

5980, 6160, 6180 and 6234 Arapahoe
1492 Cherryvale
Annexation, Site and Use Reviews

City Council • January 21, 2014

Overview: Staff Presentation

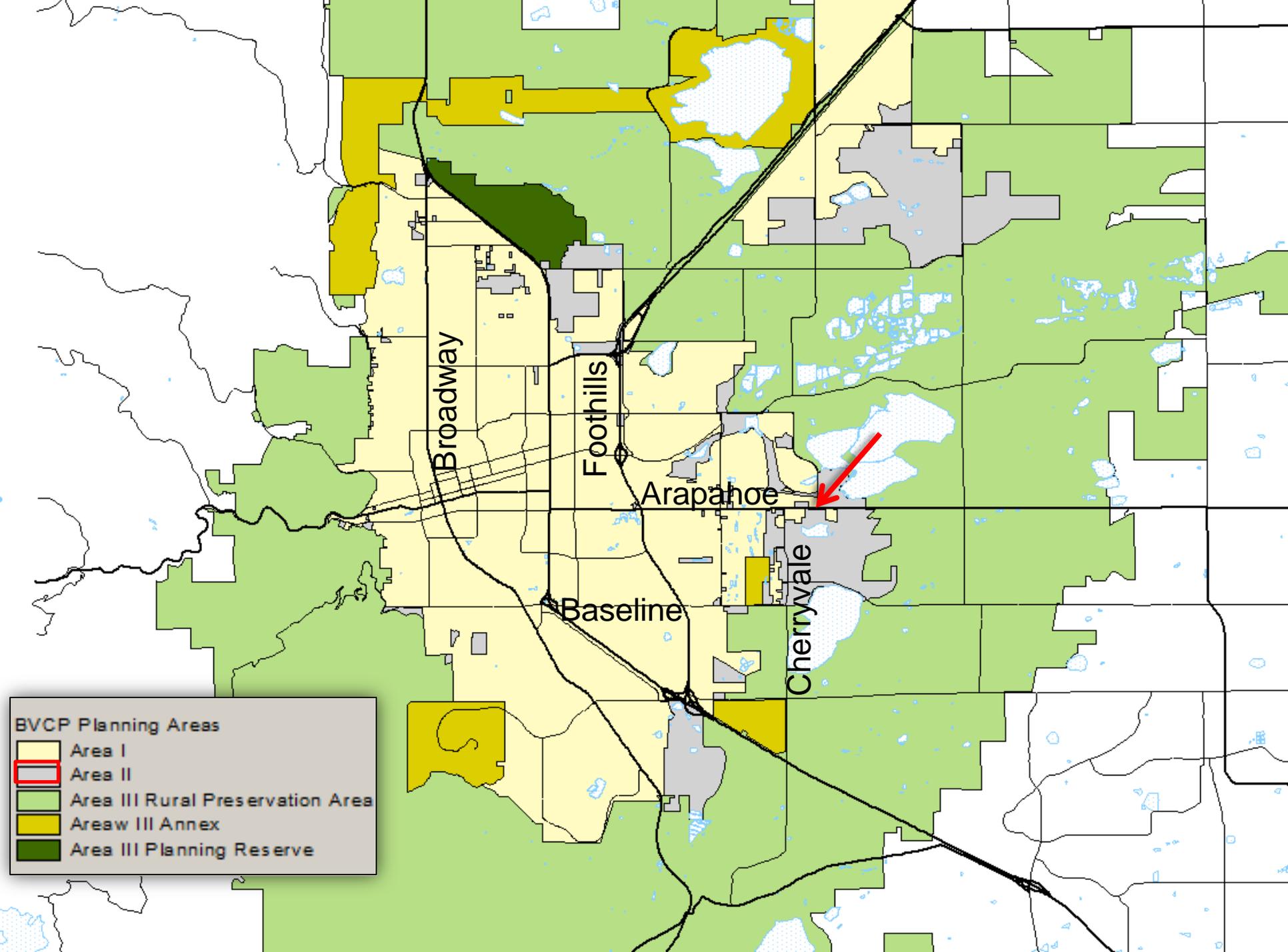
- **Existing Context and Site**
- **Summary of Proposed Project**
- **Key Issues for City Council's Consideration:**

Annexation: State statutes and BVCP annexation policies?

Initial Zoning Consistency with BVCP Land Use

Site Review Criteria

Use Review Criteria



BVCP Planning Areas

- Area I
- Area II
- Area III Rural Preservation Area
- Area III Annex
- Area III Planning Reserve

