

**Boulder City Council
Study Session on Planning
September 16, 2014 – 5 pm to 7 pm
Council Chambers**

Study Session Objectives

- Clarify the problem that Council members perceive related to planning and development in Boulder
- Identify where there are convergences or divergences among Council related to problem definition
- Identify potential action items that the City could take to address the identified problem
- Agree on next steps toward addressing the problem

Agenda

5:00 pm **Welcome and Purpose of Study Session**

5:05 pm **Defining the Problem**

Each Council member will have 3 minutes to share his or her perception of the problem that currently exists related to planning and development in the City of Boulder.

5:35 pm **Agreeing on the Problem(s)**

Following Council members' identification of the problem(s), the group will discuss the proposed problem statements and look to identify areas of convergence and divergence in perspectives.

6:00 pm **Proposed Actions to Address the Problem(s)**

Each Council member will have an opportunity to briefly identify what s/he thinks is the highest priority and most effective action that the City can take now to address the problem(s) identified by Council. Proposed solutions should be directly related to the problem statement(s). Following these proposals, other Council members will be asked to share their perspectives on the nine proposed action items and indicate how they think each proposed action will contribute to solving the identified problem(s).

6:30 pm **Next Steps**

Council members will indicate what actions they would like City staff to take to begin to address the identified problem(s).

6:50 pm **Summary of Next Steps**

6:55 pm **Adjourn**

Boulder City Council Study Session on Planning Policies – Summary of Issues and Proposed Actions Identified by Council (9/14/14)

VISION		
<i>Topic</i>	<i>Associated Issues/Challenges</i>	<i>Proposed Actions or Solutions</i>
Boulder’s identity and character	College town and/or small city, impacts of building boom	<ul style="list-style-type: none"> • Assess what the current building boom means for Boulder’s character and assess community support • Model graphically how much build-out is possible under current zoning and invite public review to assess community support • Undertake a public dialogue about scale and pace of development; be inclusive and rigorous; address tradeoffs of inter-related issues; include mechanisms to review what has and has not worked well; produce a quantifiable comprehensive community development strategy; integrate with Comp Plan and/or use to revise Comp Plan, City Charter, and/or City codes and planning processes; use a mix Council members (a majority), Planning Board members, and City staff to design and implement this process • Ensure that broader issues are included in the Comp Plan update and into the East Arapahoe planning efforts • Ensure that Comp Plan update process includes as many people as possible, with particular focus on those who traditionally have not been engaged
Nature of development	Types of structures, locations, scale, pace; how it “feels”; whether there is community consensus	
Commercial / industrial growth	Impacts to housing, transportation, and services; externalities	
28 th Street and 30 th Street	Ad hoc redevelopment, lack of vision or plan	
15-minute neighborhoods and walkable neighborhoods	Desirable but not a comprehensive vision	
Boulder Valley Comprehensive Plan	Does not provide guidance on day-to-day tradeoffs of planning decisions; not a useful planning guide	

PROCESSES / PERSPECTIVES		
<i>Topic</i>	<i>Associated Issues/Challenges</i>	<i>Proposed Actions or Solutions</i>
Diversity of voices	Some groups tend to dominate input on plans and projects; greater diversity needed	<p>Expanding Perspectives</p> <ul style="list-style-type: none"> • More active dialogue between Planning Board and Council • Dialogue with CU regarding housing needs and plans • Ensure that Comp Plan update includes as many people as possible, with focus on those who traditionally have not been engaged <p>Improving Communication and Outreach</p> <ul style="list-style-type: none"> • Improve communication from planning, transportation, and parking services to community, Council, Planning Board, residents, and businesses • Hire a neighborhood liaison • Educate community about relationship between planning policies and outcomes for people density, affordability, connectivity, and energy use • Model graphically how much build-out is possible under current zoning and assess community support <p>Improving Planning Processes</p> <ul style="list-style-type: none"> • Allow Planning Board to recommend policy changes • Create a process for neighborhoods (including renters) to envision their own future • Implement a comprehensive development or planning strategy that integrates siloed issues
Community understanding	Of current policies, of current processes, of what is currently permitted, of impacts of quantity of buildings on people density, affordability, connectivity, reductions in energy use	
Siloed discussions	Housing, transportation, economic vitality, parks and recreation, open space, social services, utilities, infrastructure—need to integrate	
Outreach to neighborhoods	Insufficiency, impacts	
Initiating policy changes	Inability of residents to initiate land use policy changes; impacts to neighborhood goals and efforts	

