



**CITY OF BOULDER**  
**Planning and Development Services**

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**3-28-13**

**NOTICE OF UPCOMING PLANNING BOARD MEETINGS**  
**RE: REDEVELOPMENT OF THE HOGAN-PANCOST SITE**

- PROJECT NAME:** Boulder Creek Commons
- DESCRIPTION:** Planning Board consideration of Annexation and Initial Zoning/Site Review applications to permit the annexation, subdivision and development of an existing 22-acre site with 50 congregate care units, six affordable duplex units, two affordable single-family units, and 63 market-rate, single-family units, for a total of 121 dwelling units. New public rights-of-way are proposed between Kewanee Drive and 55<sup>th</sup> Street.
- LOCATION:** City Council Chambers, Municipal Building  
1777 Broadway, Boulder, CO 80306
- STUDY SESSION:** **Thursday, April 18, 2013 – 7 p.m.**  
*Discussion between city staff and the Planning Board about the background of the site, project history, and the process and standards that the Planning Board must use to review the applications.*
- This meeting is open to the public but is not a public hearing.  
Public testimony will be accepted on April 24 (and possibly on April 25).*
- PUBLIC HEARINGS:** **Wednesday, April 24, 2013 – 6 p.m.**  
*Planning Board consideration of the Annexation and Initial Zoning and Site Review applications.*
- Thursday, April 25, 2013 – 6 p.m.**  
*Planning Board consideration of the Annexation and Initial Zoning and Site Review applications.*
- It is anticipated that staff / applicant presentations and public commentary will occur on April 24 and that the Planning Board's deliberation and decision will occur on April 25.*
- After Planning Board review, City Council review would be required. If approved, separate notice of council meetings will be sent at a later date.*
- APPLICANT:** Boulder Creek Commons, LLC
- ZONING:** Boulder County Enclave (RL-2, Residential Low – 2, proposed)
- MORE INFORMATION:** Questions or comments related to the project should be sent to Karl Guiler at [guilerk@bouldercolorado.gov](mailto:guilerk@bouldercolorado.gov) or 303-441-4236.