Surrounding Roadway Context



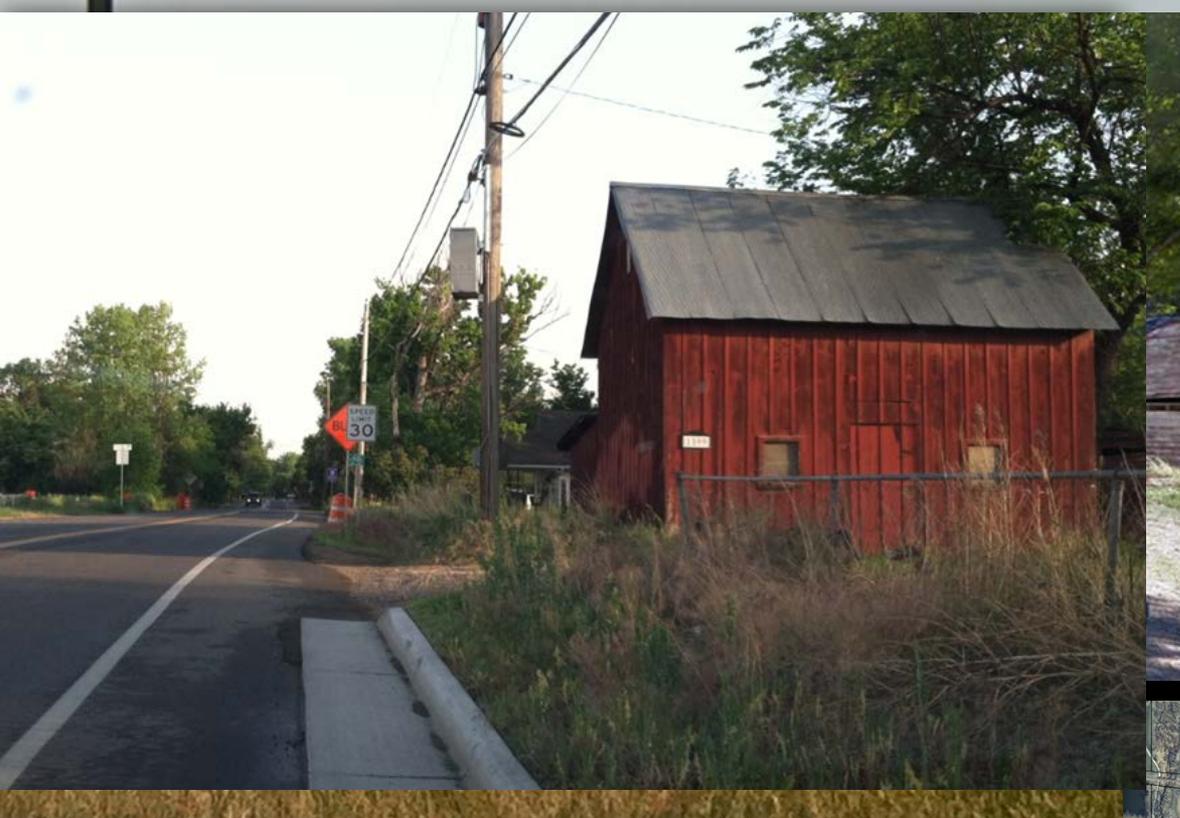
Site Context



Arapahoe Avenue

Cherryvale Road

Site Context



Site



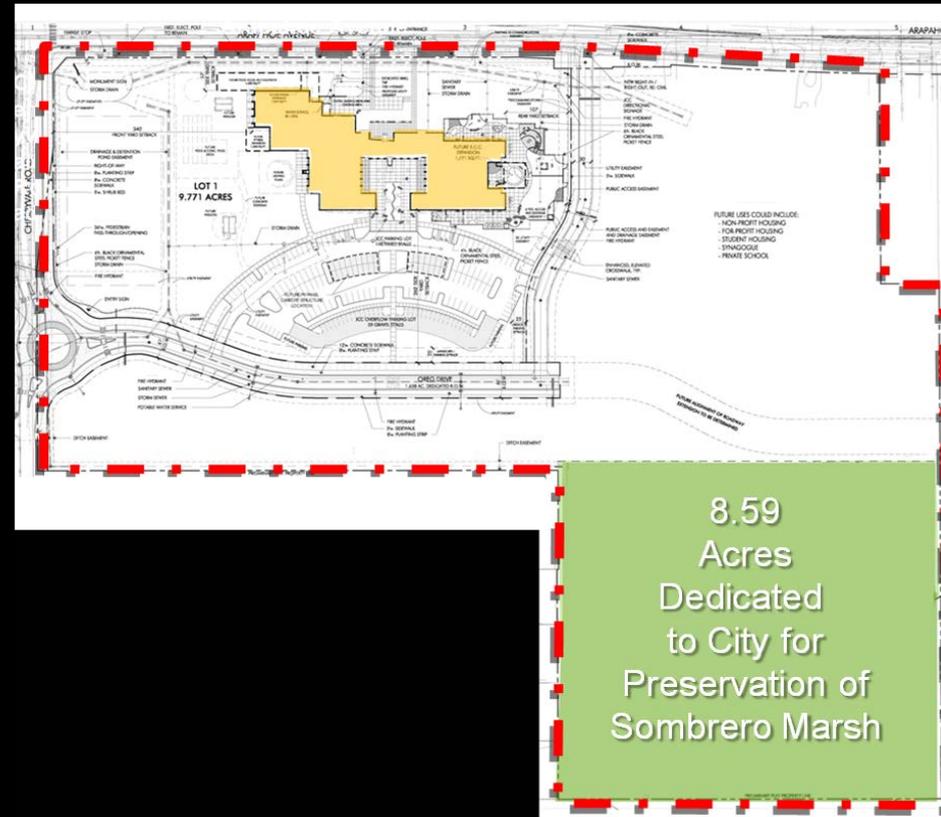
Sombrero Marsh



Concept Plan



Site Plan

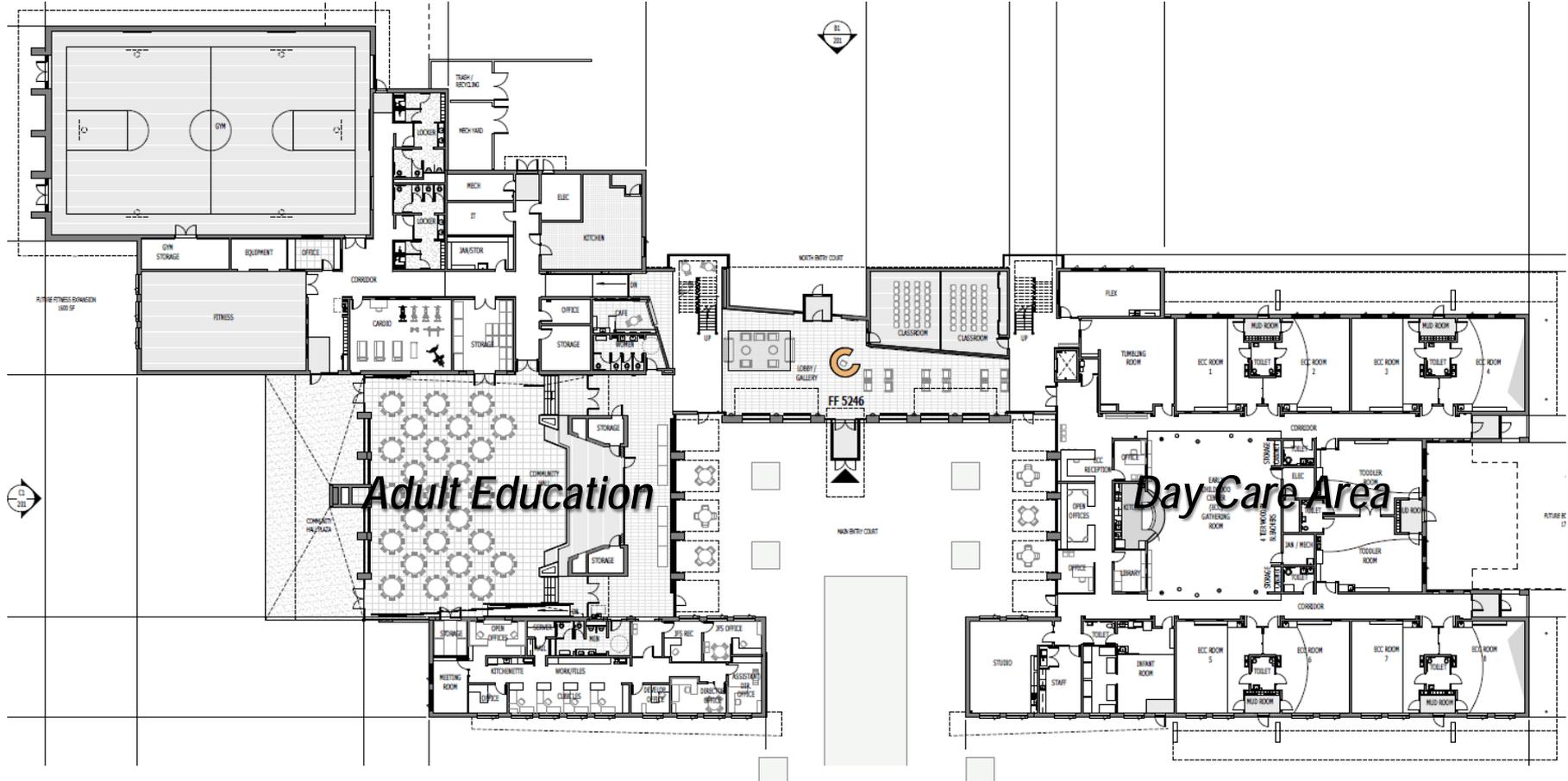


Planning Board: Concept Comments

- Support for the vision
- Reduce intensity
- Consolidate uses
- Buildings further from marsh

Planning Board: Site Plan Comments

- Recommended Approval
- Adjust walkways at Arapahoe entrance
- Add more bike parking
- Add a bus stop near north entrance



- Day care center for up to 150 children
- Classroom and assembly space for adult education and youth camps
- Library space
- Fitness room and basketball court
- Outdoor playfields
- Support offices

Building Exterior Materials



Window Frames



Wood Beams



Metal roof



Metal wall



Brick Wall



Stone Wall

Key Issue 1: Consistency with Annexation Policies?

CRS 31-12-101

- ✓ 1/6th Contiguity
- ✓ petition
- ✓ community interest

Policy 1.18:

*“as the community expands to its planned physical boundaries, the city and county will increasingly **emphasize preservation and enhancement of the physical, social and economic assets of the community.**”*

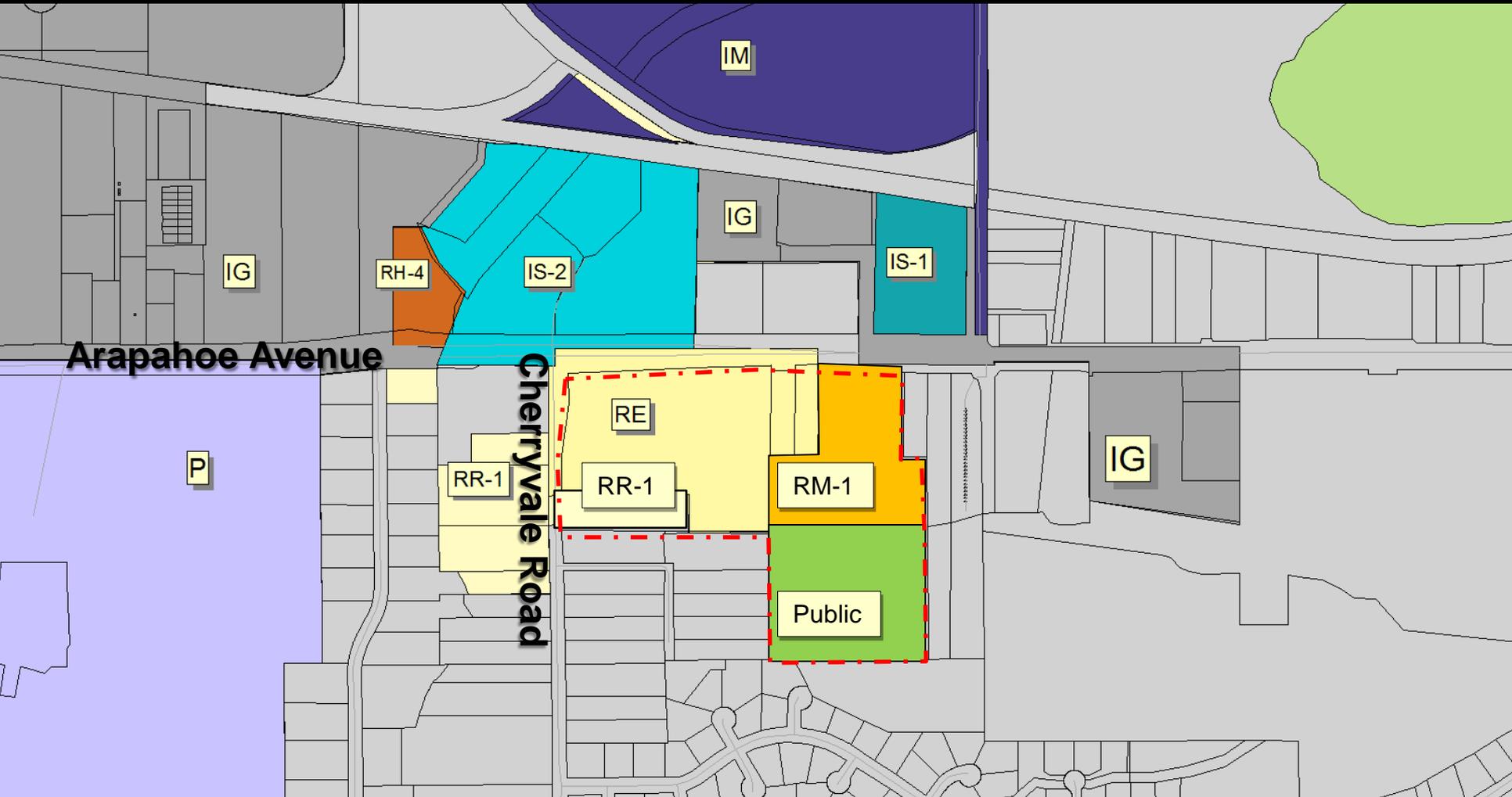
Key Issue 1: Consistency with Annexation Policies?