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POLICIES / TOOLS		
<i>Topic</i>	<i>Associated Issues/Challenges</i>	<i>Proposed Actions or Solutions</i>
Height modifications	Relationship to community benefit	<p>Broad Action Items</p> <ul style="list-style-type: none"> • Ask Planning Board, staff, and others as necessary to review policies and make recommendations for change • Determine if some issues can be or need to be handled more quickly • Review existing staff work plan to examine how to incorporate some or all of the specific policy reviews outlined below • Give Planning Board more tools <p>Information Gathering</p> <ul style="list-style-type: none"> • Review 1 – 3 years of Planning Board decisions to understand reasoning of decision • Review projects currently in the pipeline <p>Specific Polices to Review/Revise</p> <ul style="list-style-type: none"> • Height modification policy and relationship to community benefits • Density bonus policy and connection to community benefits • Downtown commercial density bonus and amount of linkage fees • Loopholes in growth management policy • Codes governing by-right development and relationship to quality of developed product <p>Specific Recommendations for Policy Change: REQUIREMENTS and OPTIONS</p> <ul style="list-style-type: none"> • Require onsite affordable housing, no exceptions; or include the option at site review to require onsite affordable housing • Revise site review criteria, strengthen requirements for community benefit • Make community benefits binding, measurable, and enforceable; changes trigger a Planning Board review • Consider requiring projects with intensity or height bonuses to be net zero emissions above by-right • Reconsider adequate public facilities fee methods to ensure they cover public impacts and externalities • Review/revise current land use intensity code to incentivize smaller residential units over larger ones • Implement ordinance change for ADUs and OAUs and to allow owner-occupied boarding houses • Implement program to preserve existing and manufactured housing, micro-zoning of mobile home parks • Forecast water availability based on climate change models and apply to build-out scenarios
Density and density bonuses	Purpose, function, aesthetics, impacts on sustainability goals, calculation methodology, relationship to community benefit	
Design and aesthetics	Design, architecture, materials; impacts of post-review changes; impacts of minimal setbacks; goals and outcomes of design review	
Growth management	Effectiveness, loopholes, exemptions	
Fees/taxes	Purpose, amount, effectiveness; alignment with long-term costs and impacts (capital and operating)	
Micro units	Whether policies support this outcome; OAUs and ADUs	
Existing housing	Preserving it, including manufactured housing; micro-zoning of mobile home parks	
Smaller residential units	Disincentives to build (affordable housing, parking, open space requirements and associated calculation methodology)	
Zoning	Results, expectations, impacts; undesired outcomes of requirements like open space	
By-right development	Impacts, aesthetics, outcomes	
Community benefit	Impacts from variances; explicit linkages needed; implementation assurances needs; impact from ownership changes	

