



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: March 5, 2019

AGENDA TITLE: Call-Up Item: Concept Plan Review (LUR2018-00063) for input on a proposal to redevelop the property at 1810 30th Street with an 81,420 square foot hotel with approximately 135 rooms and associated amenity features. The proposal includes a request for an approximately 31.6 percent parking reduction. The property is located within the census tract 122.03 opportunity zone and is affected by the temporary moratorium adopted per Ordinance 8308.

PRESENTER/S

Jane S. Brautigam, City Manager
Tanya Ange, Deputy City Manager
Chris Meschuk, Asst. City Manager/Interim Director of Planning
Charles Ferro, Development Review Manager (Planning)
Sloane Walbert, Senior Planner

EXECUTIVE SUMMARY

The purpose of this item is for the City Council to consider whether to call up the above-referenced application for review and comment. On Feb. 7, 2019 the Planning Board reviewed and commented on the proposal. The city council may call up a concept plan application for a public hearing within thirty days of the board's review. The call up period expires on Mar. 8, 2019. City Council is scheduled to consider this application for call-up at its **Mar. 5, 2019** public meeting.

The staff memorandum to Planning Board, minutes, meeting audio, and the applicant's submittal materials along with other related background materials are available on the [city website for Planning Board](#). The applicant's submittal package is provided in **Attachment A**. The draft minutes from the Planning Board hearing are provided in **Attachment B**.

BOARD AND COMMISSION FEEDBACK

At the public hearing on Feb. 7, 2019, the Planning Board heard presentations by staff and the applicant, and asked questions following each presentation. The Board discussed whether the proposal was consistent with the policies in the Boulder Valley Comprehensive Plan (BVCP) and questioned the need for additional hotels within the city. Some members stated that housing would be a more appropriate use to meet the goals and policies of the BVCP. Others supported the proposed use since the occupancy rate is nearly 100% including the newly constructed hotels. Hotels help support the local economy and the hotel could be converted to housing in the future if the market were to change. All board members agreed the concept plan would be consistent with the Boulder Valley Regional Center Design Guidelines. However, there were some suggestions about providing additional connections and regarding the building design. Lastly, the board members agreed the concept plan would be consistent with the Crossroads East / Sunrise Center Area Plan.

Please see **Attachment B** for the draft meeting minutes from the hearing.

PUBLIC FEEDBACK

Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the project site and a sign posted on the property for at least 10 days. Staff has not received any public comments on the proposal and no members of the public spoke at the Planning Board hearing.

BACKGROUND

Refer to [staff's memorandum](#) to Planning Board.

ANALYSIS

Refer to [staff's memorandum](#) to Planning Board for staff's analysis of the Concept Plan Review criteria and key issues and **Attachment B** for the draft minutes from the Planning Board hearing.

MATRIX OF OPTIONS

The City Council may call up a concept plan application within thirty days of the Planning Board's review. Any application that it calls up, the city council will review at a public meeting within sixty days of the call-up vote, or within such other time as the city manager or council and the applicant mutually agree. The City Council is scheduled to consider this application for call-up at its **Mar. 5, 2019** public hearing.

Opportunity Zone. The site is located within the census tract 122.03 opportunity zone and is impacted by Ordinance 8308, adopted by City Council on Dec. 18, 2018. This ordinance adopted a temporary moratorium on accepting the following applications within the planning area of the census tract:

1. Building permit, site review, use review, and other development applications that result in any new nonresidential floor area or the creation of new dwelling unit; and

2. Demolition permits that result in the removal of any multi-family residential dwelling or any nonresidential floor area.

The temporary moratorium is set to expire on Jun. 22, 2020. More information regarding Ordinance 8308 can be found [here](#). Unless the applicant is able to obtain an exception for the project from City Council, they will be unable to submit a site review application or building permit for this proposal until the moratorium expires since the project will add new nonresidential floor area. In addition, the property owner is unable to demolish the existing building until the moratorium expires since such demolition will remove nonresidential floor area.

ATTACHMENTS

- A. Concept Plan Review Plans
- B. Draft Feb. 7, 2019 Planning Board Minutes



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Denver, Colorado 80205
phone 303.861.5704
www.ozarch.com