Policy 1.24(d):

“to reduce the negative impacts land with significant development or redevelopment potential only if the annexation provides a special opportunity or benefit to the city.”

- Dedicate in Fee: 8.59 acres of Sombrero Marsh and surroundings
- Construct a roundabout to calm traffic speeds on Cherryvale Road
- Ensure 40% of future residential is permanently affordable housing
- Construct new child care, educational and cultural facility
- Construct new east/west roadway into the property

Key Issue 2: Proposed Initial Zoning Consistent with BVCP Land Use?



Key Issue 3: Site Review - is the proposed JCC Project consistent with BVCP policies?

1.04 Principles of Social Sustainability

2.05 Design of Community Edges

2.07 Design of Major Entryways

2.17 Variety of Activity Centers

2.19 Compatibility of Adjacent Land Uses

2.31 Design of Newly-Developing Areas

2.32 Physical Design for People

2.33 Environmentally Sensitive Urban Design

2.37 Enhanced Design for Private Sector Projects

3.01 Ecological Systems into Planning

3.04 Ecosystem Connections and Buffers

4.05 Energy-Efficient Building Design

5.09 Role of Arts and Cultural Programs

6.10 Managing Parking Supply

6.12 Neighborhood Streets Connectivity

8.05 Diversity

8.07 Physical Health

8.10 Support for Community Facilities

8.16 Education Resource

8.18 The Arts

Key Issue 3: Site Review Criteria particularly related to the Roundabout?

- **High speeds are discouraged**
- **Potential conflicts with pedestrians and vehicles are minimized**
- **Safe and convenient connections are accessible**
- **Plans for all types of travel**

Key Issue 3: Site Design and Architecture Consistent with the Site Review Criteria?

- **Location of building away from the Marsh**
- **Authentic building materials**
- **Presents a well designed street face and landscape to public rights-of-way**
- **Large floor plate building is contextual**

Key Issue 4: Proposed Primary Uses Consistent with the Use Review Criteria?

Three Principal Uses:

- Day Care for >150 children
- Adult Education > 20,000 square feet
- Indoor Recreation / Athletic Facility



Key Issue 4: Proposed Primary Uses Consistent with the Use Review Criteria?

√ Use is consistent with the **purpose of the zoning**

√ Provides direct **service or convenience**

√ **Compatibility:** The location, size, design, and operating characteristics will be **reasonably compatible**

√ **Infrastructure:** not significantly **adversely affect the infrastructure**

√ **Character of Area:** The use will not **change the character** of the area

Conclusion

Consistency with:

- State Statutes & BVCP policies for annexation
- Initial zoning consistent with BVCP land use
- Site and Use Review Criteria

Motion

Adopt Ordinance No. 7955 to annex the following areas with the following initial zoning classifications per land use code subsection 9-5-2(c)(4)(B), B.R.C. 1981:

A 1.8-acre area of land generally located at 1492 Cherryvale Rd. with an initial zoning classification of Residential Rural - 1 (RR-1);

A 16.36-acre area of land generally located at 6234 Arapahoe Rd. with an initial zoning classification of Residential – Medium 1 (RM-1) and Public (P);

A 0.74-acre portion of Arapahoe Rd. from a point at the northwest property line of 6234 Arapahoe Rd. extending eastward to a point at the northeast property line of 6234 Arapahoe Rd. with an initial zoning classification of Residential - Medium 1 (RM-1);and

To permit the phased development of the Jewish Community Center and the following uses on the site.

Approve the Site and Use Review applications under LUR2013-00005 for the phased development of the Jewish Community Center project including an Adult Education Facility use, a Daycare Center use, and an Indoor Recreational or Athletic Facility use, incorporating the staff memorandum and attached criteria checklists as findings of fact and subject to the conditions of approval for the site review and use reviews proposed in the staff memorandum.

Questions of Staff?

Key Issues

1. Are the annexations consistent with State statutes and BVCP policies?
2. Is the proposed project consistent with BVCP Land Use and Zoning
3. Is the Site Review application for the JCC consistent with BVCP policies?

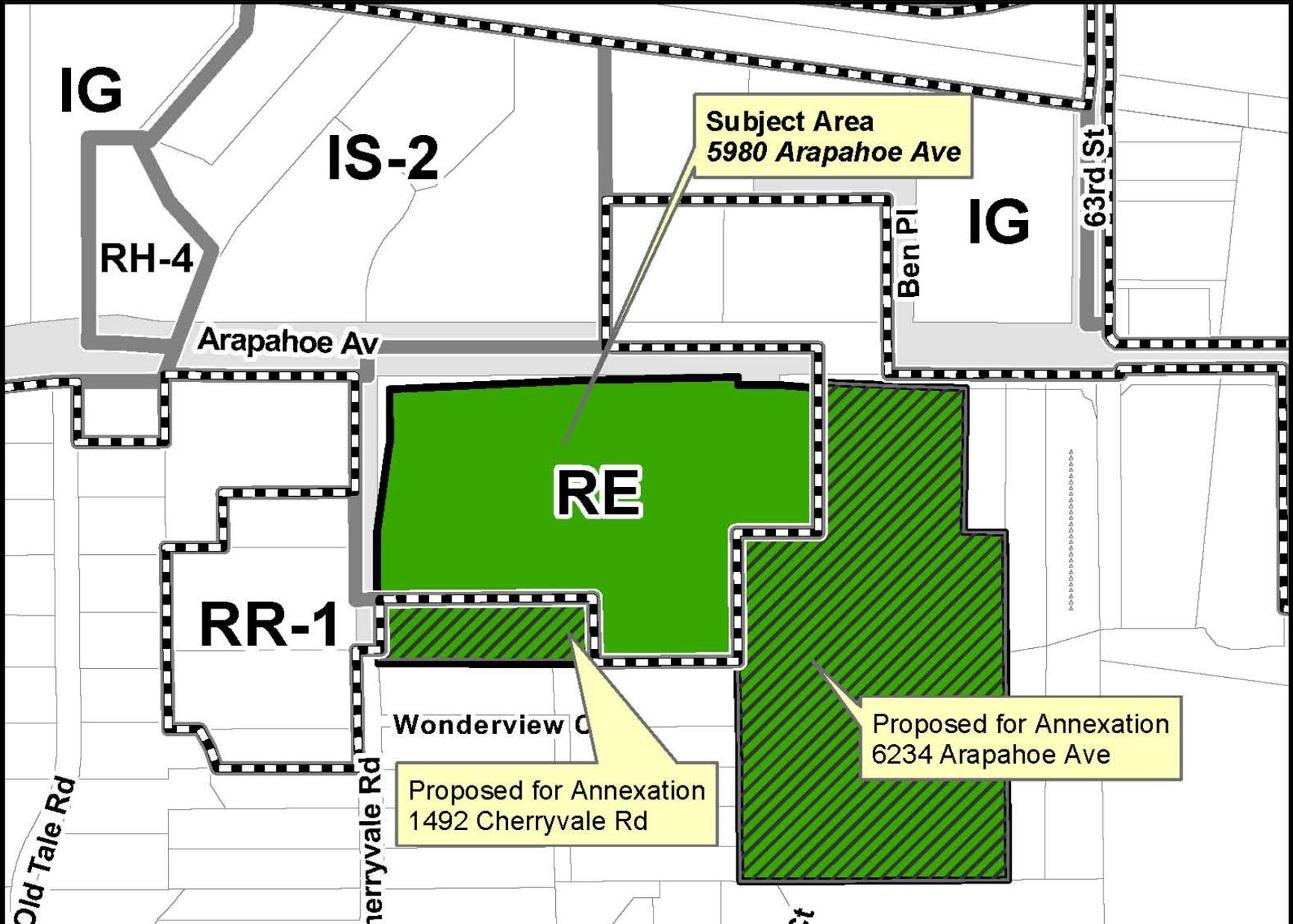
Is the roundabout consistent with the Site Review Criteria?