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Demographics	Targeting of specific demographics; planning policy precluding some demographics	<p>Specific Recommendations for Policy Change: DESIGN and AESTHETICS</p> <ul style="list-style-type: none"> • Implement form-based zoning and overlay districts • Look at tools/incentives for assuring better design • Require earlier input by Design Advisory Board, neighbors, residents, businesses <p>Specific Recommendations for Policy Change: PLANS</p> <ul style="list-style-type: none"> • Develop area plans or a pattern book • Require that new neighborhood plans include schools, libraries, transit stops, fire stations, reasonable distances to grocery stores, etc. • Develop a plan for targeting diverse demographics when reviewing projects • Develop a plan for land banking mobile home parks • Develop joint strategy with Boulder Housing Partners to incentivize preservation of existing affordable and workforce housing • Explore requiring transportation demand management plans for new commercial projects <p>Specific Recommendations for Policy Change: PROCESS</p> <ul style="list-style-type: none"> • Temporarily pause all major site and use plan review projects at the Planning Board level by no longer accepting applications • Implement an appeals process that could enable a project that is past the concept plan phase to proceed to full site plan review during the pause, given adequate community benefit • Consider creating a Housing Advisory Board to help develop, coordinate, and monitor City actions on housing
Offsite affordable housing	Running out of places to build it	
Mobile home parks	Poor infrastructure, value for residents vs value for property owners	
Water	Providing for more demand with less supply	
Qualitative guidance	Guidance is located in many different documents; is subjective	
Site review, use review, discretionary review	Whether Planning Board has the right tools ; how it is approached; what is or is not allowed; types of benefits, who receives benefits; ignores underlying zoning and guidelines; connection to community vision	

Affordable Housing Development Trends

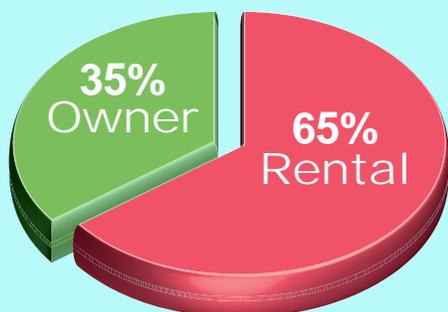


2000
3.6%¹
 Percent of
 Affordable Units
 (1,600 units)

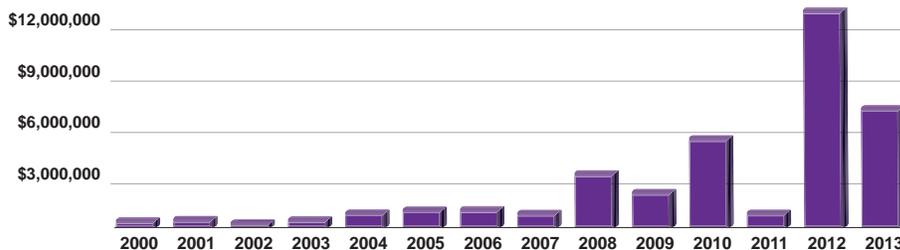
2014
7.2%²
 Percent of
 Affordable Units
 (3,254 units)

10%³
 City Goal
 (4,500 units)

Current Permanently Affordable Housing Inventory¹



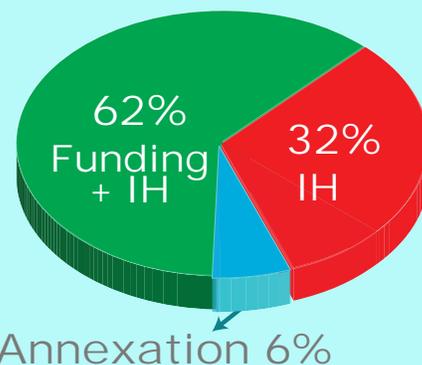
Inclusionary Housing Cash-in-Lieu Payments¹



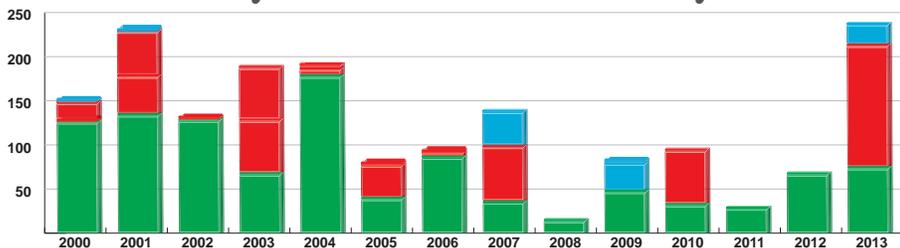
Legend

- Inclusionary Housing (IH)
- Funding + IH
- Annexation

Overall Unit Produced by Source¹



Permanently Affordable Units Produced by Source¹



Descriptions of Funding

Inclusionary Housing (IH)