1810 30TH ST HOTEL
1810 30TH ST
BOULDER, CO, 80301

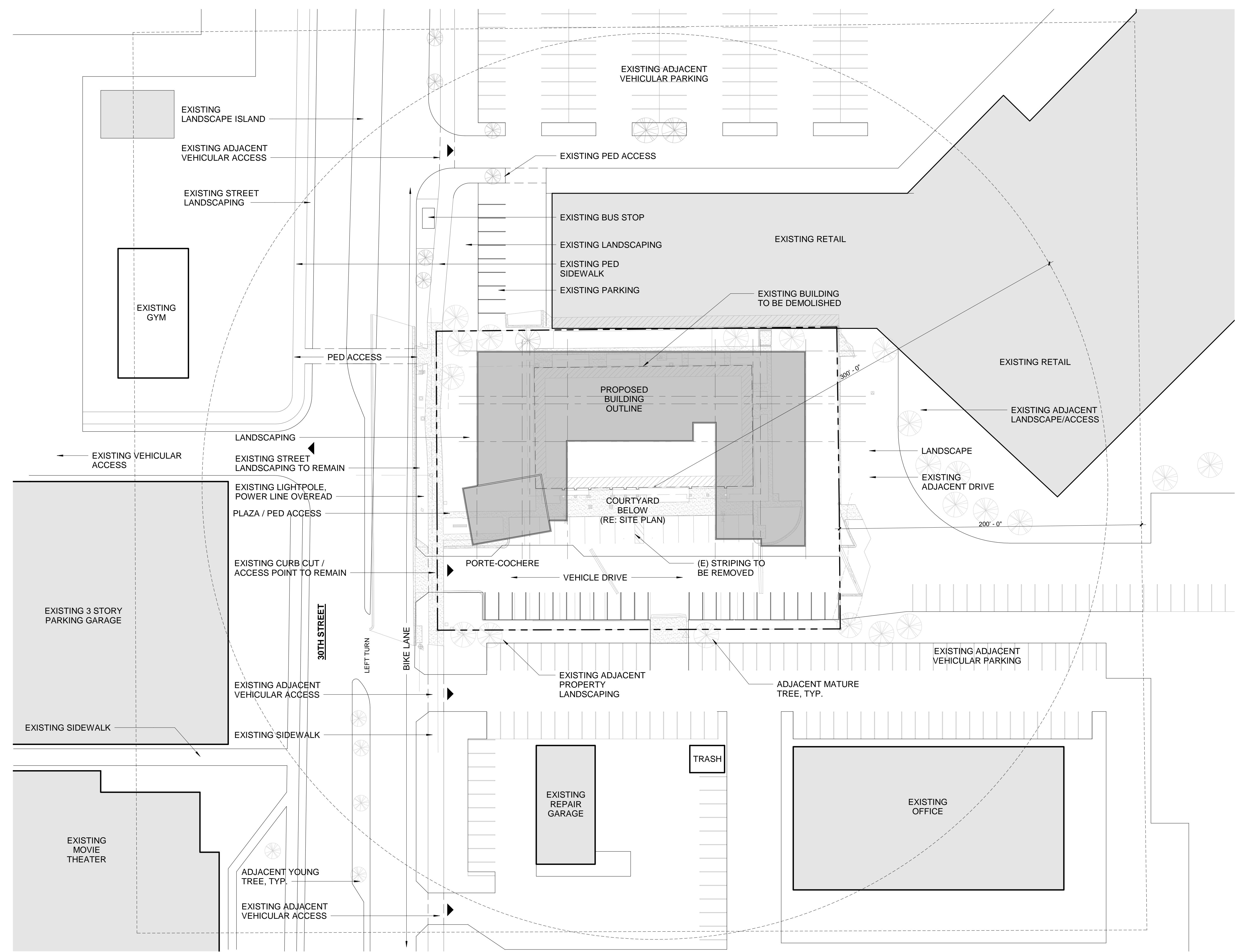
PROJ. NO. 118171.00
DRAWN: OZ
CHECKED: AJ
APPROVED: KD
DATE: 2019.02.07

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1810 30TH ST HOTEL
ISSUED FOR:
CONCEPT REVIEW

SHEET TITLE:
SITE CONTEXT

SCALE:
SHEET NUMBER
22.0





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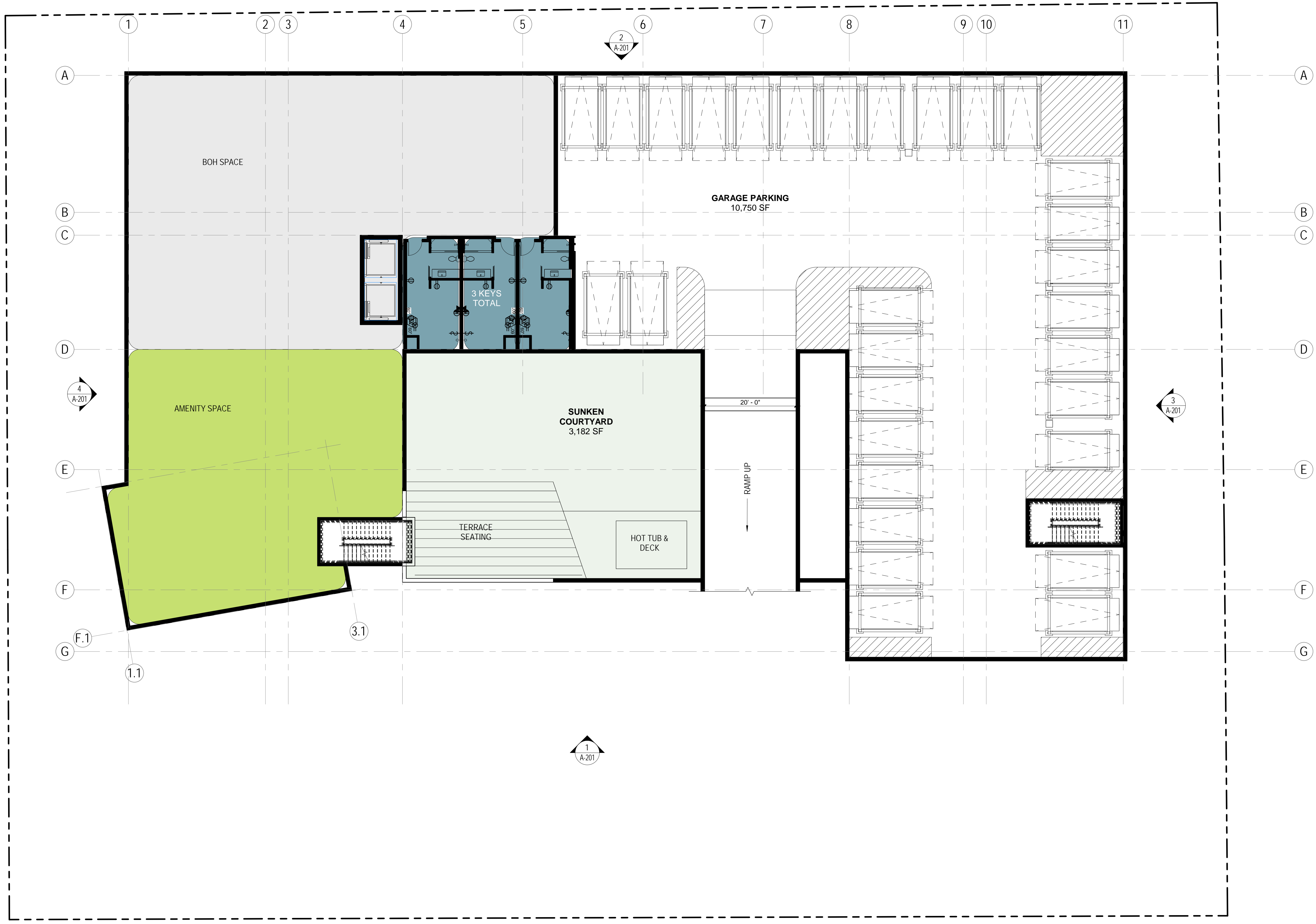
1810 30TH ST HOTEL
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DRAWN: OZ
CHECKED: AJ
APPROVED: KD
DATE: 2019.02.07