Are the site design & architecture consistent with the Site Review criteria?

4. Are the three principal uses consistent with the Use Review Criteria?

Site





IG

IS-2

RH-4

Arapahoe Av

Ben Pl

IG

63rd St

Subject Area
5980 Arapahoe Ave

RE

RR-1

Wonderview C

Proposed for Annexation
1492 Cherryvale Rd

Proposed for Annexation
6234 Arapahoe Ave

Old Tale Rd

Cherryvale Rd

St

Questions of Staff?

Key Issue 1: Consistency with Annexation Policies?

Policy 1.24(d):

For annexation considerations, emphasis will be given to the benefits achieved from the creation of permanently affordable housing. **Provision of the following may also be considered a special opportunity or benefit:** receiving sites for transferable development rights (TDRs), reduction of future employment projections, land and/or facilities for public purposes over and above that required by the city's land use regulations, **environmental preservation, or other amenities determined by the city to be a special opportunity or benefit.** Parcels that are proposed for annexation that are already developed and which are seeking no greater density or building size would not be required to assume and provide that same level of community benefit as vacant parcels unless and until such time as an application for greater development is submitted.

RM-1 Zoning Analysis

7.0 acres

x0.35 percent deducted from gross acres

2.5

7.0

-2.5

4.5 acres net developable acreage

4.5 acres

X43,560 convert to square feet

196,000

196,000

÷3,000 open space per dwelling unit req'd.

65 units

RM-1 Zoning Analysis

RM-1 (Residential Medium-1)

General Description

Medium density residential which have been or are to be primarily used for attached residential development, where each unit generally has direct access to ground level, and where complementary uses may be permitted under certain conditions.

RM-1 Zoning Analysis

Uses Permitted by Right

Detached & attached dwelling units

Duplexes

Congregate care facilities

Daycare, home

Park and recreation uses

Religious Assemblies

Public Colleges/Universities

Public schools

Crop production

RM-1 Zoning Analysis

Intensity Standards

Minimum average lot area per dwelling:

None

Minimum Useable Open Space per dwelling unit:

3,000 square feet (roughly 6-14 du/acre)

Useable open space for non-residential use

10-20%

Minimum private open space residential uses

none

Maximum floor area ratio

none

Public Zoning Analysis

Public (P)

General Description

Public areas in which public and semi-public facilities and uses are located, including without limitation, governmental and educational uses.

Public Zoning Analysis

Residential Uses Permitted through Use Review

Detached & attached dwelling units

Detached dwelling unit with two kitchens (provided

Duplexes (provided at least 50% of floor area is for non residential use, otherwise use review)

Townhomes

Efficiency Living Units

Congregate care facilities

Daycare, home

Home Occupation (conditional)

Public Zoning Analysis

Non-Residential Uses Permitted By-Right

Public Colleges/Universities

Private Colleges and Universities

Public schools

Crop production

Non-Residential Uses Permitted through Use Review

Public and Private offices providing social services

Medical or dental clinics or offices or addiction recovery facilities

Non-Residential Uses not Permitted

Religious assembly

Private Elementary and Junior and Senior High Schools

Mortuaries and Funeral Chapels

Administrative offices

Public Zoning Analysis

Intensity Standards

Minimum lot area per dwelling/ # du/acre:

7,000 square feet/6.2 du/acre

Minimum Useable Open Space per dwelling unit:

