

Workbook for Boulder “Design Excellence Initiative”
Tour & Evaluation of Recent Projects

PURPOSE

The purpose of the tour and workshop with Victor Dover is to kick off a broader discussion on what is working and what is not working with our land use and design policies and procedures by evaluating developments that resulted from land use policies implemented by the City over that last decade. The initiative’s objective is to develop recommendations on how best to address concerns related to development outcomes, including but not limited to potential changes to the land use code, design guidelines and/or development review and approval procedures.

To help kick off the initiative, the tour will visit 5 recent developments that resulted from key planning policy decisions. The policies and development examples are:

1. **2004 Redevelopment of 29th St Retail Center Per the Boulder Valley Regional Center**– *Two Nine North, 1925 30th St.;*
2. **2011 FAR Addition for Commercial Use in DT-5 Zone Districts - 3rd Floor Addition to 1600 Pearl Building;**
3. **2003 Boulder Valley Comprehensive Plan High Density Residential Designation**– *Province & Gaslamp Apartments; 910 & 950 28th St.; and*
4. **2007 Boulder Junction Plan (Formerly Transit Village Plan) – Solana Apartment, 3100 Pearl Pkwy.**

This workbook is being provided to help inform and structure the evaluation process. Each summary page includes information on the policy objectives and basic data about the relevant project, including development impact fees paid, provisions for affordable housing as well as transportation connections and mitigation, among others. Please note that the amount of impact fees, connections, and affordable housing provisions vary from project to project based on size of development, the unique conditions of the site in which they are developed, and, in the case of affordable housing, negotiations made specific to each project.

2004 BVRC Redevelopment of 29th St Retail Center - Two Nine North, 1925 30th St.

The Boulder Valley Regional Center (BVRC) was established as an urban renewal district in 1979 to revitalize the area. In 2004, redevelopment of the Crossroads Mall site with the new Twenty Ninth Street retail center was approved. That approval anticipated this property for future residential or hotel development with the goal of enhancing the vitality of the BVRC through a mix of uses, including housing.

The project was subject to the BVRC Design Guidelines.

Project Information

- Zoning: BR-1
- Density: 2.04 FAR; 315,094 SqFt, all for-rent residential
- Height: 54'10"
- Approved Modifications: Height, Setbacks, Parking Reduction
- Unit Mix & Average Size: 238 Units (36% 1br, 64% 2br)
- Overall Average Unit Size: 1,195 SqFt
- Rents: \$1,928 to \$2,867
- Renter Demographics: Not available
- Market rate units affordable to what income: \$78,100 to \$112,600
- Market rate units affordable to what area median income (AMI): 101% to 130 %
- Impact Fees & Taxes: \$2,806,264 (36%)
- Permitting Fees & Sales Tax: \$5,025,762 (64%)
- Development Review Fee: \$10,146
- Total Fees: \$7,842,172
- Right-of-Way dedication: 13' (w) x 1,500' (L) public access for multi-use path and sidewalk
- Walk Score: 83
- Affordable Housing: 47.6 units required; developer opted to create units off-site, resulting in additional units being required, for a total of 56 off-site units: 22 affordable ownership units at 1707 Yarmouth, 34 affordable rental units at 4600 Broadway



Categories	What I Like	What I Don't Like
Fulfilling the Goals of the BVRC		
Pedestrian Environment		
• Landscaping		
• Public Spaces		
Building Design		
Quality of Materials & Construction		
Other		

2011 Floor Area Ratio (FAR) Addition in DT-5 Zone Districts - 3rd Floor Addition to 1600 Pearl Building

In 2010, the shortage of Class A office space downtown was identified as a key issue. In 2011, City Council approved a zoning change that would allow up to a 1.0 floor area addition (FAR) above the 1.7 base FAR in the DT-5 zone district for non-residential uses subject to a housing linkage fee of \$9.10 per SqFt of additional floor area. The change was made for the purposes of improving the likelihood of retaining existing Boulder primary employers, particularly those that are seeking Class A space or that prefer a central Boulder location, and to ensure that downtown remained a vibrant center of the city's economic, cultural and social life. The potential economic benefit from the change was identified as an incremental increase in commercial space downtown that could generate (at build-out) an additional \$5.5 million per year in employee spending; \$190,000 per year in new sales tax revenues; \$51,000 per year to CAGID at build-out; and \$43,000 to the Business Improvement District. The third floor addition at 1600 Pearl is the first completed project that directly resulted from this policy change.