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1810 30TH ST HOTEL
ISSUED FOR:
CONCEPT REVIEW

SHEET TITLE:
BASEMENT FLOOR PLAN
SCALE:
SHEET NUMBER
23.1



1 LEVE P1 FLOOR PLAN
3/32" = 1'-0"



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1810 30TH ST HOTEL

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CONCEPT REVIEW

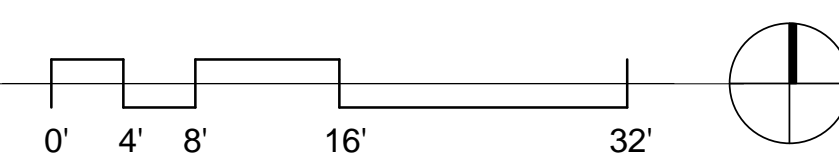
SHEET TITLE:
GROUND FLOOR PLAN

SCALE:
SHEET NUMBER

23.2



1 BASEMENT FLOOR PLAN
3/32" = 1'-0"





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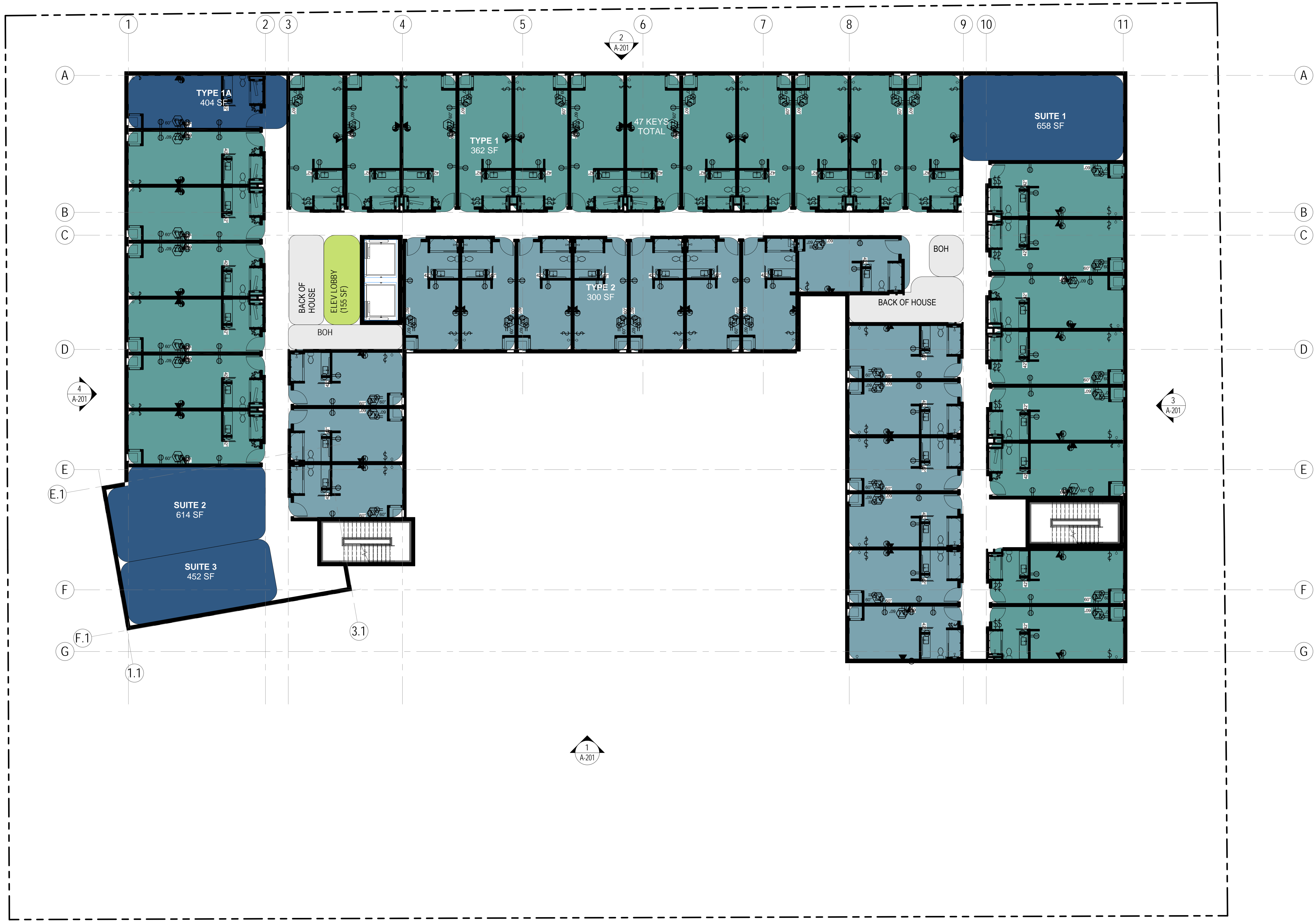
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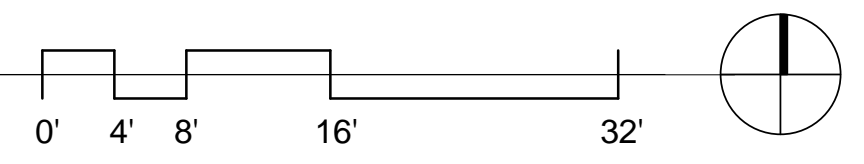
1810 30TH ST HOTEL
ISSUED FOR:
CONCEPT REVIEW

