



CITY OF BOULDER
Planning and Development Services

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5/11/05

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **March 11, 2005**
CASE MANAGER: **Brent Wilson**
PROJECT NAME: **"West Mountain Heights"**
LOCATION: **2641 4TH ST**
COORDINATES: **N04W08**
REVIEW TYPE: **Concept Plan Review & Comment, Rezoning, BVCP Land Use Designation Change**
REVIEW NUMBER: **LUR2004-00089 and LUR2005-00012**
APPLICANT: **MOUNT SANITAS**
DESCRIPTION: **CONCEPT PLAN REVIEW AND COMMENT, REZONING, BOULDER VALLEY COMPREHENSIVE PLAN LAND USE DESIGNATION CHANGE: A new mixed density, 42-unit residential development with a proposal to amend the Boulder Valley Comprehensive plan to OS, LR and MR and a re-zoning to MXR-D.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS: TBD

I. REVIEW FINDINGS

Concept Plan

Staff supports the goal of redevelopment of this site in a manner consistent with the established neighborhood character. This concept is supported by many of the city's comprehensive planning policies. Based upon staff analysis of the surrounding neighborhood character, however, staff finds that "Low Density Residential" is the appropriate Boulder Valley Comprehensive Plan land use designation for this site and that existing densities within the neighborhood fall within the "two to six units per acre" density range afforded by this designation.

Although the overall layout, street pattern and unit character sketches shown in the proposal are a significant improvement over the previous version, staff finds that the proposed density, massing and unit configurations are inconsistent with the existing neighborhood character. Please refer to pages 7-10 for more detailed information on these issues.

Boulder Valley Comprehensive Plan (BVCP) Land Use Designation Change

Staff finds the proposal fails to demonstrate compliance with the required land use change criteria or that the "proposed change is consistent with the policies and overall intent of the Comprehensive Plan." Additionally, insufficient information has been provided to determine where the proposed MR, LR and OS land use designations would be applied across the site.

However, staff finds that the existing "Public" land use designation on the southern half of the site is inappropriate given both the historic and future use and ownership of the property. "Public" land use designations are intended for public uses that provide a community service and these areas are typically reserved for government buildings or institutional facilities such as hospitals or universities. Staff would support a BVCP land use designation change from "Public" to "Low Density Residential" for the southern half of the site.

Zoning

It is acknowledged that the existing "Low Density Residential – Established" zoning provides limitations in the attempt to provide a mix of housing types consistent with BVCP policies. Depending upon feedback received by Planning Board as part of the Concept Plan Review and Comment process, staff would be willing to consider a zone district that achieves the goal of mixed housing types in a density and massing configuration that is more consistent with the neighborhood character.

As this is a request for concept plan review and comment, no decision is being made at this time. This item is tentatively scheduled for a Planning Board hearing on April 21, 2005. Brent Wilson, Planning, 303-441-4012.

II. CITY REQUIREMENTS

Access/Circulation (Comments in this section by Steve Durian, 303-441-4493)

This plan addresses many of the street grid and site layout issues identified in the last Concept Plan and is a significant improvement in addressing both staff and Planning Board comments as well as Boulder Valley Comprehensive Plan guidelines for neighborhood design related to streets. The following comments are concerns from staff that are either outstanding from the last concept plan or specific to this new plan:

1. City regulations defined in Chapter 2 of the City of Boulder Design and Construction Standards (DCS) require that new streets be constructed with a maximum slope of 8%. The Dewey Avenue extension is identified as exceeding 8%. The Site Review plans will be reviewed with criteria that the grading of the site must be done in a way to maintain no greater than 8% slope on all new streets within the site. This slope criterion can be achieved by designing the grading of the site to lower the proposed intersection of the north-south street and Dewey by approximately two to four feet.
2. The access to Valley View drive has the following issues:
 - a. The right-turn-only condition that is identified on the plans would not be effectively enforceable without a significant physical barrier to vehicles. Regulatory signing alone would neither be effective nor enforceable.
 - b. The slope of Valley View is approximately 14%. Access to this street would be problematic in terms of safety for vehicles on Valley View as well as vehicles, bicyclists, and pedestrians on 4th Street.
 - c. The head-in parking along the south side of Valley View for trailhead parking appears to be on privately owned property. At Site Review, ownership, easements, and maintenance responsibilities for this parking would need to be clarified.

Staff identified these challenges in the pre-application review of this site plan and stated that the street connection to Valley View should be eliminated. The Fire Department's requirement for a turnaround at the end of the north-south street can be achieved without a large cul-de-sac by making the driveway or alley near the end of the street 20 feet wide, thereby creating a T-turnaround.