-0-

Useable open space for non-residential use

10-20%

Minimum private open space residential uses

none

Maximum floor area ratio

none

Public Zoning Analysis

8.6 acres

X43,560 Square foot equivalent to one acre

374,616 Total square feet

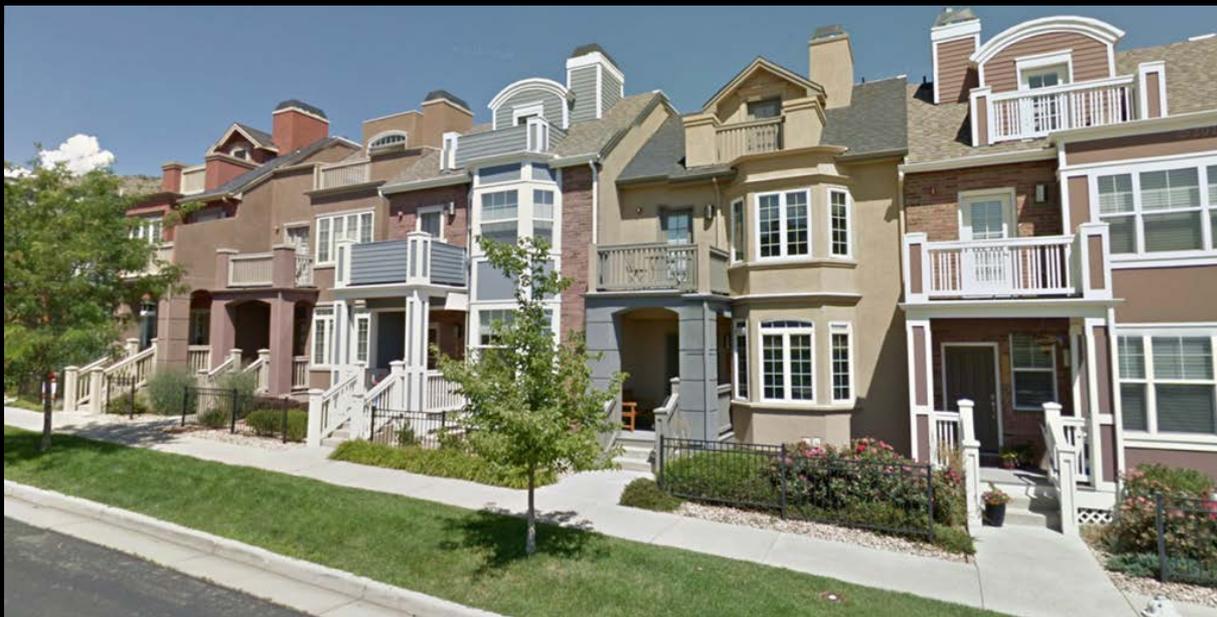
374,616 Total square feet

÷7,000 Minimum lot area permissible

53 Dwelling units



Recently Built RM-1 Development



Recently Built RM-1 Development

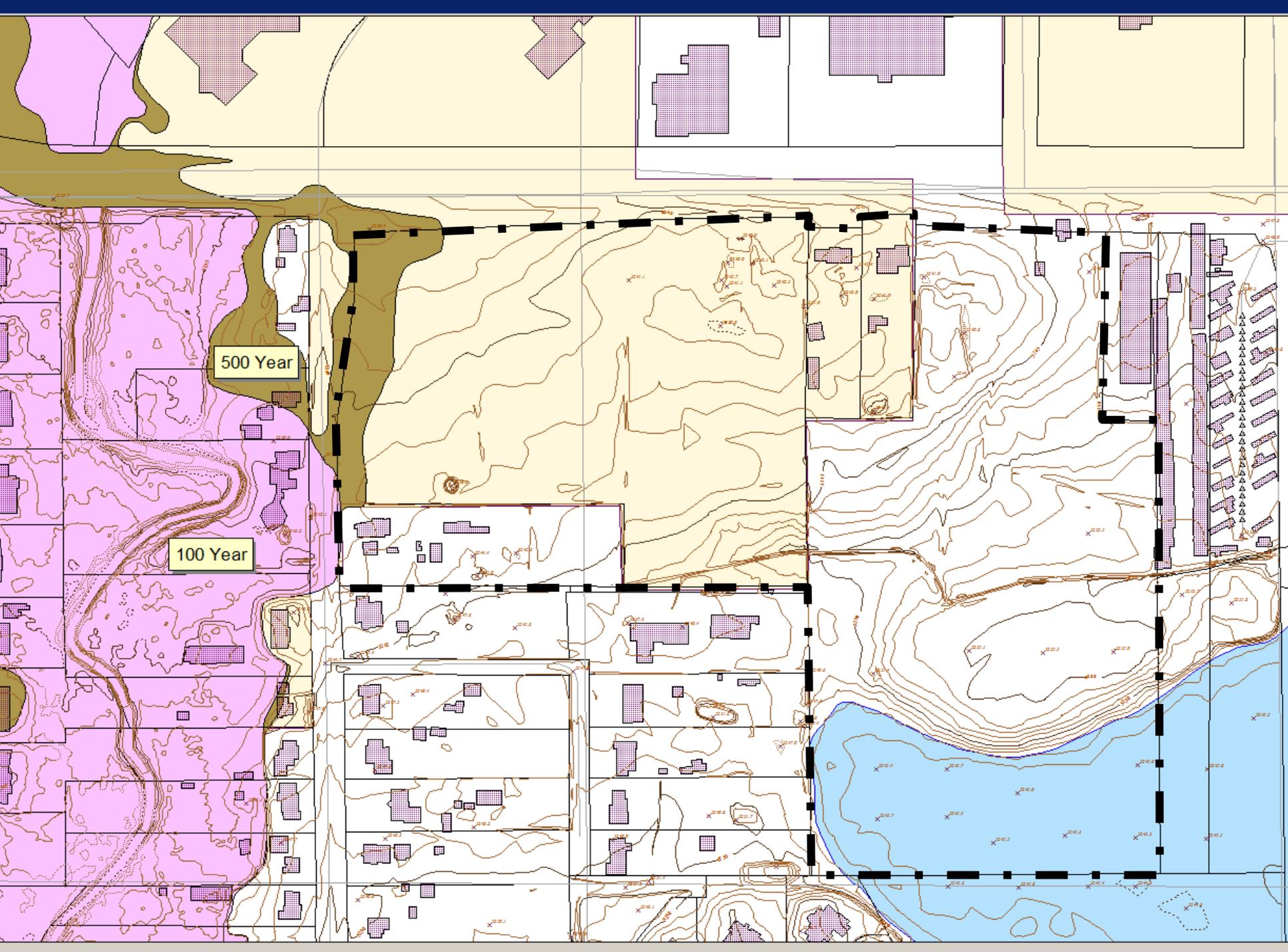


city's development code requires that the applicant design stormwater, detention and water quality infrastructure to convey stormwater runoff in a manner that does not negatively affect adjacent properties

"Accessory use" means a use located on the same lot as the principal building, structure, or use to which it is related and that:

(1) Is subordinate to and customarily found with the principal use of the land; and

(2) Is operated and maintained for the benefit or convenience of the occupants, employees, and customers of or visitors to the premises with the principal use.



500 Year

100 Year



04339
CITY OF BOULDER

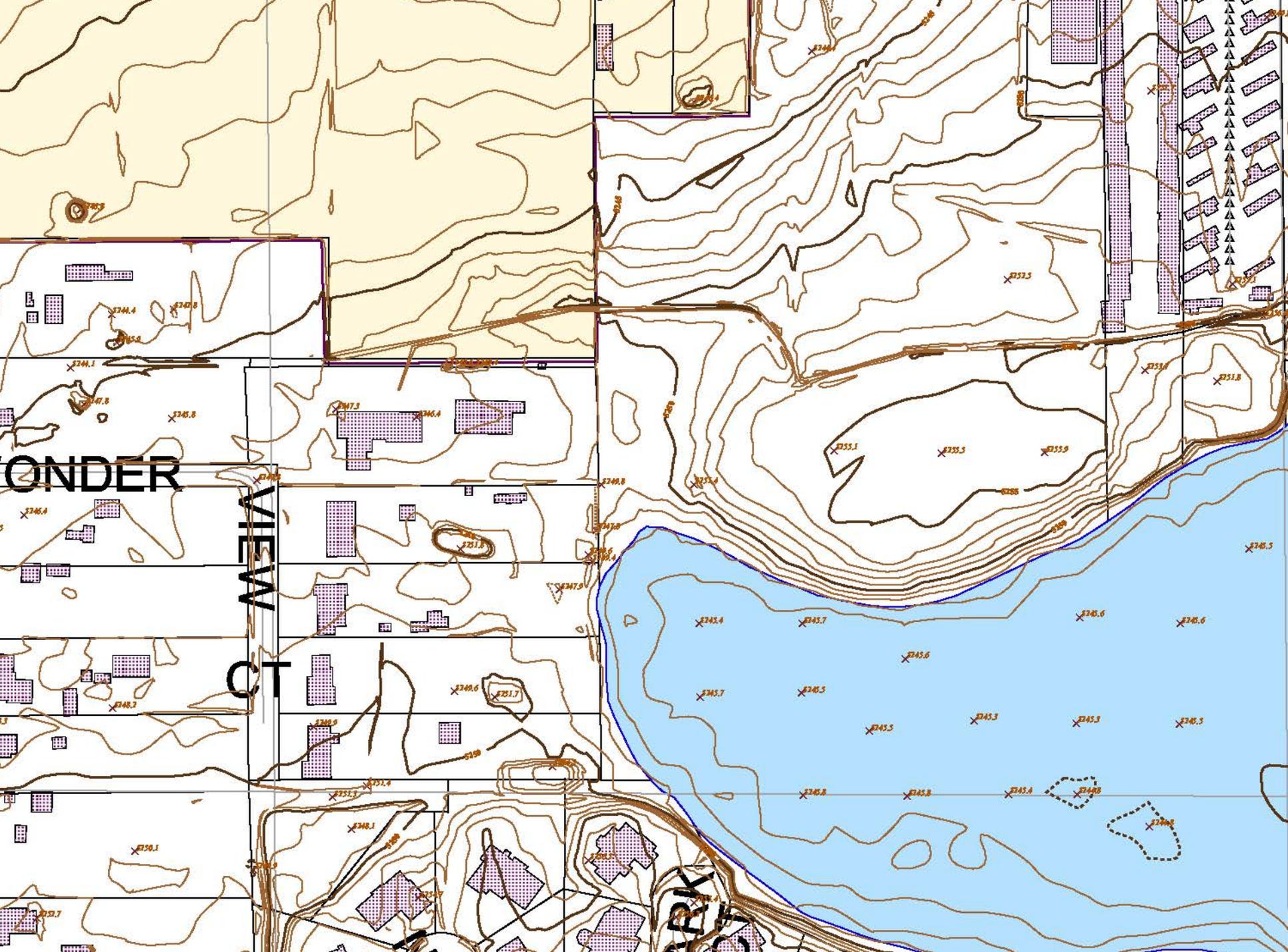
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TOPOGRAPHIC MAP
CITY OF BOULDER, & V
FOR
DEPT. OF PUBLIC WO

Aug. 13, 1963

Council Consideration

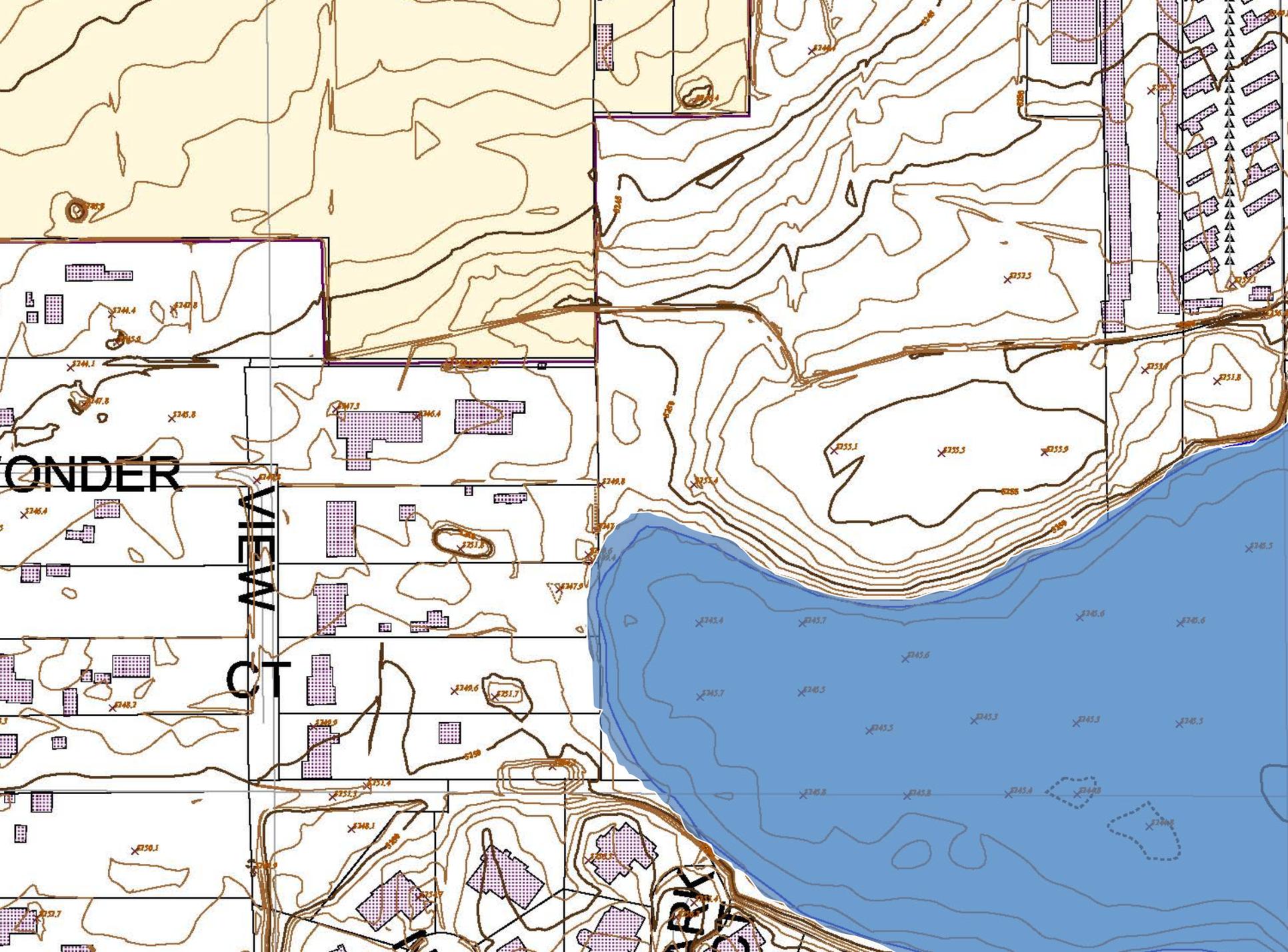
- Motion to Approve Annexation Ordinance along with:
- Site Review
- Use Reviews:
 - adult education facility use,
 - a daycare center use, and
 - indoor recreation or athletic facility use



