkway

Location: 4525 Palo Parkway

-  Urban Parks
-  Open Space and Mountain Parks
- BVCP Land Use**
-  Open Space, Acquired
- Residential*
-  Open Space, Other
-  Low Density Residential
- Other*
-  Medium Density Residential
-  Park, Urban and Other

Palo Park – similar to Red Oak Park



Sep. 2, 2014 Council Direction

Steps for Palo Park:

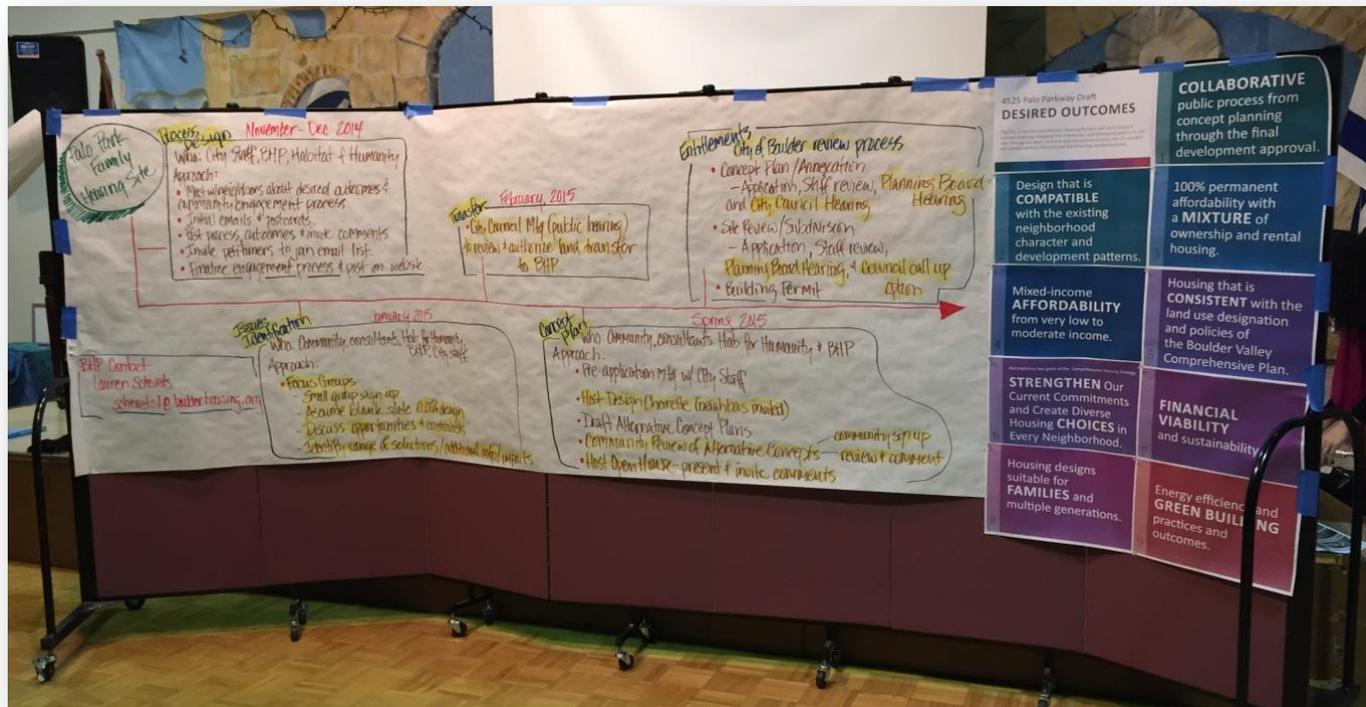
1. Work with BHP to **draft a set of desired outcomes** that advance the Housing Boulder goals and provide for collaborative community engagement
2. **Return to council** with draft desired outcomes and community engagement approach as part of a motion to transfer ownership to BHP
3. **Engage the community** in creating a development program for the site prior to annexation
4. Council action on **annexation**