3. The traffic impact study information provided is an executive summary and not a comprehensive report. This limited information is suitable for the Concept Plan review; however with the Site Review submittal the full traffic impact study must be submitted.

One comment contained in the traffic summary concerns a proposed four-way stop at Dewey and 4th Street for the purpose of traffic calming. The use of a four-way stop must be consistent with the practice outlined in the Manual on Uniform Traffic Control Devices (MUTCD). The criteria for the use of a four-way stop are based on accident history and traffic volumes. Neither of these criteria would be met at this intersection. Furthermore, the city's policy on the use of stop signs is to avoid stopping traffic on heavily used bicycle corridors such as 4th Street. *A four-way stop is not an appropriate traffic calming tool.*

Please see additional comments related to the traffic impact study below.

4. Potential speeding traffic and traffic calming on 4th Street is a concern of many residents in the vicinity of the site and also discussed in the application materials. The city's Neighborhood Traffic Calming Program (NTCP), which handles requests for traffic calming on existing streets such as 4th Street, is currently unfunded due to budget cuts. The applicant has stated in the application that the developer offers to fund a traffic calming effort on 4th Street. There are several challenges that staff has identified with this that should be considered by the applicant:
 - a. The applicant may chose to fund the city's process for NTCP according to the specific regulations approved by City Council. Any traffic calming methods that change the horizontal or vertical path of a vehicle must be approved by this process. There is no guarantee that such a process will result in approval of traffic calming; in fact it is expected that the city's Fire Department will not support such traffic calming along 4th Street due to its importance as a critical emergency response route. The process for review of a NTCP request would be expected to take 6 to 12 months and cost up to \$10,000. The installation of traffic calming devices is not part of this cost.
 - b. One traffic calming option that does not require NTCP approval is permanent speed display signs. These signs display the speed limit and also the speed of vehicles traveling on the street. These signs could be requested from staff depending on the findings of a speed study without lengthy and expensive review process. The traffic impact study would need to include a 24-hour speed study along the frontage of the site to assess this traffic calming measure.

- c. Another traffic calming measure that could be implemented without the NTCP process is neck-downs at intersections along 4th Street as shown on the plans. These would shadow the on-street parking and must be designed to account for street sweeping and drainage. It is staff's belief that a combination of curb bump-outs, additional on-street parking demand on 4th Street, the proposed street trees, and the development of the site as proposed will result in the slowing of traffic on 4th Street.
5. The traffic circle shown on the plans must accommodate the Fire Department's standards for street access, which is the SU-30 turning template. This detail will be reviewed at the time of Site Review.
6. The access lanes for garages shown on the plans must be dedicated public alleys consistent with the Residential Alley standard where they are used to access multiple lots. This would be a 16 foot wide right-of-way.
7. The Concord Avenue extension is currently on private property. Although a dedicated public right-of-way would be preferred along this alignment, a public access easement would suffice. The elements of this access would need to meet minimum standards for fire, pedestrian (ADA), and zoning code standards. More details about how this will be achieved, including the ownership and easement issues, will need to be provided with the Site Review submittal.

Drainage

1. Agreements were made in 1984 between the Boulder Junior Academy (subject property) and the neighboring property to the south (Mapleton Hill Medical Plaza) for an easement to allow the "construction and maintenance of four detention ponds, including all necessary earth work, buried piping, re-grading, and landscaping". The four existing detention ponds along the subject property's southern boundary have not been shown and a new detention pond for the proposed development shown is shown in their place. This is an issue that must be addressed as part of the Site Review application and may affect the possible number of lots within the proposed subdivision.
2. The plans proposed two underground detention facilities to serve portions of the site. Per Section 7.12(D) of the City of Boulder *Design and Construction Standards (DCS)*, "detention ponds shall be provided as open, surface grade improvements (and) underground, enclosed, or roof top detention ponds shall not be permitted". It is not clear that unusual site conditions exist or that the criteria of Section 1.05 of the *DCS* would allow this variation to the city's standards.
3. City staff has no information to show that any kind of construction on the hillside along the western edge of the property is feasible. The applicant is notified that the subject property is located within a "Combined Mass Movement Hazard and Consolidation/Swell Constraint" area as shown on Map 16 of *The Boulder Valley Comprehensive Plan*. At the time of Site Review and Preliminary Plat submittal, the applicant shall include geological stability information to address building or other problems which may arise from construction in the area proposed for development.
4. The *Final Drainage Report – Boulder Junior Academy* prepared by Charles Keim & Associates dated November 4, 1994, identifies issues with "leakage, breakout, and overflow from the Silver Lake Ditch" impacting the subject property. This is an issue that will need to be addressed by the applicant as part of the Site Review and Preliminary Plat application. Basement construction may be restricted due to this issue and additional detention facilities may be necessary to control any ground water release.
5. At part of the Site Review and Preliminary Plat application the applicant will be required to address and meet the City of Boulder's "Steep Slope Ordinance and Hillside Development Guidelines". Scott Kuhna, 303-441-3121