Inclusionary Housing (IH) requires that new residential development contribute at least 20% of the total units as permanently affordable housing. Options for meeting this requirement include providing the permanently affordable units on-site, dedicating off-site newly constructed or existing units as permanently affordable, dedicating vacant land for affordable unit development or making a cash contribution to the Affordable Housing Fund in lieu providing affordable units (cash in lieu goes into the IH + Funding category).

Funding + IH

The Division of Housing administers the city's affordable housing funds. Affordable housing funds are used to build,

rehabilitate or acquire permanently affordable housing for low and moderate income residents. They are a mix of federal HOME and CDBG funds and local Community Housing Assistance Program (CHAP) and Affordable Housing Funds (AHF). Sources of the local funds include: property and sales tax revenue, Inclusionary Housing cash-in-lieu contributions and the Housing Excise Tax.

Annexation

The city's policy is to require a high level of community benefit from annexations for residential development. Typically half of the units produced must be permanently affordable to low, moderate and middle-income households.

Example of leverage to build permanently affordable units - \$2.5 million of city money leveraged nearly \$10 million in outside funding.

HighMar Senior Housing - 4990 Moorhead Ave	Amount	Percent
City of Boulder	\$2,587,611	21.2%
Housing Tax Credits	\$4,588,278	37.5%
Tax Exempt Private Activity Bond	\$3,935,000	32.2%
State of Colorado	\$590,000	4.8%
Deferred fees and other sources	\$519,048	4.2%
Total	\$12,219,937	100.0%



Footnotes:

1. COB Housing Division.
2. Includes 2,229 permanently affordable units (deed restricted) plus 1,025 units owned by housing partners that are highly likely to remain affordable.
3. The Boulder Valley Comprehensive Plan has a goal to increase the proportion of permanently affordable housing units to 10% of the total existing housing stock (45,000 units at a time).



City of Boulder [1]

2003-2014 Housing, Population, and Employment Data

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 [3]
Housing Units [2]												
Total Housing Units	41,031	41,175	41,482	41,812	42,120	42,260	42,574	43,037	43,178	43,617	43,791	44,028
New Housing Units Completed	189	335	376	363	204	372	489	160	449	213	247	133
Housing Units Growth Rate	0.5%	0.8%	0.9%	0.9%	0.5%	0.9%	1.2%	0.4%	1.0%	0.5%	0.6%	--
Building Permits Issued for New Housing Units	284	540	217	300	583	401	141	453	106	415	878	594
RGMS Allocations [4]												
	558	78	229	263	254	184	309	193	538	293	995	--
Population												
Area I (City Limits) Population	97,562	97,870	98,526	99,232	99,891	100,190	100,792	97,706	98,986	101,169	101,824	102,420
Population Growth Rate	1.0%	0.3%	0.7%	0.7%	0.7%	0.3%	0.6%	-3.2%	1.3%	2.2%	0.6%	0.6%
Employment [5]												
Area I (City Limits) Employment	98,164	98,394	98,400	98,400	100,100	97,753	97,500	96,800	97,500	99,400	102,500	--
Employment Growth Rate	1.3%	0.2%	0.0%	0.0%	1.7%	-2.3%	-0.3%	-0.7%	0.7%	1.9%	3.1%	--
Commuting Patterns [6]												
Work in Boulder, Commute from Outside Boulder	--	--	--	51,556	--	52,852	--	52,907	--	59,000	--	--
% Work in Boulder, Commute from Outside City of Boulder				52%		54%		55%		59%		
Work and Live in Boulder	--	--	--	46,844	--	44,901	--	43,893	--	40,400	--	--
% Work and Live in City of Boulder				48%		46%		45%		41%		
Live in Boulder, Commute to Outside Boulder	--	--	--	13,992	--	11,733	--	10,296	--	13,500	--	--

[1] All numbers are for Area I (city limits)

[2] Building permit numbers reflect Certificates of Occupancy issued for new residential units and do not account for demolitions and mobile home park unit variations.