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SCALE:
SHEET NUMBER
23.3



1 LEVEL 2 FLOOR PLAN
3/32" = 1'-0"





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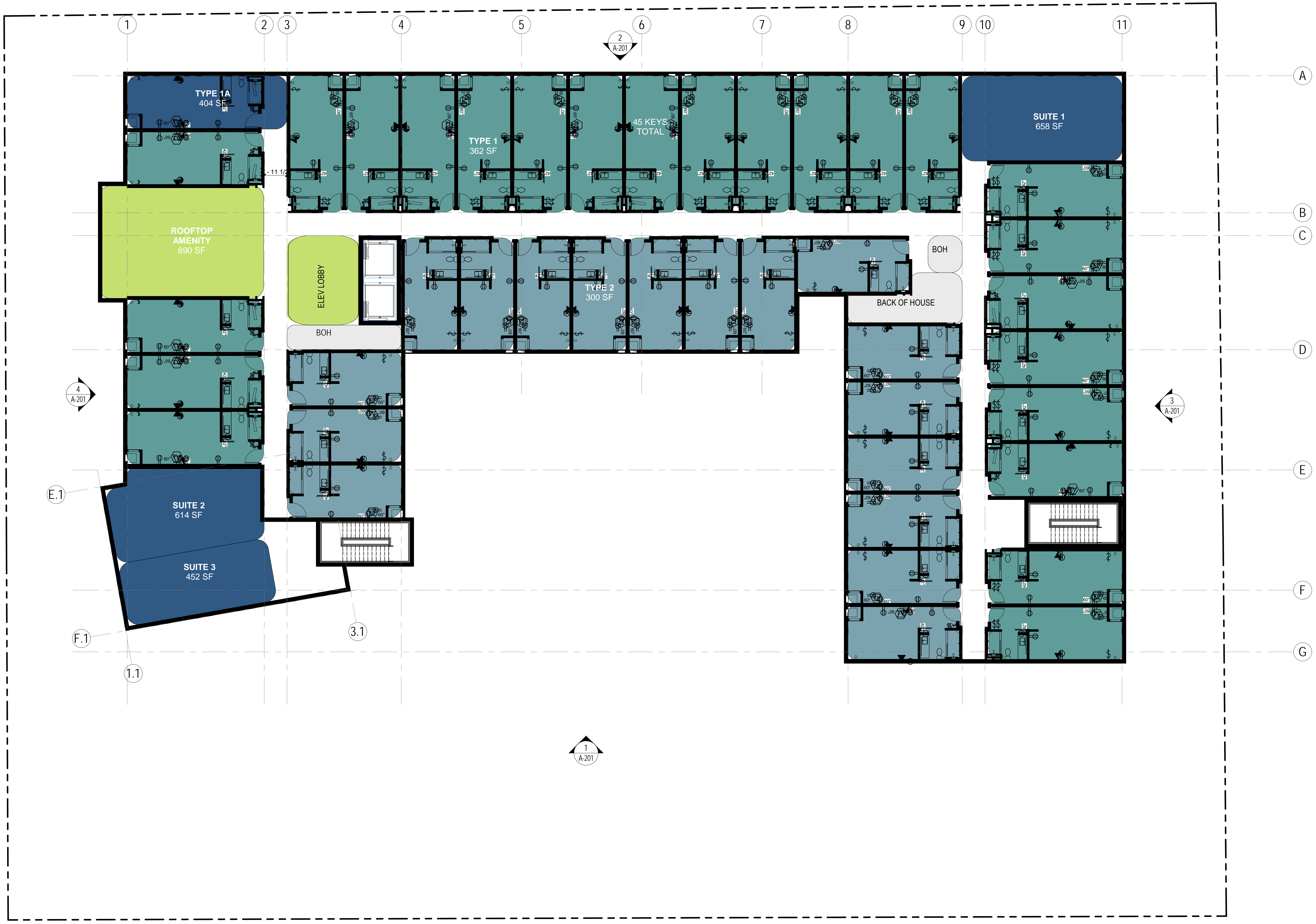
1810 30TH ST HOTEL
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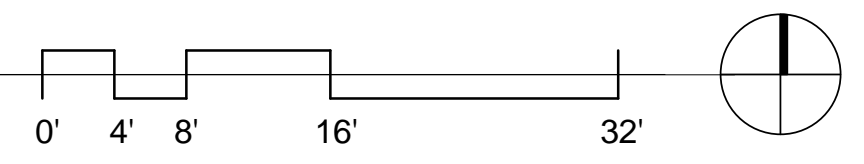
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1810 30TH ST HOTEL
ISSUED FOR:
CONCEPT REVIEW