Fire Protection

All dwelling units will be required to have an automatic fire sprinkler system except for the three "C" duplexes that face 4th Street and the house "D-1" that is on the corner of 4th Street and Valley View. This requirement is in part due to the grade exceeding our allowable slope on our access. Sprinkler design may vary as the project develops but it appears that most of the design will be based on NFPA 13D for single family residences. Access must meet the requirement from the City of Boulder Design and Construction Standard (width, turning radius, support weight, height. . .) as well as fire hydrant placement. David Lowrey, Fire Department, 303.441.4356.

Historic Preservation

Pursuant to Title 10, Boulder Revised Code, demolition of structures greater than 50 years old requires landmarks review. Brent Wilson, Planning, 303-441-4012.

Land Uses

Please refer to Section V ("Code Criteria Checklist") for information regarding Land Use and Boulder Valley Comprehensive Plan policies. Brent Wilson, Planning, 303-441-4012.

Legal Documents

No requirements at this time. Julia Chase, City Attorney's Office, Ph. (303) 441-3020.

Lot Layout

At this point, no information has been submitted regarding subdivision of the land. Although a preliminary plat is not required at this time, please advise staff of your subdivision intent for the property. For example, how will the common open space areas be owned and maintained? Brent Wilson, Planning, 303-441-4012.

Miscellaneous

Prior to approval of any subsequent application, the applicant shall sell and convey to the city any interests in water or water rights associated with the Silver Lake Ditch Company. City information shows that the property at 2641 4th Street holds 2 shares of Silver Lake Ditch rights. Scott Kuhna, 303-441-3121

Neighborhood Comments

The city has received a very significant number of neighborhood comments on this proposal. These comments will be incorporated into the staff memorandum prior to the first Planning Board hearing.

Open Space/Trails

1. Open Space will not consider any additional access points from the development to the Open Space property.
2. Open Space will require a substantial barrier to keep residents from entering O/S from the western edge of the development (i.e. retaining wall, fence, vegetation).
3. If existing parking at the trail head is impacted, it should be reasonably mitigated.

John D'Amico, Open Space and Mountain Parks, 303-441-2035

Please provide a detail (including dimensions, cross-slope, etc.) indicating how trail head parking will be impacted. Brent Wilson, Planning, 303-441-4012.

Parking

Compliance with off-street parking requirements must be demonstrated at Site Review. Brent Wilson, Planning, 303-441-4012.

Police

The proposed mixed-density development at 2641 4th Street will have some impact on police calls for service. Traffic flow may also be affected by the development. Parking on 4th Street should be designed to provide for maximum visibility for citizens to safely exit/enter the site. Officer Bob Kessler, BPD Community Services Division, 303-441-3385.

Utilities

1. Utility plans are not required as part of a Concept Plan Review. However, the applicant should be notified that the proposed pocket park layout does not accommodate water services to the buildings which "front" on the park. Water services and meters must be placed in street right-of-ways or street easements and will not be permitted in the park or within the proposed lanes (alleys).
2. It is unclear how Building "A-9" will be served by water and wastewater services in accordance with the City of Boulder *Design and Construction Standards (DCS)*. This issue will need to be addressed as part of the Site Review and Preliminary Plat application.
3. The applicant is notified that the existing water and wastewater mains running through the property will need to be relocated based on the proposed development. Additionally, any existing easements must be vacated through city process. Water and wastewater mains and services, as well as private franchise utilities, will not be permitted within any existing or proposed detention/water quality pond areas.

4. The applicant is notified that 4th Street contains only 180 feet of wastewater main frontage for the 620+/- feet of property frontage within the development. This will require off-site wastewater main construction in accordance with the DCS as necessary to serve the development, as well as perpetuate the overall system. Scott Kuhna, 303-441-3121

Zoning

Please refer to Section V ("Code Criteria Checklist") for information regarding zoning. Brent Wilson, Planning, 303-441-4012.