ONDER

VIEW TO

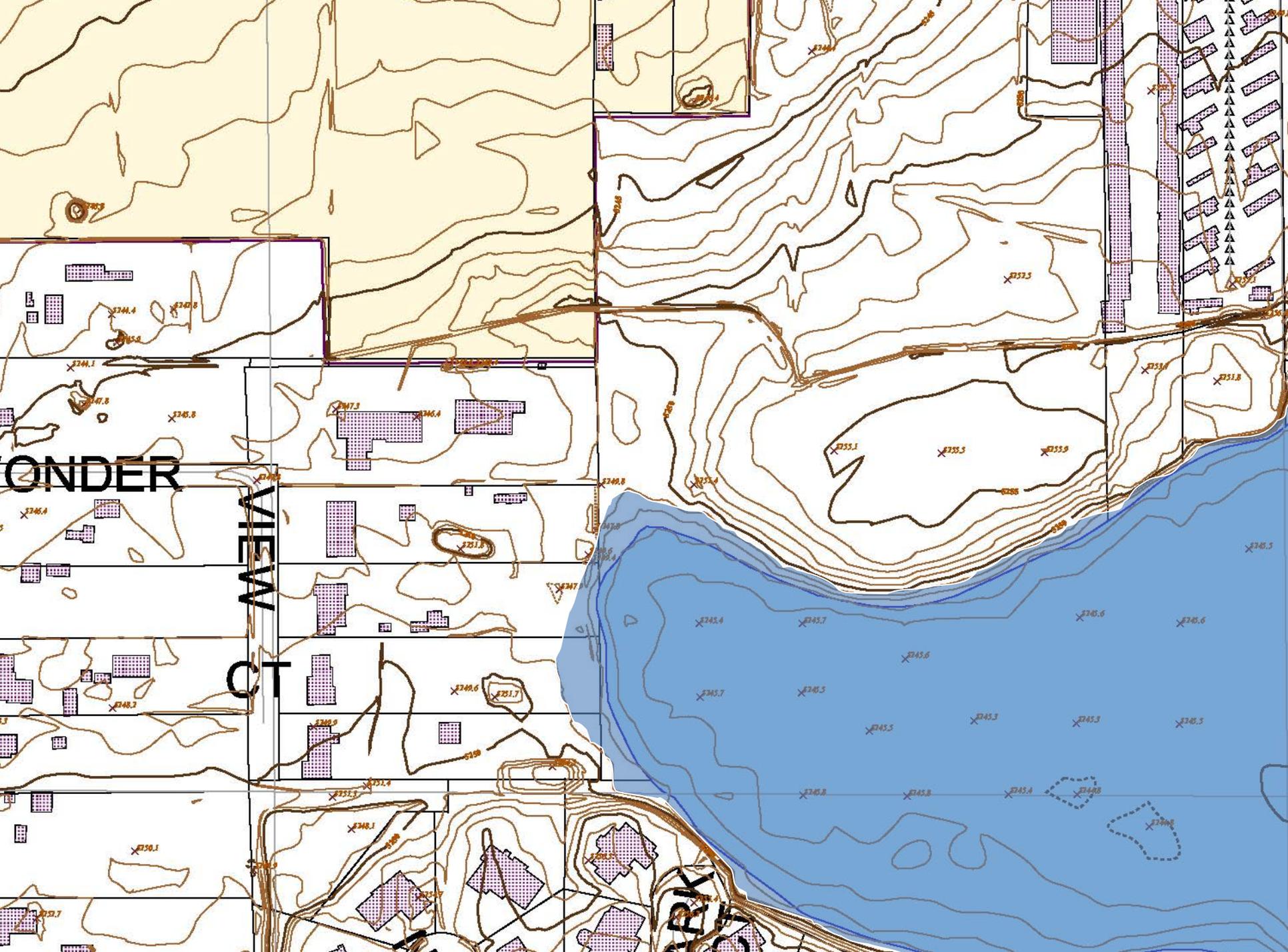
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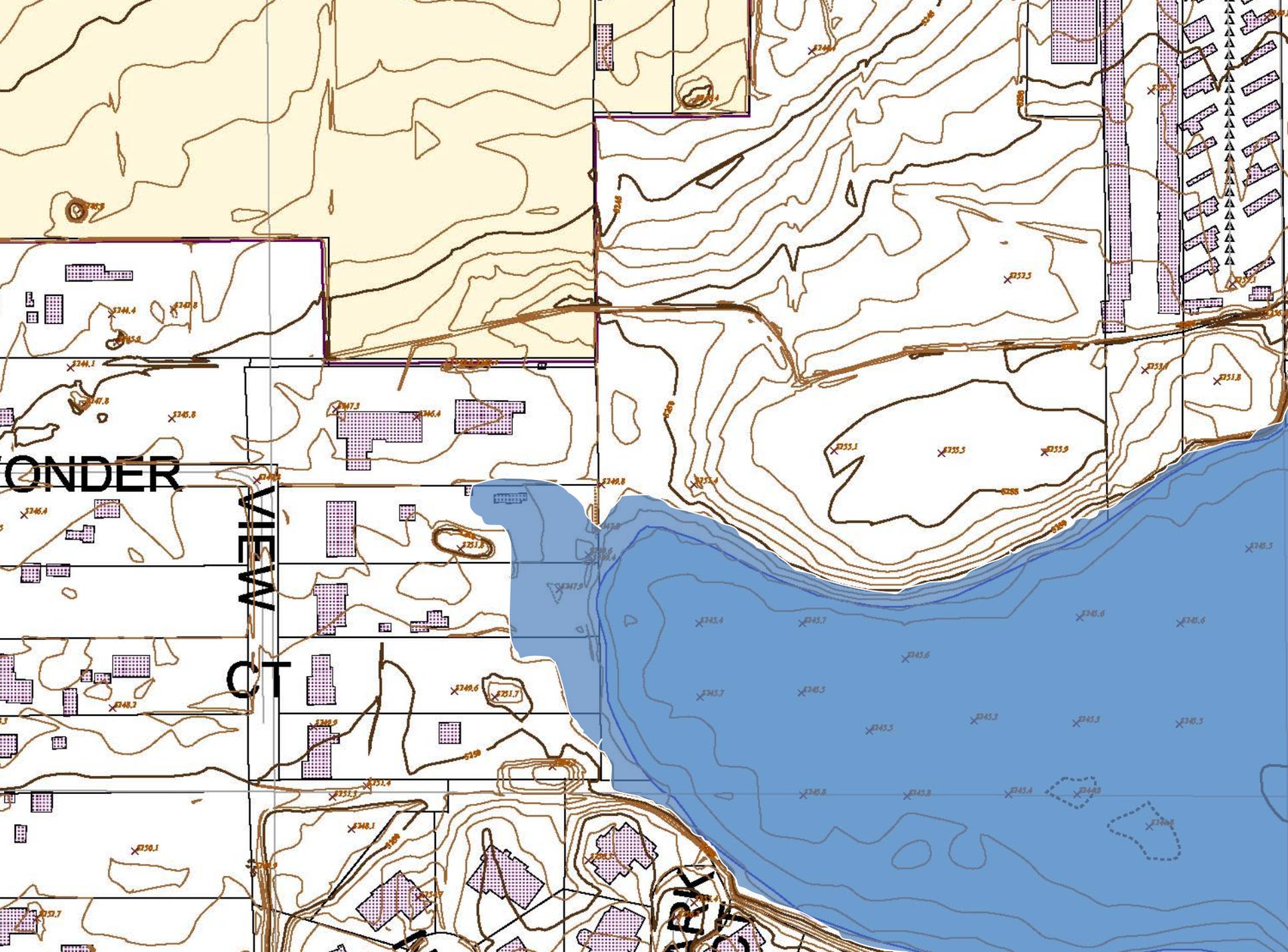
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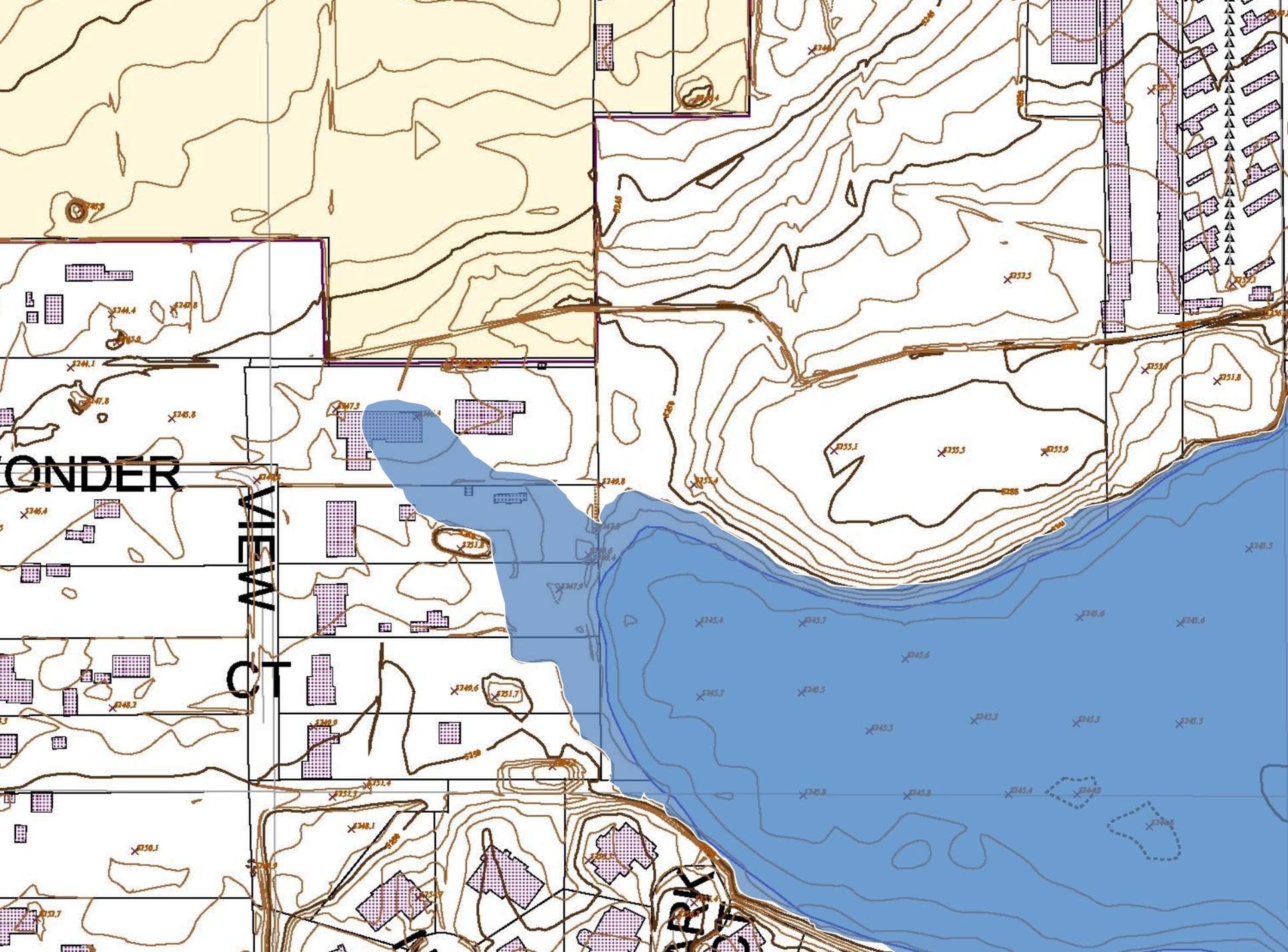
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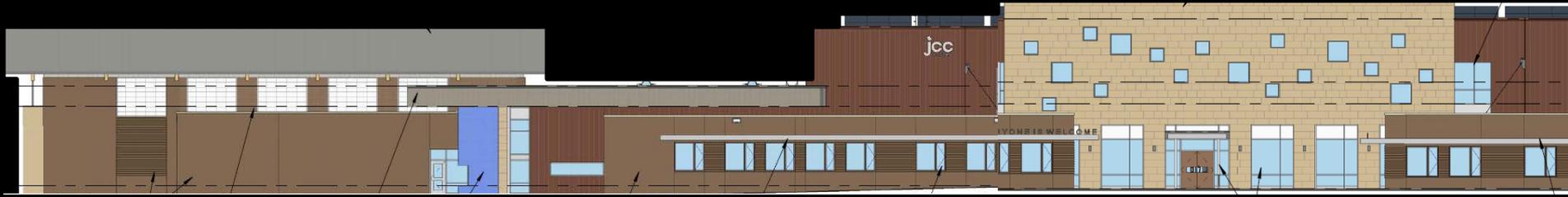