[3] 2014 numbers and estimates are as of Sept 1, 2014.

[4] Number reflects all Residential Growth Management System (RGMS) allocations for excess, exempt, and demolitions. Some allocations may have expired or may not have been used. Numbers do not include reservations.

[5] The total employment estimate is developed using US Bureau of Labor Statistics data, reviewed for accuracy at a local level by the University of Colorado LEEDS School of Business - Business Research Division, and a self employment factor (10%) is applied to establish a total jobs estimate.

[6] The City of Boulder commuting estimates are a labor force driven estimate, using a mixture of federal and local data and assumptions. The estimate begins with an estimated number of households (City and State estimate) and develops a resident labor force (the population of workers) using a factor of 1.3 workers per household (State Department of Labor).

2009-2010

5565 N. 51st: Regional Fire Training Center



Area Plan: None
Zoning: Public
Approved Density: 20,000 Square Feet, 20% Open Space
Height: 55'
Approved Modifications: Height
Affordable Housing: N/A

4474 Broadway: Violet Crossing



Area Plan: NoBo Plan
Zoning: MU-2, RM-1
Approved Density: 0.59 FAR
Height: 3 stories, 43'
Approved Modifications: Height, Stories, Setbacks
Affordable Housing: Rental 20% Cash in Lieu

985 16th Street Apartments: The Ledges Apartments



Area Plan: None
Zoning: RH-5
Approved Density: 17,759 square feet total
Height: 3 Stories, 34'
Approved Modifications: Parking Reduction, Setbacks
Affordable Housing: Rental 20% Cash in Lieu

1000 Rosewood



Area Plan: NoBo Plan
Zoning: RM-1
Approved Density: 0.45 FAR, 24,469 Square Feet, 18 Dwelling Units (single-family & duplex)
Height: 2-3 Stories, 35'
Approved Modifications: 4.8% Open Space Reduction, Setbacks
Affordable Housing: For Sale 50% on-site affordable single family homes; half low/moderate income, half middle-income (9 out of 18 units)

1707 Walnut: 17 Walnut Apartments



Area Plan: Downtown Urban Design Guidelines
Zoning: DT-2
Approved Density: 3,000 Square Feet, 2.0 FAR, 13 Units
Height: 38'
Approved Modifications: Height, Setbacks
Affordable Housing: Rental 20% Cash in Lieu

3100 Pearl (Solana Apartments)



Area Plan: Transit Village Area Plan
Zoning: MU-4
Approved Density: 470,367 Square Feet, 2.0 FAR, 319 units
Height: 4 stories, 55'
Approved Modifications: Height, Setbacks
Affordable Housing: Rental 20% Cash in Lieu

900 28th Apartments



Area Plan: None
Zoning: RH-3
Approved Density: 59 units total (23 du/acre), 110,255 Square Feet
Height: 4 Stories, 50.5'
Approved Modifications: Height, Solar Access
Affordable Housing: Rental 20% Cash in Lieu

2011

6400 Arapahoe: EcoCycle/CHaRM/ReSource



Area Plan: None
Zoning: IG
Approved Density: 45,700 Square Feet, 0.5 FAR
Height: 40'
Approved Modifications: Setbacks
Affordable Housing: N/A

3015 Kalmia: Kalmia Estates



Area Plan: None
Zoning: Flex
Approved Density: 57 units (single-family, duplexes; quadplexes)
Height: 3 Stories, 35'
Approved Modifications: Setbacks, Subdivision Waivers
Affordable Housing: For Sale 42% on-site units, 24% low/moderate income, 17% middle income