III. INFORMATIONAL COMMENTS

Drainage

1. Storm water quality enhancement and detention ponding are issues that must be addressed during the Site Review Process. A Preliminary Storm Water Report and Plan in accordance with the City of Boulder *Design and Construction Standards* must be provided by the applicant at time of Site Review application. The required report and plan must also address the following issues:
 - Water quality for surface runoff using "Best Management Practices"
 - Minimize Directly Connected Impervious Areas (MDCIA)
 - Detention ponding/water quality facilities
 - Existing on-site detention facilities
 - Storm sewer main construction
 - Steep slope drainage and construction
 - Groundwater discharge
 - Silver Lake Ditch leakage
 - Erosion control (SWMP)
2. Discharge of groundwater to the public storm sewer system may be necessary to accommodate construction and operation of the proposed development. City and/or State permits will be required for this discharge. The applicant is advised to contact the City of Boulder Storm Water Quality Office at 303-413-7350 regarding permit requirements. All applicable permits must be in place prior to building permit application. Additionally, special design considerations for the properties to handle groundwater discharge as part of the development may be necessary.
3. The applicant is notified that detention and water quality ponds intended to detain and treat stormwater runoff for the subdivision shall be located in "Outlots", with maintenance responsibilities remaining with the Home Owner's Association. Easements on individual (single family) lots for detention or water quality ponds will not be accepted.

Inclusionary Zoning

Each new residential unit developed on the property is subject to 9-6.5 B.R.C., 1981, "Inclusionary Zoning." The general inclusionary zoning requirement is that each new development contribute at least 20% of the total new units as permanently affordable housing. The applicant has not provided sufficient information to determine how the proposed development will meet the requirements of inclusionary zoning. The options for meeting the requirements of inclusionary zoning include providing on- or off-site units, dedicating residential land for permanently affordable units or making a cash-in-lieu contribution. At least half of the required permanently affordable units should be provided on-site. Projects which do not include at least half of the requirement on site may propose an alternative as long as the applicant demonstrates, and the staff finds, that the proposed alternative accomplishes permanently affordable housing benefits additional to those that would be achieved by on-site permanently affordable housing. Cindy Pieropan, HHS, 303.441.3157.

Utilities

1. All proposed public utilities for this project shall be designed in accordance with the City of Boulder *Design and Construction Standards* (DCS). A Utility Report per Sections 5.02 and 6.02 of the DCS will be required at time of Site Review application to establish the impacts of this project on the City of Boulder utility systems.
2. The applicant is notified that, though the city allows Xcel and Qwest to install their utilities in the public right-of-way, they generally require them to be located in easements on private property.
3. The applicant is advised that any proposed street trees along the property frontage may conflict with existing or proposed utilities, including without limitation: water, wastewater, storm drainage, flood control, gas, electric, telecommunications, drainageways, and irrigation ditches, within and adjacent to the development site. It is the applicant's responsibility to resolve such conflicts with appropriate methods conforming to the Boulder Revised Code 1981, the City of Boulder *Design and Construction Standards*, and any private/franchise utility specifications.

4. The applicant should note that trees are not permitted within ten feet of existing or proposed underground utility lines. At Site Review, the applicant will need to demonstrate that their plans can meet both the landscaping and utility requirements.

IV. NEXT STEPS

This item is tentatively scheduled for a Planning Board hearing on April 21, 2005.

V. CITY CODE CRITERIA CHECKLIST

Planning Board may consider the following guidelines when providing comments on a concept plan:

(1) Characteristics of the site and surrounding areas, including, without limitation, its location, surrounding neighborhoods, development and architecture, any known natural features of the site including, without limitation, mature trees, watercourses, hills, depressions, steep slopes and prominent views to and from the site;

The site slopes steeply downward from the west for the western 80-100 feet. Established low density residential uses exist to the north and east. To the south is a medical facility and city-owned open space lies directly west of the property. A number of existing detention facilities exist on site for both this development and the medical office to the south. Views exist both "to" the site and "from" the site, from the west (trail above the site) and to the east.

(2) Community policy considerations including, without limitation, the review process and likely conformity of the proposed development with the Boulder Valley Comprehensive Plan and other ordinances, goals, policies, and plans, including, without limitation, subcommunity and subarea plans;

Staff referenced the following relevant policies from the Boulder Valley Comprehensive Plan in evaluating the proposal:

2.04 Compact Land Use Pattern

The city and county will, by implementing the Comprehensive Plan, ensure that development will take place in an orderly fashion which will take advantage of existing urban services and shall avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Boulder Valley. The city prefers redevelopment and infill as compared to development in an expanded service area, in order to prevent urban sprawl and create a compact community.