SHEET TITLE:
LEVEL 3 FLOOR PLAN
SCALE:
SHEET NUMBER
23.4



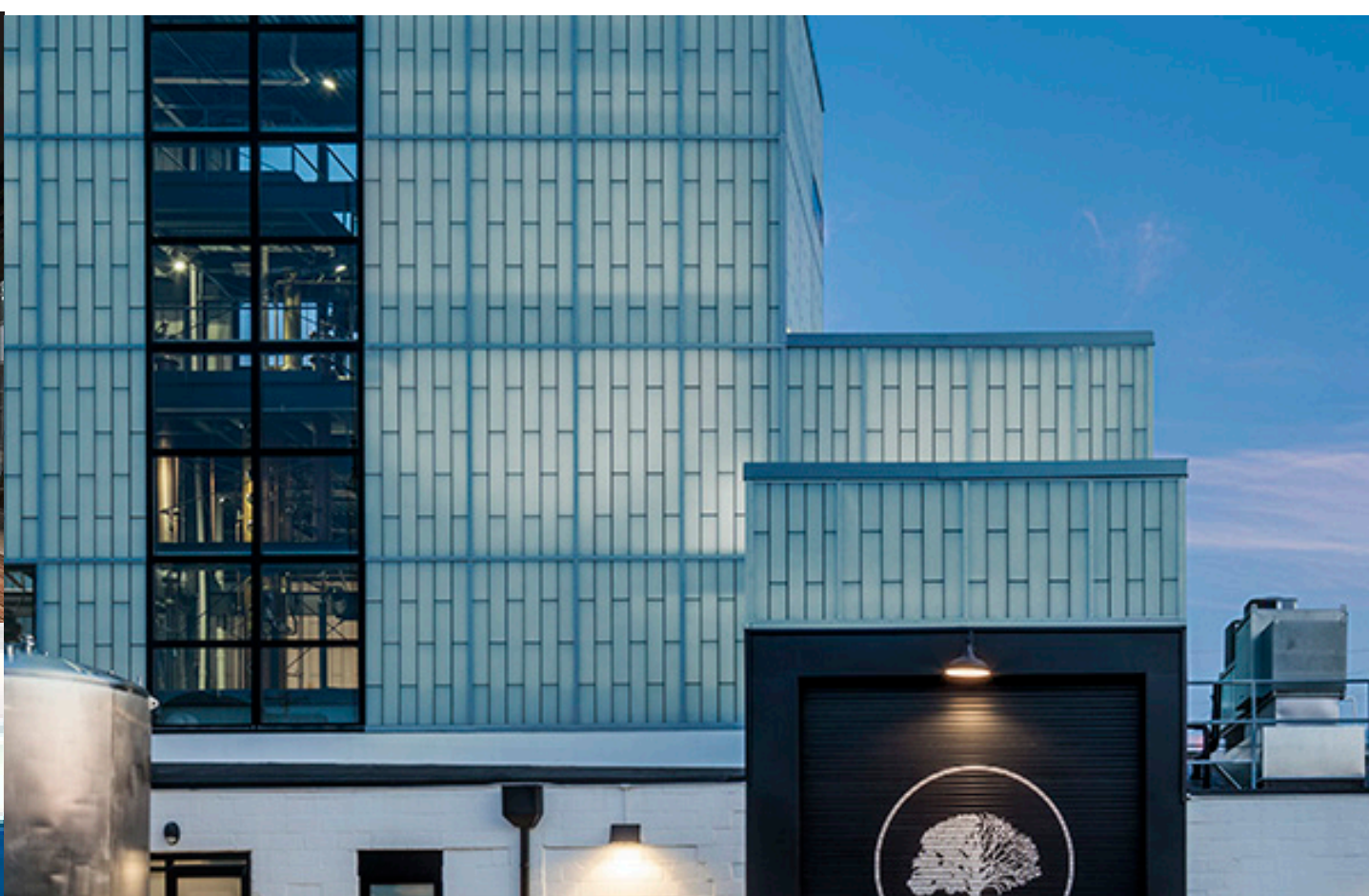