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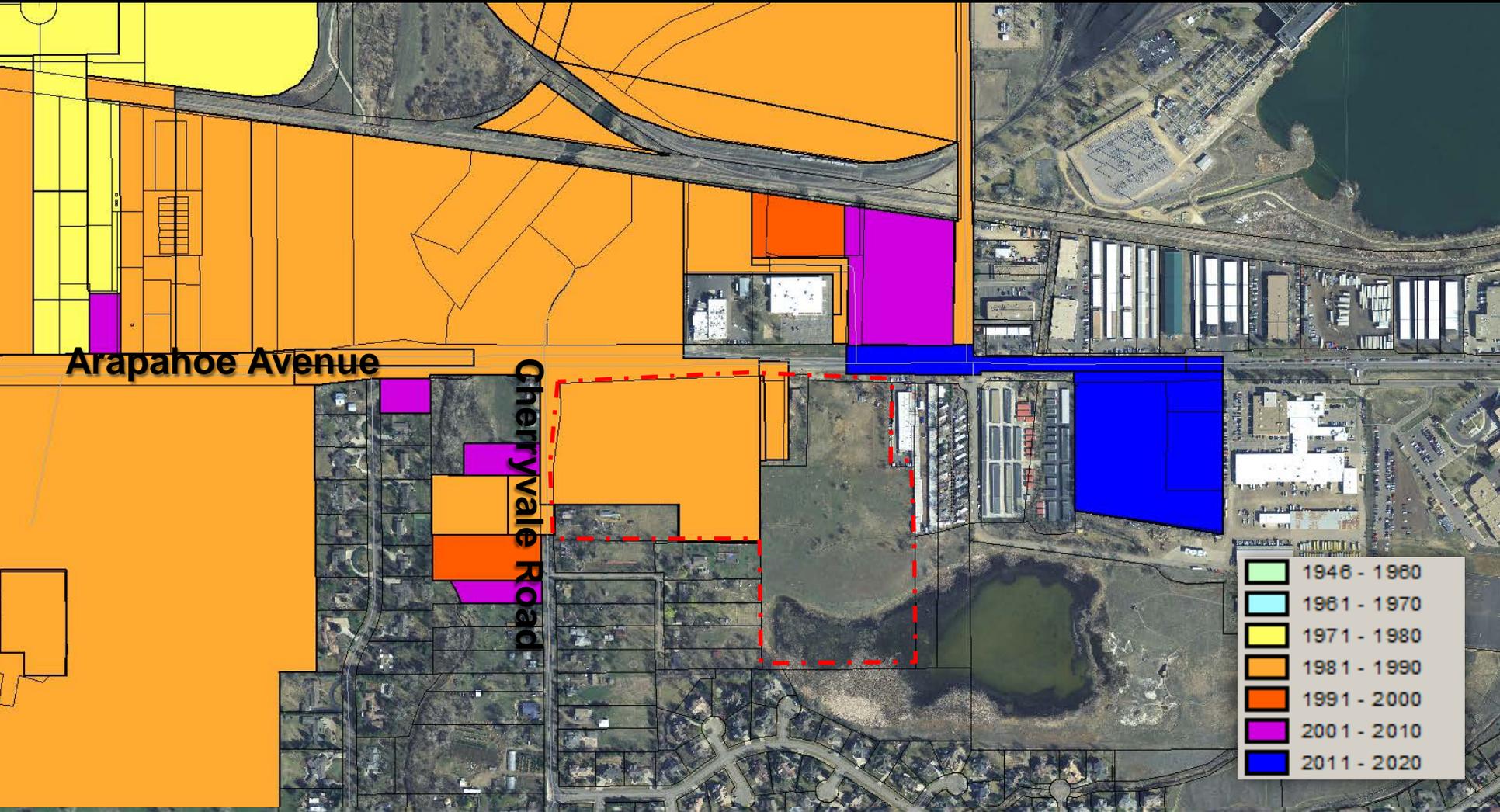