2.06 Design of Community Edges

Well defined edges for the city's boundaries are important because they support an understanding and appreciation of the city's image and create a clear sense of arrival and departure. Natural feature are most effective as edges, but public open land, major roadways, or heavy tree planting can also function as community edges. As new areas are developed, the definition of a community edge shall be a design priority.

2.11 Neighborhoods as Building Blocks

The City and county will foster the role of neighborhoods to establish community character, provide services needed on a day-to-day basis, foster community interaction, and plan for urban design and amenities. All neighborhoods, whether residential areas or business districts, or mixed land use areas, should offer a unique physical elements of neighborhood character and identity, such as: distinctive development patterns or architecture; historic or cultural resources; amenities such as views, open space, creeks, irrigation ditches, and varied topography; and distinctive community facilities and business areas.

2.12 Support for Residential Neighborhoods

In its community design planning, the city shall support and strengthen its residential neighborhoods. The city shall seek appropriate building scale and compatible character of new development or redevelopment, desired public facilities and mixed commercial uses, and sensitively designed and sized rights-of-way.

2.13 Preservation of Community Character

The city will encourage the preservation of community character as reflected in the development pattern and relative affordability of the existing housing stock in Boulder's varied neighborhoods.

2.19 Design of Newly-Developing Areas

The city shall encourage a neighborhood concept for new development which includes a variety of residential densities, opportunities for shopping, nearby support services and conveniently sited public facilities, including roads and pedestrian connections, parks, libraries, and schools.

2.37 Design That Respects Existing Character

Residential, commercial, and industrial development and redevelopment shall be encouraged to follow sound and innovative land use planning. The goals are to provide a livable environment and, through the judicious use of landscaping, materials and human scale, and to respect the character of the surrounding area.

2.38 Sensitive Infill and Redevelopment

Overall, infill and redevelopment shall be expected to provide significant benefits to the community and the neighborhoods. The city shall develop tools such as neighborhood design guidelines to promote sensitive infill and redevelopment. The city will work with neighborhoods to protect and enhance neighborhood character and livability. In order to avoid or adequately mitigate negative impacts and enhance the benefits of additional infill and redevelopment, subcommunity and subarea planning and other efforts will be geared to define the acceptable amount of infill and redevelopment and standards for design quality.

2.39 Appropriate Context and Scale for Redevelopment

The city shall continue to develop and implement strategies which preserve the human scale and the historical and architectural character of the city's older neighborhoods and business areas. When redevelopment is proposed, sensitivity to the existing context will be required, and preservation of historic resources will be encouraged or required. Many of these residential neighborhoods and business areas are adjacent to each other. Special attention will be given to protect and enhance the quality of these interface areas.

2.40 Quality Residential Site Design

Incentives shall be provided to encourage all types of housing, increase variety in site design, provide for functional open space, achieve variety in housing choice and price, encourage alternative transportation modes, and promote attractive and low-water landscaping.

2.41 Physical Design for Citizen Needs

The city and county shall take all reasonable steps to ensure that new development and redevelopment, public as well as private, be designed in a manner that is sensitive to social, physical and emotional needs. Broadly defined, this shall include factors such as accessibility to those with limited mobility, provision of coordinated facilities for pedestrians, bicyclists and bus-riders; provision of functional landscaping and open space; and the appropriate scale and massing of buildings related to neighborhood context.

2.43 Enhanced Design for Built Environment

Through its policies and programs, the city shall encourage or require private sector efforts toward quality architecture and urban design. Design guidelines will be developed as a tool for new development and redevelopment. The desired context and character of existing neighborhoods and business districts will be considered.