Engagement since September

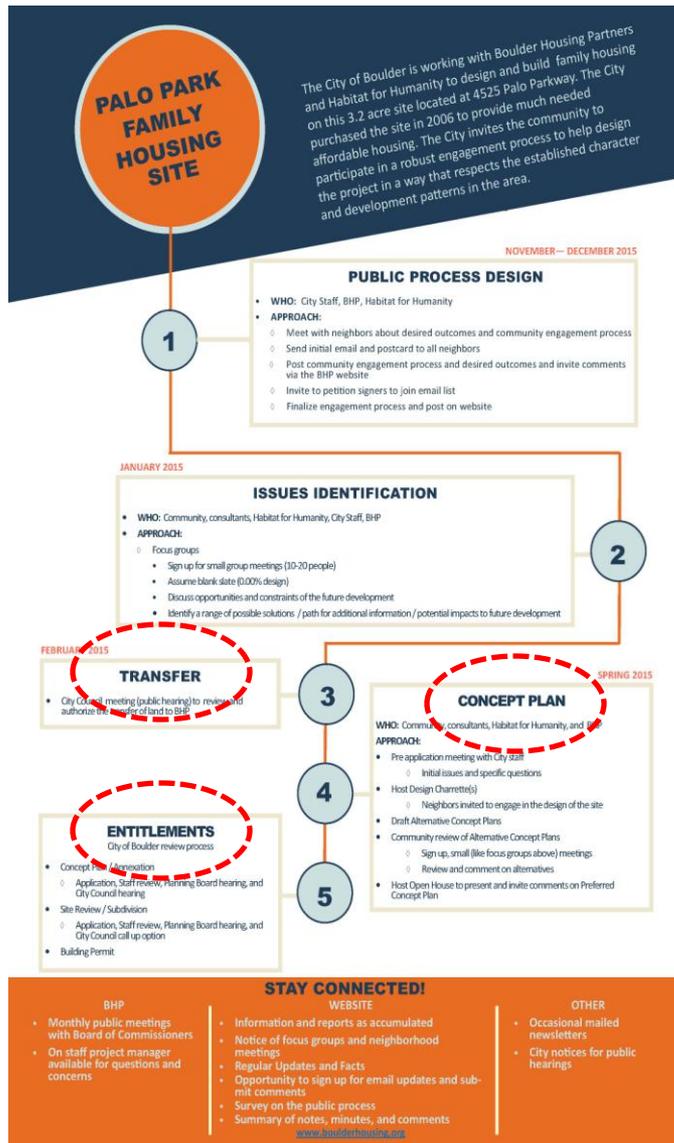
Sep. – Oct. 2014 – Neighborhood meetings

Dec. 2014 – Neighborhood mailing and website

Jan. 2015 – Focus groups



Engagement Process / Draft Desired Outcomes



The City, BHP and FHfH will work closely in concept planning, engaging the community, and developing options for the site. Through an **open, inclusive and transparent process**, the three partners will identify options that optimize the following desired outcomes:

- Collaborative public process from concept planning through the final development approval;
- Design that is **compatible with the existing neighborhood character** and development patterns;
- **100% permanent affordability** with a mixture of ownership and rental housing;
- **Mixed-income affordability** from very low to moderate income;
- Consistent with the land use designation and policies of the BVCP;
- Development that furthers the goals of Housing Boulder;
- **Financial viability** and sustainability;
- Housing designs suitable for families and multiple generations; and
- Energy efficient and green building practices and outcomes.



Next Steps

- Spring 2015 –
 - City Manager conveys ownership of property
 - Continuation of community engagement process through concept plan
- Summer/Fall 2015 – application for annexation and concept plan review

Suggested Motion Language

Motion to authorize the City Manager to convey the 3.2 acre property located at 4525 Palo Parkway to Boulder Housing Partners for affordable housing upon such terms and conditions as she finds reasonable and advantageous to the city.