The project was subject to the Downtown Design Guidelines

Project Information

- Zoning: DT-5
- Addition: 18,000 SqFt
- Height: 51'
- Approved Modifications: Height
- Impact Fees & Taxes: \$68,730 (30%)
- Permitting Fees & Sales Tax: \$163,123 (70%)
- Development Review Fee: \$16,074
- Total Fees: \$247,927
- Walk Score: 98
- Affordable Housing: Commercial Housing Linkage Fee: \$94,503



Categories	What I Like	What I Don't Like
Fulfilling the Goals of the FAR Policy		
Pedestrian Environment		
• Landscaping		
• Public Spaces		
Building Design		
Quality of Materials & Construction		
Other		

2003 Boulder Valley Comprehensive Plan (BVCP) High Density Residential - Province Apartments, 950 28th St.

Implementation of the 2000 major update to the BVCP, and the city's Jobs/Housing Project resulted in changes to allow residential uses in industrial zones, a new high density residential zone district, and rezonings in certain areas to higher residential densities. In 2003, the land use designation for the 28th St. Frontage Road area was changed to High Density Residential, and in 2004, the zoning was changed to Residential High Density-3 (RH-3). The goal was to increase residential densities proximate to the University of Colorado and multi-modal corridors as well as to increase the amount of affordable housing within the city. A draft connections plan was also adopted to support the increased density and further the city's Transportation Master Plan goals. *The project was subject to Site Review Criteria; there are no design guidelines for the area.*

Project Information

- Zoning: RH-3
- Density: 1.98 FAR; 198,923 SqFt
- Height: 49'
- Approved Modifications: Height & Setbacks
- Unit Mix & Average Size: 84 Units (4 two-bedroom; 9 three-bedroom; 71 four-bedroom - total of 319 beds)
- Overall Average Unit Size: 1,500 to 1,800 Sq Ft
- Rents: \$2,300 to \$3,600
- Renter Demographics: Students
- Market rate units affordable to what income: \$92,400 to \$144,251
- Market rate units affordable to what area median income (AMI): 120% to 150%
- Impact Fees & Taxes: \$1,768,248
- Permitting Fees & Sales Tax: \$2,905,504
- Development Review Fee: \$363,579
- Total Fees: \$5,037,331
- Right-of-Way dedication: 13' (W) x 725' (L) sidewalk and public access easement
- Walk Score: 68
- Affordable Housing: 16.8 units required (Cash-in-lieu payment of \$2,205,857)



Categories	What I Like	What I Don't Like
Fulfilling the BVCP's Goals		
Pedestrian Environment		
• Landscaping		
• Public Spaces		
Building Design		
Quality of Materials & Construction		
Other		

2003 Boulder Valley Comprehensive Plan High Density Residential - Gaslamp Apartments, 910 28th St.

Implementation of the 2000 major update to the BVCP, and the city's Jobs/Housing Project resulted in changes to allow residential uses in industrial zones, a new high density residential zone district, and rezonings in certain areas to higher residential densities. In 2003, the land use designation for the 28th St. Frontage Road area was changed to High Density Residential, and in 2004, the zoning was changed to Residential High Density-3 (RH-3). The goal was to increase residential densities proximate to the University of Colorado and multi-modal corridors as well as to increase the amount of affordable housing within the city. A draft connections plan was also adopted to support the increased density and further the city's Transportation Master Plan goals. *The project was subject to Site Review Criteria; there are no design guidelines for the area.*