Response

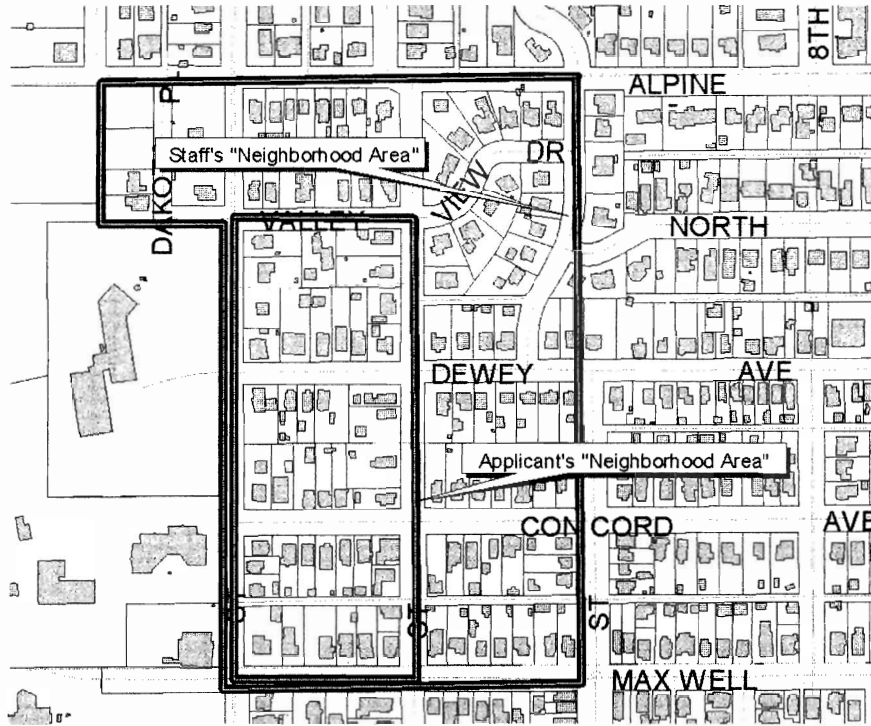
Staff has prepared a database from the Boulder County Assessor's records that was used to analyze the existing neighborhood character.

Density

There is a discrepancy between staff's density calculations and what is shown in the application materials. The materials submitted identify the "neighborhood area" as "the four blocks between Maxwell and Valley View, from 4th Street to 5th Street" – an area encompassing roughly 12.7 acres (measured from street centerline to street centerline).

The materials submitted state the existing gross density of this area is 6.14 units per acre. However, the city's records indicate there are 69 dwelling units within this 12.7 acre area, providing a gross density of 5.43 units per acre. The city referenced county assessor's records, our geographic information systems database, and rental licensing records in determining dwelling unit counts for the area. There are no "accessory dwelling units" within this area. Please explain the methodology used to determine density.

Staff will be using a larger "neighborhood area" for our analysis, incorporating the properties from Maxwell Avenue to Alpine Avenue between 4th and 6th Streets, as well as the lots along Dakota Place immediately north of the Boulder Junior Academy site. This provides a "neighborhood area" encompassing 27.79 acres with a total dwelling unit count of 125, which provides an existing gross density of 4.5 units per acre for the neighborhood.



Boulder Valley Comprehensive Plan Land Use Designation Change Request

The application requests a BVCP land use designation change to a combination of "Open Space," "Low Density Residential," and "Medium Density Residential." No map information has been provided to indicate how the existing BVCP Land Use Map would be amended or where the proposed land use designations would be applied throughout the site. Given this lack of information, staff can not effectively evaluate the BVCP land use designation change request.

At this point, staff finds the proposal does not satisfy the BVCP land use designation change criteria. Specifically, staff finds the application fails to demonstrate the proposed change is consistent with the policies and overall intent of the Boulder Valley Comprehensive Plan.

Existing Neighborhood

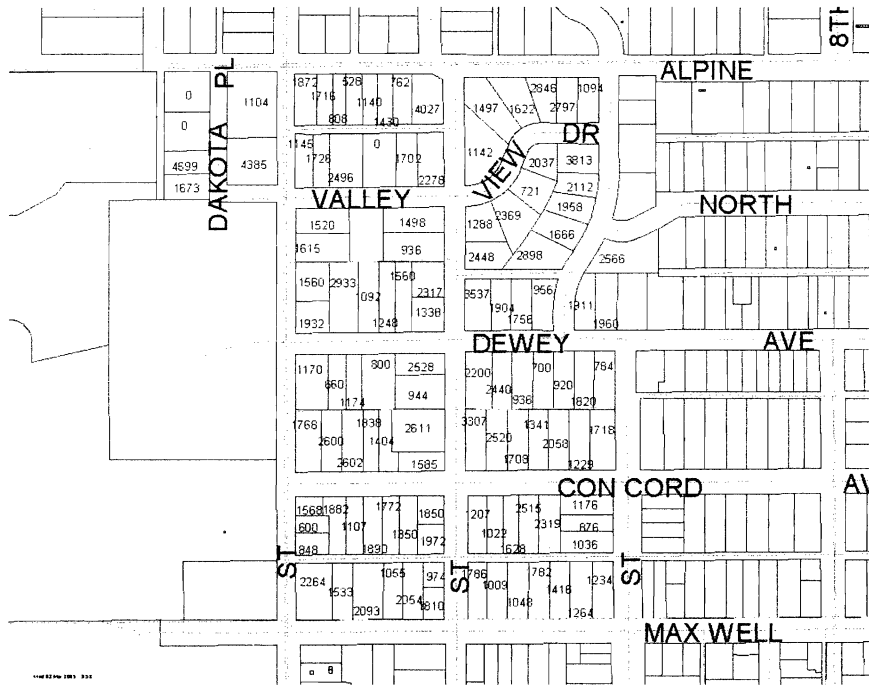
The existing neighborhood includes a mix of housing types, but it is primarily single-family in character. Of the 125 units surveyed within the 27.79 acre "neighborhood area," 98 (78.4%) are single-family detached, 24 (19.2%) are configured as part of a duplex and three (2.4%) are configured as part of a triplex. Although row houses exist south of the neighborhood area on Mapleton Avenue, they are not part of the immediate neighborhood context.