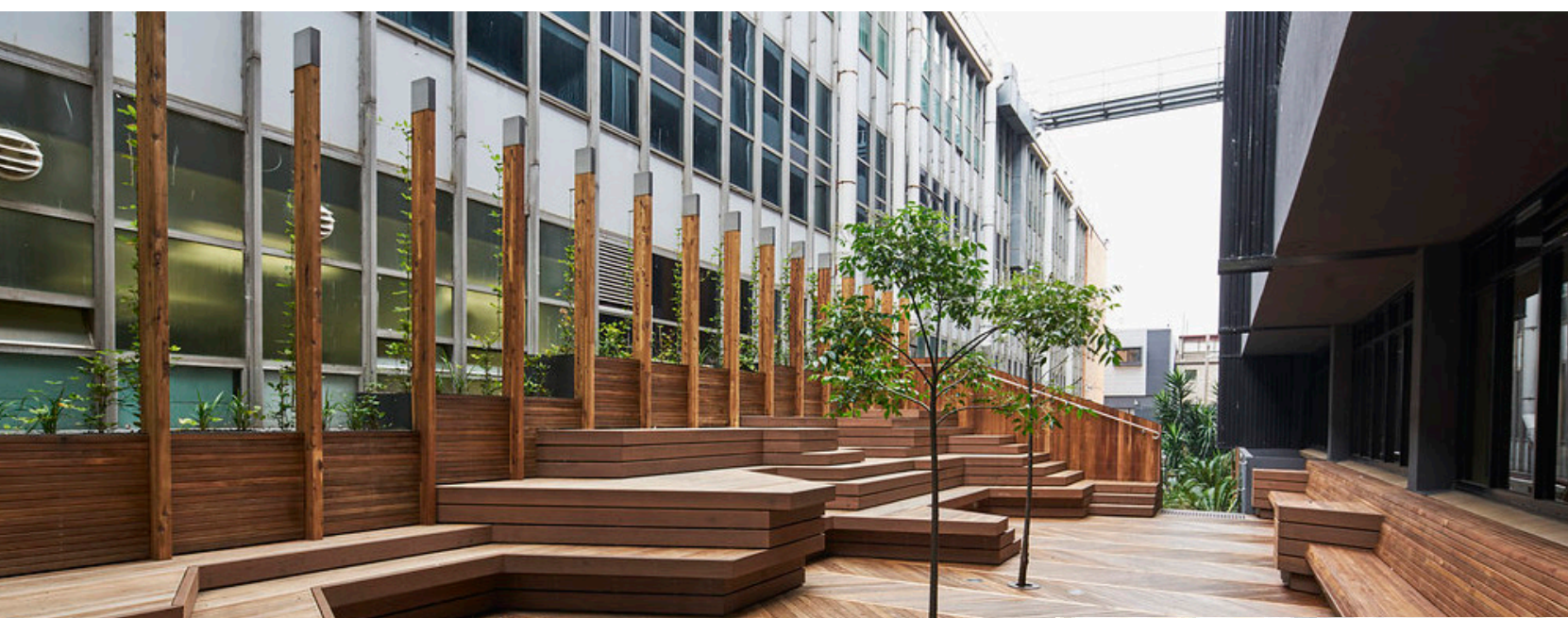
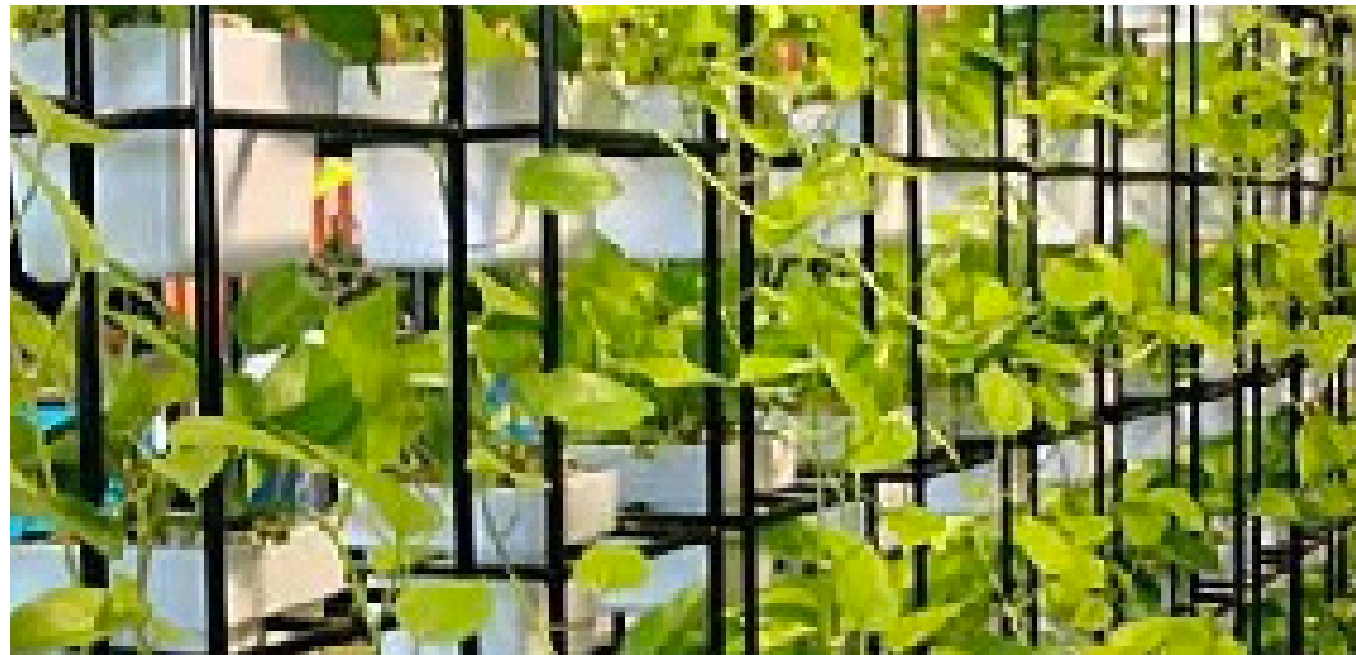
1 LEVEL 3 FLOOR PLAN
3/32" = 1'-0"