APPENDIX B: SUPPORTING DATA TABLES

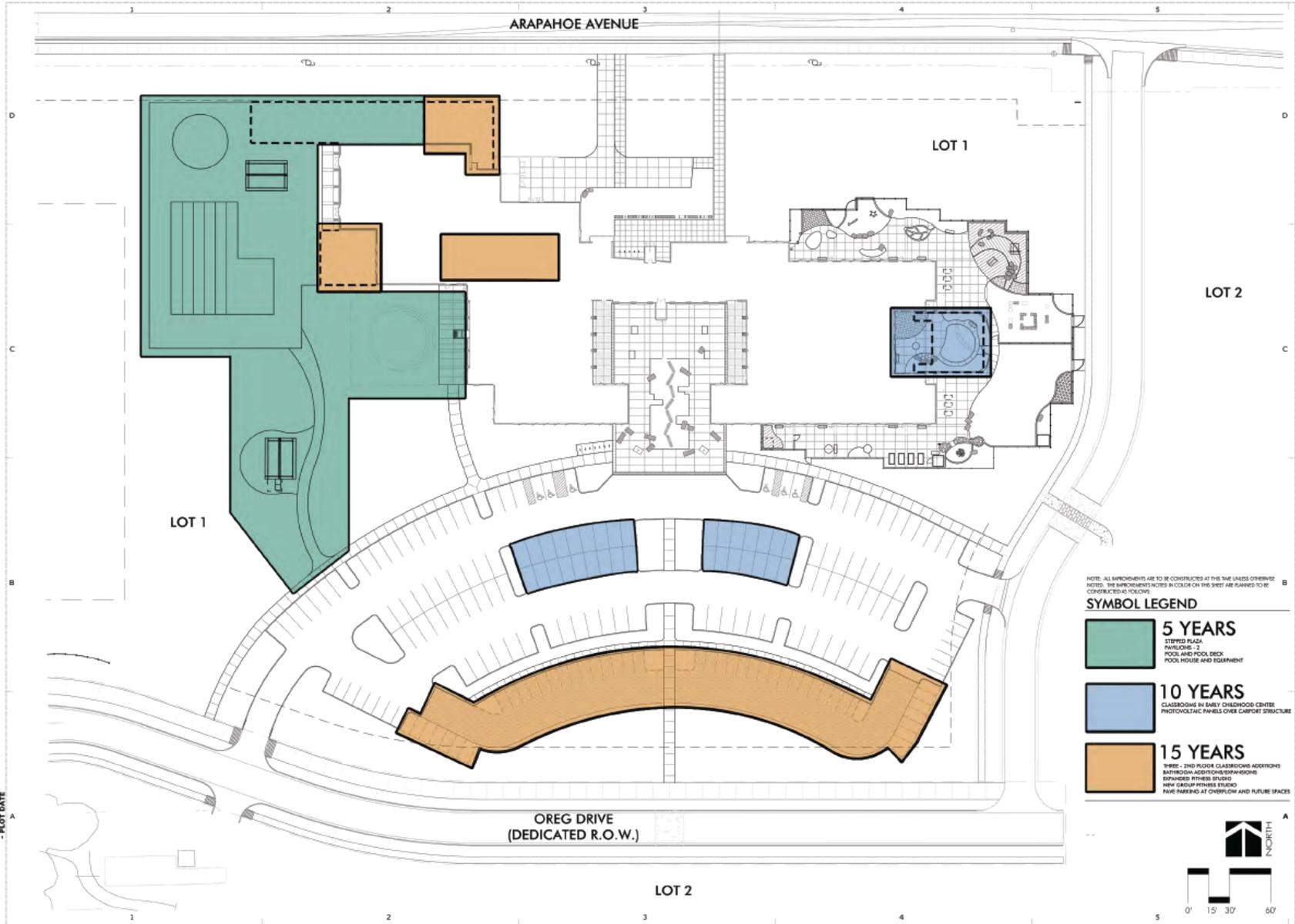
Figure 1: Maximum Use Scenario

Mon.-Fri. School-Year with Maximum Use Assumptions									
Type	# of Cars Parked During Time-Frame Listed								
	7:30-8:30am	8:30-9:15am	9:15-10am	10- 12pm	12-2pm	2-4pm	4-6pm	6-8pm	8-10pm
Early Childhood Center	30	90			50	40	30		
Day Camps									
Baby Classrooms			12	12	12	12			
Tumbling Room		ECC*	10	ECC*	ECC*	10			
3 Classrooms				50		25	25		
Group Fitness and Cardio		10	20	20	10	10	10		
Gymnasium		ECC*	ECC*	ECC*		20	30		
Community Hall					50			165	165
Teen Lounge							10		
Library and Study Room			2	2	2	2	10		
Art Studio			20	20		10	10		
Community Office Space		2	2	2	2	2	2		
Employees	10	35	35	35	35	35	35	8	8
TOTALS	40	137	101	141	161	166	162	173	173
		*ECC means that the early childhood center will be using it therefore there are no additional cars							

Annexations



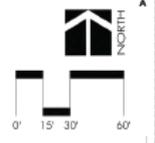
06/05/2012 10:50:02 AM
- PLOT DATE



NOTE: ALL IMPROVEMENTS ARE TO BE CONSTRUCTED AT THE TIME UNLESS OTHERWISE NOTED. THE IMPROVEMENTS NOTED IN COLOR ON THIS SHEET ARE PLANNED TO BE CONSTRUCTED IN PHASING.

SYMBOL LEGEND

- 5 YEARS**
 3 STAFF PLAZA
 PAVILIONS - 2
 POOL AND POOL DECK
 POOL HOUSE AND EQUIPMENT
- 10 YEARS**
 CLASSROOMS IN EARLY CHILDHOOD CENTER
 PHOTOVOLTAIC PANELS OVER CANOPY STRUCTURE
- 15 YEARS**
 THREE - 2ND FLOOR CLASSROOMS ADDITIONS
 BATHROOM ADDITIONS AND PANTRY
 EXPANDED FITNESS STUDIO
 NEW GROUP FITNESS STUDIO
 PARKING AT OVERFLOW AND FUTURE SPACES



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**SITE REVIEW
 RE-SUBMITTAL**

**BOULDER JEWISH
 COMMONS**
 BOULDER JCC
 ARAPAHOE AND CHERYVALE
 BOULDER, CO 80303

PROJECT #: 1118
 ISSUE DATE: 07/01/13
 DRAWN BY: BHA
 CHECKED BY:
 PHASING PLAN
L100.1

**P.O. Box 20587
Boulder, Colorado 80308
720-565-4064**

Addendum re: programs and events at the Boulder JCC Community Hall

Many donors to the JCC building have contributed because they have a special interest in event space for life cycle event celebrations like bar and bat mitzvahs and weddings. In response to this interest, the JCC has incorporated larger event space into its design and has built the revenue to be generated from this space into its operations budget. The JCC can only offer this program and event space to the community if it generates sufficient revenue to operate the facility.

Event Rental is part of the Boulder JCC program and a source of auxiliary income. We are hopeful that our new building in Boulder will provide the broader Boulder community with a beautiful space to celebrate life cycle events. Perhaps we will see two to three of these events per month. This refers to large rental events with smaller rentals with fewer people occurring from time to time. These events are likely to include weddings, Bar and Bat Mitzvah parties, and other gatherings of significance to our community.

The Boulder JCC is designed in response to identified community need and demand. The Community Hall is conceived as a flexible space capable of offering auditorium style seating for up to 330 people or for up to 250 people seated at tables. We anticipate rentals will comprise less than 5% of our overall operating budget and will occupy less than 4% of the operating time of the JCC.

Please note that these types of events were contemplated in our Parking Management Plan, and should pose no issue in terms of parking capacity.

Purpose of Site Review

(§9-2-14a, B.R.C. 1981)

(a) Purpose: The purpose of site review is to allow flexibility and encourage innovation in land use development. Review criteria are established to promote the most appropriate use of land, improve the character and quality of new development, to facilitate the adequate and economical provision of streets and utilities, to preserve the natural and scenic features of open space, to assure consistency with the purposes and policies of the Boulder Valley Comprehensive Plan and other adopted plans of the community, to ensure compatibility with existing structures and established districts, to assure that the **height of new buildings is in general proportion to the height of existing, approved, and known to be planned or projected buildings in the immediate area**, to assure that the project incorporates, through site design, elements which provide for the safety and convenience of the pedestrian, to assure that the project is designed in an environmentally sensitive manner, and to assure that the building is of a bulk appropriate to the area and the amenities provided and of a scale appropriate to pedestrians.

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