3151 Pearl: Depot Square



Area Plan: Transit Village Area Plan
Zoning: MU-4
Approved Density: 346,076 Square Feet, 2.0 FAR, 71 residential units
Height: 4 Stories, 55'
Approved Modifications: Setback, Height
Affordable Housing: Funded & IH Rental - 100% of units permanently affordable on-site

955 Broadway



Area Plan: None
Zoning: RH-5
Approved Density: 39 units in two buildings, 2,305 sf of fraternity meeting space
Height: 3 stories, 35'
Approved Modifications: Setbacks, Parking Reduction (28%)
Affordable Housing: Rental 20% Cash in Lieu

910 28th Street: Gaslamp at 28th Street Frontage



Area Plan: None
Zoning: RH-3
Approved Density: 56 units/acre (19 units total), FAR: 1.73, 25,697 sf total
Height: 3 Stories, 40'
Approved Modifications: Parking Reduction, Setbacks, Number of Stories, Solar Access
Affordable Housing: Rental 20% Cash in Lieu

4747 Arapahoe: Boulder Comm. Hospital



Area Plan: None
Zoning: Public & A (Ag)
Approved Density: 526,485 sf of hospital & accessory medical uses with heliport
Height: 4 Stories, 55'
Approved Modifications: Height, Parking Reduction (5%), Parking Deferral (16%)
Affordable Housing: N/A

2012

1600 Pearl Third Story Addition



Area Plan: Downtown Urban Design Guidelines
Zoning: DT-5
Approved Density: 63,935 Square Feet, 2.03 FAR, no residential
Height: 3 stories, 51'
Approved Modifications: Height
Affordable Housing: Commercial Housing Linkage fee \$166,600

6685 Gunpark: Gunbarrel Center



Area Plan: Gunbarrel Community Center Plan (GCCP)
Zoning: BR-2
Approved Density: 251 units/423,674 sf of mixed-use (residential, commercial/retail & office)
Height: 3 Stories, 43'
Approved Modifications: Height, Setbacks, Open Space Reduction per BR-2 zoning, Parking Reduction (8.5%)
Affordable Housing: Constructed Off Site

950 28th Street: Province Apartments



Area Plan: None
Zoning: RH-3
Approved Density: 88 Units
Height: 4 Stories, 49'
Approved Modifications: Height, Stories, Setback adjacent to street
Affordable Housing: 20% Cash in Lieu

4910 N. Nautilus Court: Avery Brewery



Area Plan: None
Zoning: IG
Approved Density: 95,922 Square Feet, 0.39 FAR
Height: 55'
Approved Modifications: Height
Affordable Housing: N/A

1048 Pearl: 11th & Pearl



Area Plan: Downtown Urban Design Guidelines
Zoning: DT-5
Approved Density: 160,000 Square Feet, 2.68 FAR
Height: 4 stories, 55'
Approved Modifications: Height
Affordable Housing: Commercial Housing Linkage Fee \$567,416

5460 Spine: Alexan Apartments



Area Plan: Gunbarrel Community Center Plan (GCCP)
Zoning: RG-5
Approved Density: 232 units, 244,438 sf (no FAR limit), 600 sf open space per unit
Height: 3 Stories, 35'
Approved Modifications: None
Affordable Housing: Rental 20% Cash in Lieu

2013

4990 Moorhead: BHP Senior Residential



Area Plan: None
Zoning: RH-5
Approved Density: 59 units, 58,204 Square Feet
Height: 3 Stories, 35'
Approved Modifications: 25% Parking Reduction
Affordable Housing: 100% Permanently Affordable on-site

2641 4th Street: Junior Academy



Area Plan: Junior Academy Area Plan
Zoning: RL-1
Approved Density: 23 units (single-family subject to RL FAR and lot coverage limits etc.)
Height: 3 Stories, 35'
Approved Modifications: Setbacks, Height (for small lots), Lot Size, Subdivision Waivers
Affordable Housing: For Sale 20% Cash in Lieu