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1810 30TH ST HOTEL
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PROJECT SUMMARY

# FLOORS	3 STORIES ABOVE GRADE, 1 STORY GARDEN
TOTAL AREA	81,420 GSF
GUESTROOMS	135 KEYS
PARKING REQ'D	158 SPACES (1 PER KEY + 1:300 USABLE \$F)
STACKER PKNG PROV'D	77 SPACES
SURFACE PKNG PROV'D	27 SPACES
TOTAL PARKING PROV'D	104 SPACES 77% OF REQ'D

BUILDING PROGRAM

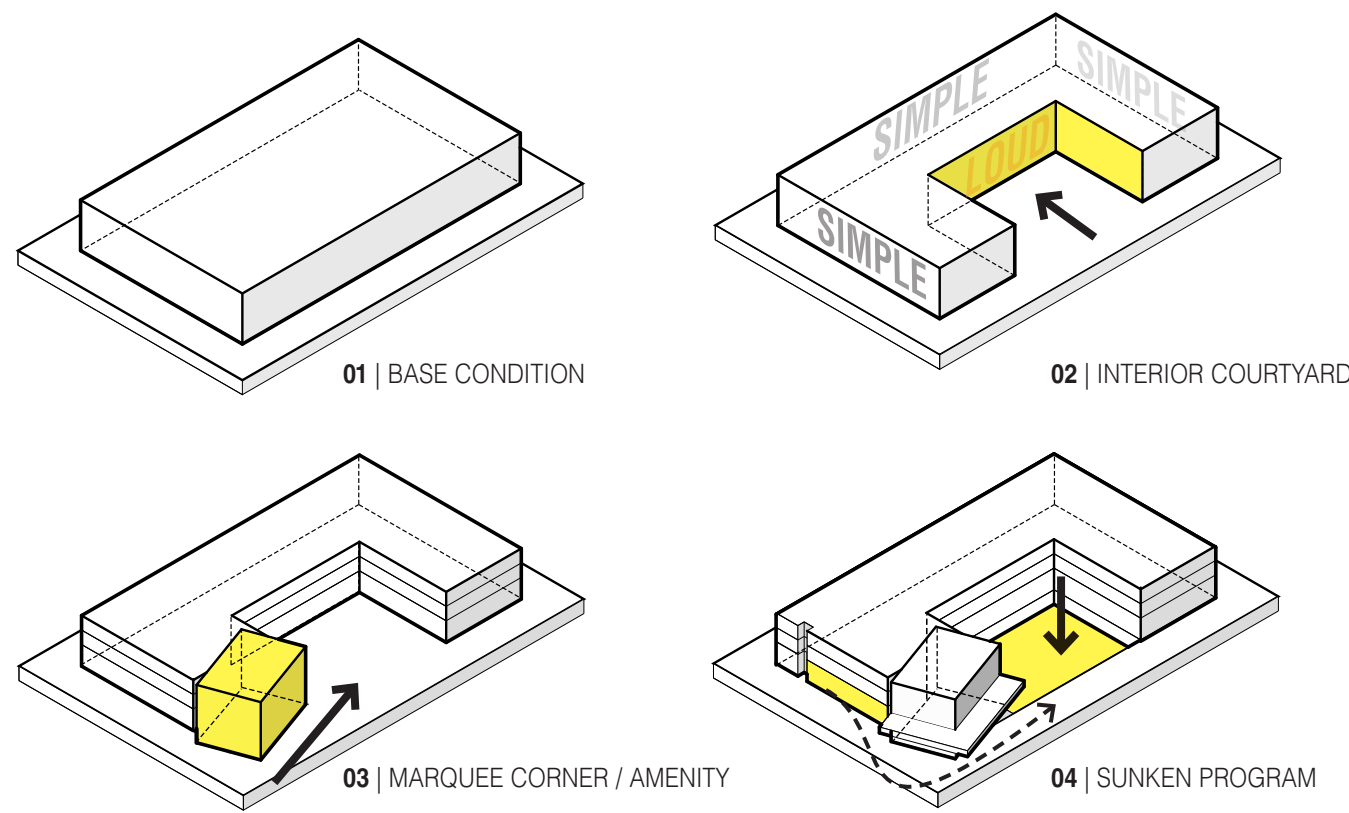
LOWER LEVEL	3 KEYS
GUESTROOMS	900 GSF
WELCOME AREA/AMENITY	2,250 GSF
BOH	3,243 GSF
PARKING	10,750 GSF
CIRCULATION	3,212 GSF
SUBTOTAL	20,355 GSF

LEVEL 01	40 KEYS
GUESTROOMS	13,942 GSF
WELCOME AREA/AMENITY	2,980 GSF
BACK OF HOUSE	908 GSF
CIRCULATION	2,525 GSF
SUBTOTAL	20,355 GSF

LEVEL 02	47 KEYS (3 SUITES)
GUESTROOMS	16,640 GSF
BOH	575 GSF
WELCOME AREA	155 GSF
CIRCULATION	2,985 GSF
SUBTOTAL	20,355 GSF

LEVEL 03	45 KEYS (3 SUITES)
GUESTROOMS	10,782 GSF
BOH	575 GSF
WELCOME AREA/ ROOF AMENITY	1,385 GSF
CIRCULATION	7,568 GSF
SUBTOTAL	20,355 GSF

FORM DRIVERS



DESIGN CONCEPT

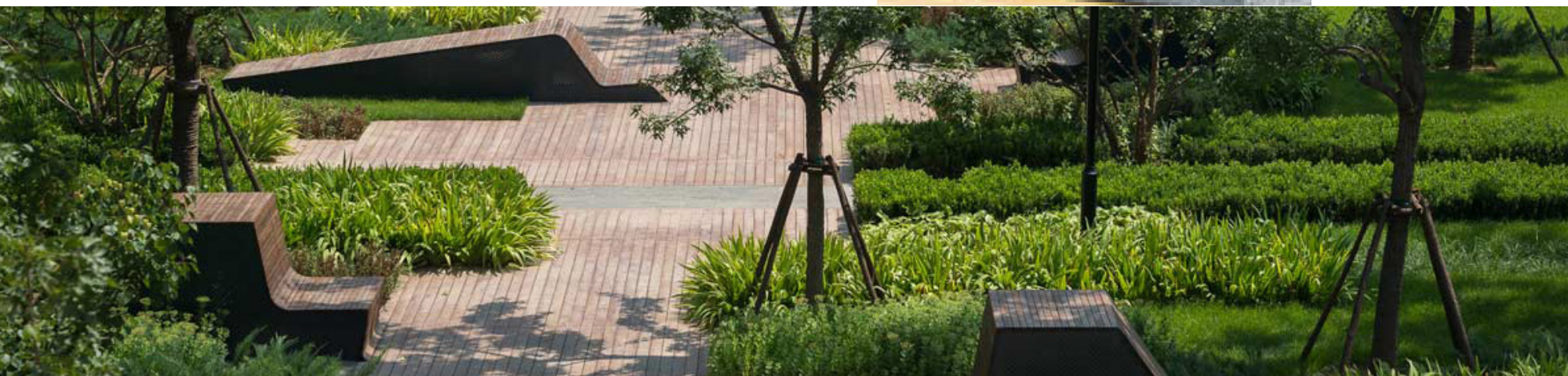
An unexpected stop for the Boulder visitor.

This is a place where a fresh materials blend with local craftsman, in a curated environment.