Unit Size - The average size of existing units within the neighborhood area is 1,737 s.f. - with a general range from about 1,100 s.f. to about 2,900 s.f. (however, there are homes on Dakota Place that are over 4,000 s.f. and half a dozen homes throughout the neighborhood that are less than 800 s.f. in size).

Lot Size - The average lot size within the neighborhood area is 7,453 s.f. - with a general range from about 6,200 s.f. to about 7,800 s.f. (although there are individual lots that are as small as 3,047 s.f. or as large as 19,378 s.f.).

Open Space per Lot - The average "open space per lot" within the neighborhood area is roughly 5,716 s.f., although this varies significantly throughout the neighborhood, depending upon lot size and unit configuration.

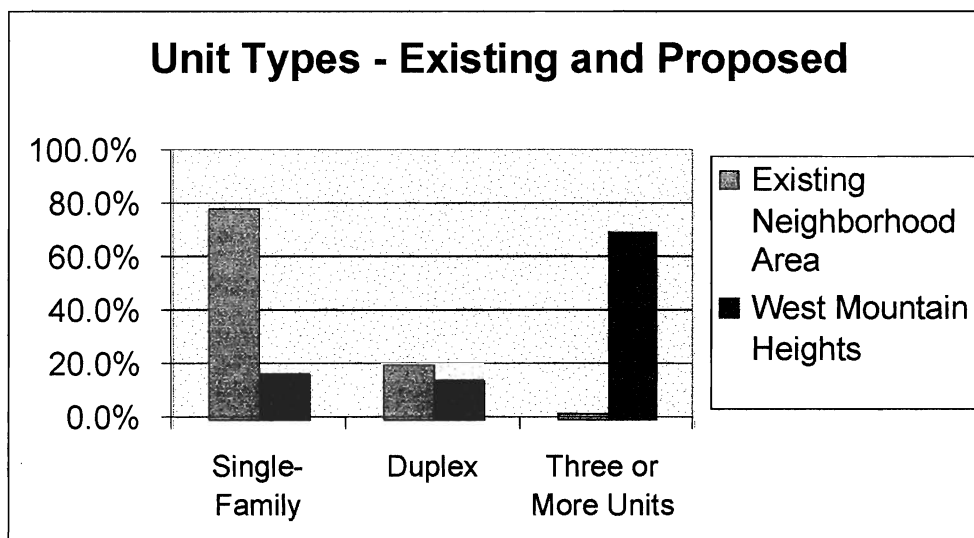
Please refer to the following graphic depicting home sizes (per Boulder County Assessor's records).



West Mountain Heights Proposal:

- The single-family home sizes proposed for “West Mountain Heights” range from 3,745 s.f. to 5,415 s.f.
- The “cottage” home sizes proposed for “West Mountain Heights” are 2,070 s.f. in size.
- The “rowhouse” home sizes proposed for “West Mountain Heights” range from 2,180 s.f. to 2,560 s.f.

<u>Unit Type</u>	<u>Existing Neighborhood Area</u>	<u>“West Mountain Heights”</u>
Single-Family Detached	98 (78.4%)	7 (16.7%)
Duplex Residences	24 (19.2%)	6 (14.3%)
Three or More Units	3 (2.4%)	29 (69.0%)



It is fair to describe the existing neighborhood area as "eclectic" with regard to unit sizes and configurations. However, staff finds the proposed "West Mountain Heights" unit sizes and configurations are out of context with the existing neighborhood character. For example, the existing streetscape along 4th Street is characterized primarily by single-family homes ranging from 600-2,200 s.f. while the "West Mountain Heights" proposal provides streetscapes characterized by row houses in the 11-12,000 s.f. range on both sides of the street.