1738 Pearl Street



Area Plan: Downtown Urban Design Guidelines
Zoning: DT-2
Approved Density: 42,000 Square Feet, 2.0 FAR
Height: 3 Stories, 38'
Approved Modifications: Height, Stories, Setback on Third Story
Affordable Housing: Commercial Housing Linkage Fee: \$95,550

800 28th Street: American Campus Communities Apartments



Area Plan: None
Zoning: BT-2
Approved Density: 210,155 Square Feet, 100 Apts.
Height: 4 stories, 55'
Approved Modifications: Height, Stories
Affordable Housing: Rental 20% Cash in Lieu

4640 Table Mesa Dr: Morningstar Assisted Living



Area Plan: None
Zoning: RM-1
Approved Density: 75,450 Square Feet, 93 rooms for 117 residents
Height: 2 Stories, 35'
Approved Modifications: None
Affordable Housing: Rental 20% Cash in Lieu

0 Kalmia: Wonderland Creek Townhomes



Area Plan: None
Zoning: RM-1
Approved Density: 8.8 DU/ acre (45 units total), 54,690 Square Feet
Height: 29'
Approved Modifications: Building & Signage Setbacks
Affordable Housing: Rental 4 affordable single family homes on-site

970 28th Street: Landmark Lofts II Apartments



Area Plan: None
Zoning: RM-1
Approved Density: 148,885 Square Feet, 150 units
Height: 4 Stories, 55'
Approved Modifications: Height, Stories, Setback adj. to street
Affordable Housing: Rental 20% Cash in Lieu

5156 N. 51st St: Wildland Fire Station



Area Plan: None
Zoning: Public
Approved Density: 10,500 sf
Height: 2 stories, 35'
Approved Modifications: None
Affordable Housing: N/A

901 Pearl Street



Area Plan: Downtown Urban Design Guidelines
Zoning: DT-2
Approved Density: 10,803 Square Feet, 1.99 FAR
Height: 3 Stories, 38'
Approved Modifications: Side and Rear Setbacks
Affordable Housing: For Sale 20% Cash in Lieu

909 Walnut Mixed-Use Commercial Building



Area Plan: Non-Historic area of the Downtown Urban Design Guidelines
Zoning: DT-5
Approved Density: 2.2 FAR, 13,902 Square Feet
Height: 38', 3 stories
Approved Modifications: Number of Stories
Affordable Housing: Commercial Housing Linkage Fee: \$32,360

820 Lee Hill Drive: Single-family development



Area Plan: NoBo Plan
Zoning: RL-2
Approved Density: 6,056 s.f. open space per DU, 5.2 units/acre (31 units total)
Height: 2-3 Stories, 35'
Approved Modifications: Setbacks, Solar Access, Open Space
Affordable Housing: For Sale half affordable single family homes on-site, half cash in lieu

5980 Arapahoe: Boulder Jewish Commons



Area Plan: None
Zoning: RR-1, RM-1, P
Approved Density: 63,748 sf building for Jewish Community Center
Height: 39.5'
Approved Modifications: Height, Parking Deferral (10%)
Affordable Housing: 40% of future affordable housing per annexation agreement

1725 28th: Eads/GB redevelopment



Area Plan: Boulder Valley Regional Center
Zoning: BR-1
Approved Density: 2.32 FAR, 375 hotel rooms in 2 hotels with 42,890 sf corner office building
Height: 5 Stories, 55'
Approved Modifications: Height, Number of Storie, Parking Reduction (26%), Setbacks, FAR increase per BR-1 zone
Affordable Housing: N/A

1301 Walnut



Area Plan: Downtown Urban Design Guidelines
Zoning: DT-5
Approved Density: 56,642 Square Feet, 2.7 FAR, Office/Retail
Height: 4 Stories, 55'
Approved Modifications: Height, Number of Stories
Affordable Housing: Housing Linkage Fee: \$180,471