Project Information

- Zoning: RH-3
- Density: 1.73 FAR; 25,697 SqFt
- Height: 40'
- Approved Modifications: Setbacks, Parking Reduction, Number of Stories, Solar Access
- Unit Mix & Average Size: 19 Units (3 two-bedroom; 10 three-bedroom; 6 four-bedroom - 60 total beds)
- Overall Average Unit Size: 835 to 1,400 SqFt
- Rents: \$2,600 to \$3,400
- Renter Demographics: Students
- Market rate units affordable to what income: \$107,800 to \$138,600
- Market rate units affordable to what area median income (AMI): 140% to 160%
- Impact Fees & Taxes: \$277,755 (35%)
- Permitting Fees & Sales Tax: \$516,907 (65%)
- Development Review Fee: \$22,081
- Total Fees: \$816,743
- Right-of-Way dedication: 7' (W) x 80' (L) sidewalk easement along 28th St.
- Walk Score: 68
- Affordable Housing: 3.8 units IH required (Cash-in-lieu payment of \$394,886)



Categories	What I Like	What I Don't Like
Fulfilling the BVCP's Goals		
Pedestrian Environment <ul style="list-style-type: none"> • Landscaping • Public Spaces 		
Building Design		
Quality of Materials & Construction		
Other		

2007 Transit Village Plan (TVAP) - Solana Aparatments, 3100 Pearl Pkwy.

One of the key objectives of the plan is to improve the jobs/housing balance by creating more opportunities for housing in order “to reduce the negative impacts of in-commuting and provide more housing for Boulder workers.” As a result, land use and zoning changes were implemented to transform the area from primarily industrial to mixed use with housing that meet diverse needs and incomes. The plan provides for a variety of housing types, including a higher-density urban environment with buildings ranging from three-to four-story mixed use buildings and anticipated 1,400-2,400 new residential units in a range of sizes and prices. It also articulates objectives for capitalizing on transit opportunities, reducing parking demand, creating inviting public spaces, and increasing connections for all modes of transportation. *The project was subject to the TVAP Design Guidelines.*

Mixed Use -2- 1.5 - 2.0 Floor Area



Three to four-story mixed-use buildings. Predominant use may be business or residential. Mostly structured or first-floor parking; may have some surface parking.

Project Information

- Zoning: MU-4
- Density: 2.0 FAR; 470,367 SqFt, (3,156 SqFt Retail, remainder for-rent residential)
- Height: 55'
- Approved Modifications: Height, Setbacks
- Unit Mix & Average Size: 319 Units (36 Studios @ 620 Sq Ft; 158 1BR @ 771 Sq Ft; 125 2BR @ 1,090 Sq Ft)
- Overall Average Unit Size: 856 Sq Ft
- Rents: Studios @ \$1,558; 1BR @ \$1,754; 2BR @ \$2,250
- Renter Demographics: Most 22-29 yrs old workforce in IT, engineering, marketing, advertising; some students
- Market rate units affordable to what income: \$58,200 to \$93,200
- Market rate units affordable to what area median income (AMI): 86% to 110%
- Impact Fees & Taxes: \$4,594,567 (40%)
- Permitting Fees & Sales Tax: \$6,955,755 (60%)
- Development Review Fee: \$529,146
- Total Fees: \$12,079,468
- Right-of-Way Dedication: Approx. an average of 15' (W) x 2,000' (L) public easements for roads, multi-use path and multi-way boulevard
- Walk Score: 75
- Affordable Housing: 63.8 required, cash-in-lieu payment of \$5,376,903 subsequently invested by the city to support 71 units @ Depot Square



Categories	What I Like	What I Don't Like
Fulfilling the Goals of TVAP		
Pedestrian Environment		
• Landscaping		
• Public Spaces		
Building Design		
Quality of Materials & Construction		
Other		