Although attached housing units may be supported by staff, the current plan does not provide a framework that extends the established character and fabric of the neighborhood. It is recommended the homes along Dewey Avenue and 4th Street be configured in a manner consistent with existing homes along these streets. Attached units may be more appropriate towards the western portions of the property.

Although staff supports the basic architectural design concepts and character sketches proposed for individual unit types, the current site plan and program should be amended to better reflect the scale and configuration of the existing neighborhood. Staff finds the proposal is inconsistent with Boulder Valley Comprehensive Plan policies 2.13, 2.37, 2.38 and 2.39.

Neighborhood Design Characteristics:

The immediate neighborhood area lies within either a designated historic district (south of the alley between Concord and Dewey) or potential historic district (north of the alley between Concord Avenue and Dewey Avenue). As part of a future site review submittal, staff recommends the drafting of design guidelines for the development. These guidelines should incorporate and reflect many of the principles in place for the Mapleton Hill Historic District.

The western portion of the development's open space area would provide a "terminating vista" for travelers along Dewey. Some type of art or landscape feature could be a nice amenity here.

6.08 Transportation Impact

Traffic impacts from a proposed development that cause unacceptable community or environmental impacts or unacceptable reduction in level of service shall be mitigated. All development will include strategies to reduce vehicle miles traveled (VMT) generated by the development...

6.11 Neighborhood Integration

The city and county shall strive to protect and improve the quality of life within neighborhoods while at the same time facilitating the movement of vehicular, bike and pedestrian traffic. Improving access and safety within neighborhoods by controlling vehicle speeds will be given priority over vehicle mobility.

Transportation actions will not be implemented solely to shift a problem or impact from one location to another. Neighborhood needs and goals will be balanced against the community benefit of a transportation improvement.

6.12 Integrated Design

The city and county shall design all transportation facilities to contribute to a positive and attractive visual image and the desired community character.

Staff Response

Please refer to the "Access/Circulation" comments in "Section II - City Requirements."

7.01 – Mixture of Housing Types. The City and County through their land use regulations and incentive programs, shall encourage the private sector to provide a mixture of housing types with varied price ranges and densities, which attempt to meet needs of all elements of the Boulder Valley Population.

Staff Response

The city's comprehensive planning policies support a mixture of housing types if the scale of redevelopment is found to be appropriate and the design clearly reflects and respects the established community character.

(3)Applicable criteria, review procedures, and submission requirements for a site review;

Site and Use review are required without a rezoning. Site review, concept plan review and comment, a Boulder Valley Comprehensive Plan Land Use Designation change and a rezoning are required otherwise. Technical document review will be required for all final engineering, landscaping, and subdivision requests.

(4)Permits that may need to be obtained and processes that may need to be completed prior to, concurrent with, or subsequent to site review approval;

See above.

(5)Opportunities and constraints in relation to the transportation system, including, without limitation, access, linkage, signalization, signage, and circulation, existing transportation system capacity problems serving the requirements of the transportation master plan, possible trail links, and the possible need for a traffic or transportation study;

Because the project involves redevelopment of an existing site, limited opportunities exist. Transportation capacity and infrastructure are already in place with an existing street network. Traffic calming options for 4th Street are being evaluated.

(6)Environmental opportunities and constraints including, without limitation, the identification of wetlands, important view corridors, floodplains and other natural hazards, wildlife corridors, endangered and protected species and habitats, the need for further biological inventories of the site and at what point in the process the information will be necessary;

View corridors exist both “to” and “from” the site. A perspective taking into account slope and building massing should be provided as part of Site Review.

The subject property is located within a “Combined Mass Movement Hazard and Consolidation/Swell Constraint” area as shown on Map 16 of *The Boulder Valley Comprehensive Plan*. At the time of Site Review and Preliminary Plat submittal, the applicant will include geological stability information to address problems which may arise from construction in the area proposed for development.

(7)Appropriate ranges of land uses; and

The land use proposed (residential) is consistent with adopted plans and use regulations. Density and unit configuration issues are being addressed with the concurrent Boulder Valley Comprehensive Plan Land Use Designation Change request and rezoning request.

(8)The appropriateness of or necessity for housing.

This site has been identified – through comprehensive planning processes and land use regulation – as a suitable location for residential units.