2200 Broadway: Trinity Commons



Area Plan: None
Zoning: BT-2
Approved Density: 44,372 Square Feet, 24 du's, Community meeting space, Church offices
Height: 3 Stories, 35'
Approved Modifications: Residential floor area increase through ordinance
Affordable Housing: 100% permanently affordable to seniors

2360 Grove: Apartments (Site and Use Review)



Area Plan: None
Zoning: RH-2
Approved Density: 3 units, 0.56 FAR
Height: 34'9"
Approved Modifications: Setbacks, Parking lot screening, Shared parking as principal use
Affordable Housing: Rental 20% Cash in Lieu

2014-2015: Pending Site Review and Concept Plan Submittals

2930 Pearl: Pearl Place office (Concept Plan Completed; Site Review pending)



Area Plan: Boulder Valley Regional Center
Zoning: BR-1
Proposed Density: 300,000 Square Feet, 1.63 FAR
Height: 5 Stories, 55'
Proposed Modifications: Height, Stories
Affordable Housing: N/A

2550 Canyon: Residence Inn Hotel (Pending City Council Call-Up.)



Area Plan: Boulder Valley Regional Center
Zoning: BR-1
Proposed Density: 111,040 Square Feet, 1.54 FAR, 136 room hotel
Height: 4 Stories, 45'
Proposed Modifications: Height, Stories, Setback adjacent to a street
Affordable Housing: N/A

1750 14th Street: The James (site review pending)



Area Plan: Downtown Urban Design Guidelines
Zoning: DT-5
Proposed Density: 97,728 Square Feet, Mixed Use: Residential and Office/Retail
Height: 5 Stories, 55'
Proposed Modifications: Height, Stories, Parking
Affordable Housing: Potential on-site and/or Cash in Lieu
Planning Board Required: Yes

3390 Valmont: S'PARK Mixed Use (concept plan review completed/site review pending)



Area Plan: Transit Village Area Plan
Zoning: MU-4, RH-6
Proposed Density: 571,000 sf, 2.0 FAR
Height: 5 stories, 35'
Proposed Modifications: Height, Stories
Affordable Housing: Potential on-site units
Planning Board Required: Yes

3085 Bluff: S'PARK_west (concept plan review completed/site review pending)



Area Plan: Transit Village Area Plan
Zoning: RH-6
Proposed Density: 77 dwelling units
Height: 3 Stories, 43'
Proposed Modifications: Front Setbacks
Affordable Housing: 45 units permanently affordable on-site or 58% proposed
Planning Board Required: Yes

4750 Broadway: NoBo Armory Mixed Use (concept plan review completed/site review pending)



Area Plan: NoBo Plan
Zoning: MU-1, RMX-2
Proposed Density:
 MU-1: Required: 15% open space, 60 sf private open space/ DU, Max FAR: 0.67
 Proposed (MU-1 portion): 43.8 DU/ acre (127 units total); 1.16 FAR; 168,430 sf total
 Proposed (RMX-2 portion): 41 DU/ acre (65 units total)
Height: 55' in MU-1 portion, 35' in RMX-2 portion
Proposed Modifications: Height, Setbacks, FAR
Affordable Housing: Proposed combination of on-site and cash-in-lieu (approx. 90% proposed on-site)
Planning Board Required: Yes

2655 N. 63rd St. (Western Disposal Waste Transfer Station)



Area Plan: None
Zoning: IM
Proposed Density:
 Required: 0.4 Max FAR
 Proposed: 0.4 FAR
Height: 55' where 45' is maximum height permitted
Proposed Modifications: Height, Setbacks
Affordable Housing: N/A
Planning Board Required: Scheduled for Board decision on 9/18/14

3000 Pearl (Reve Pearl District Mixed Use)



Area Plan: Transit Village Area Plan and Boulder Valley Regional Center
Zoning: BR-1, MU-4, IG
Proposed Density: 450,000 sf, 242 residential units, Office and retail
Height: 3-4 stories, 35'
Proposed Modifications: Height
Affordable Housing: TBD
Planning Board Required: Concept Plan Review scheduled for 10/30/2014