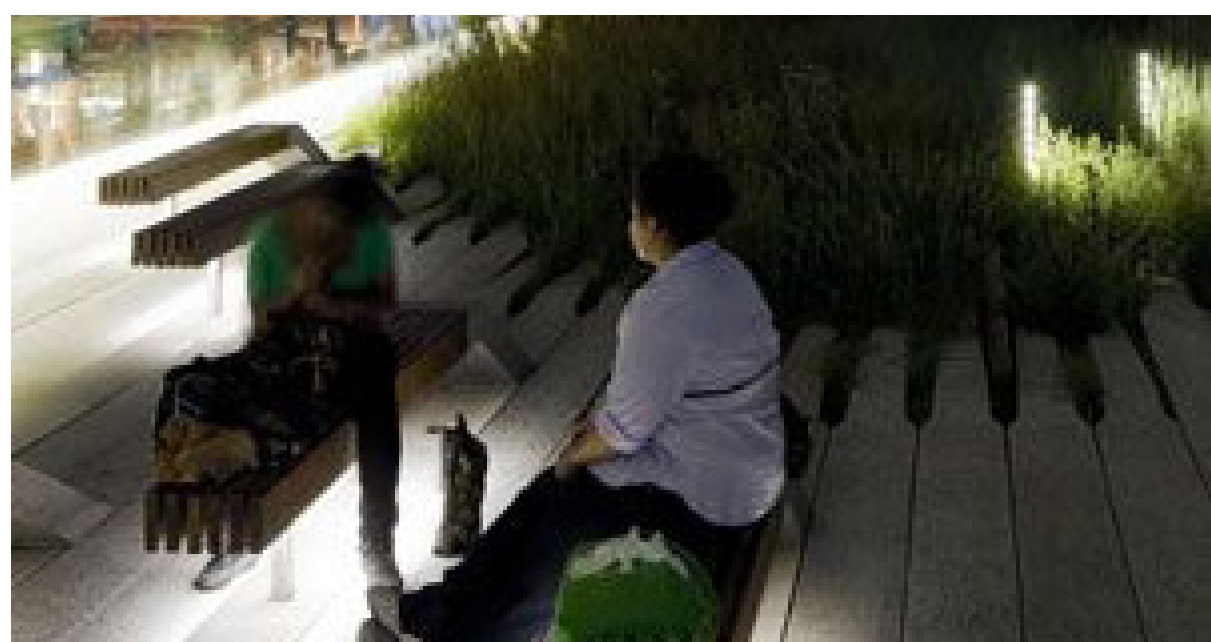
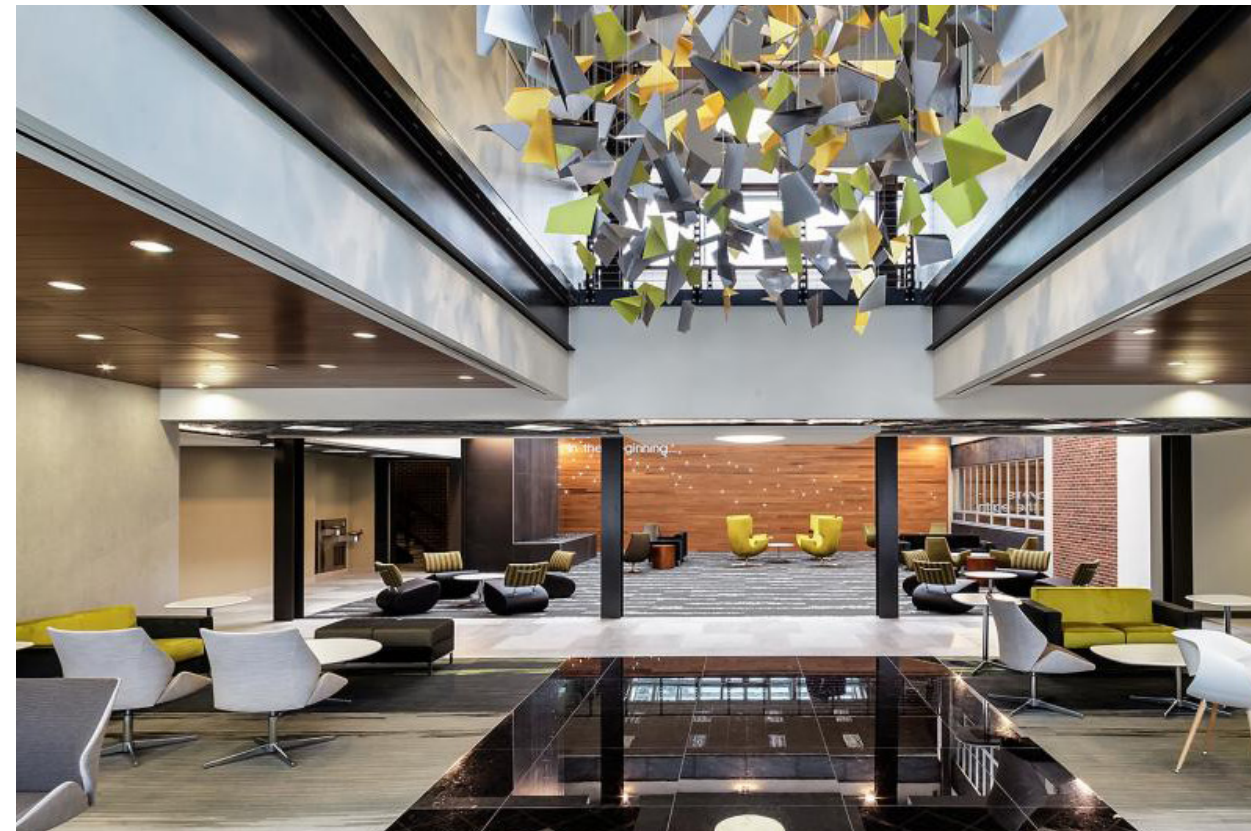
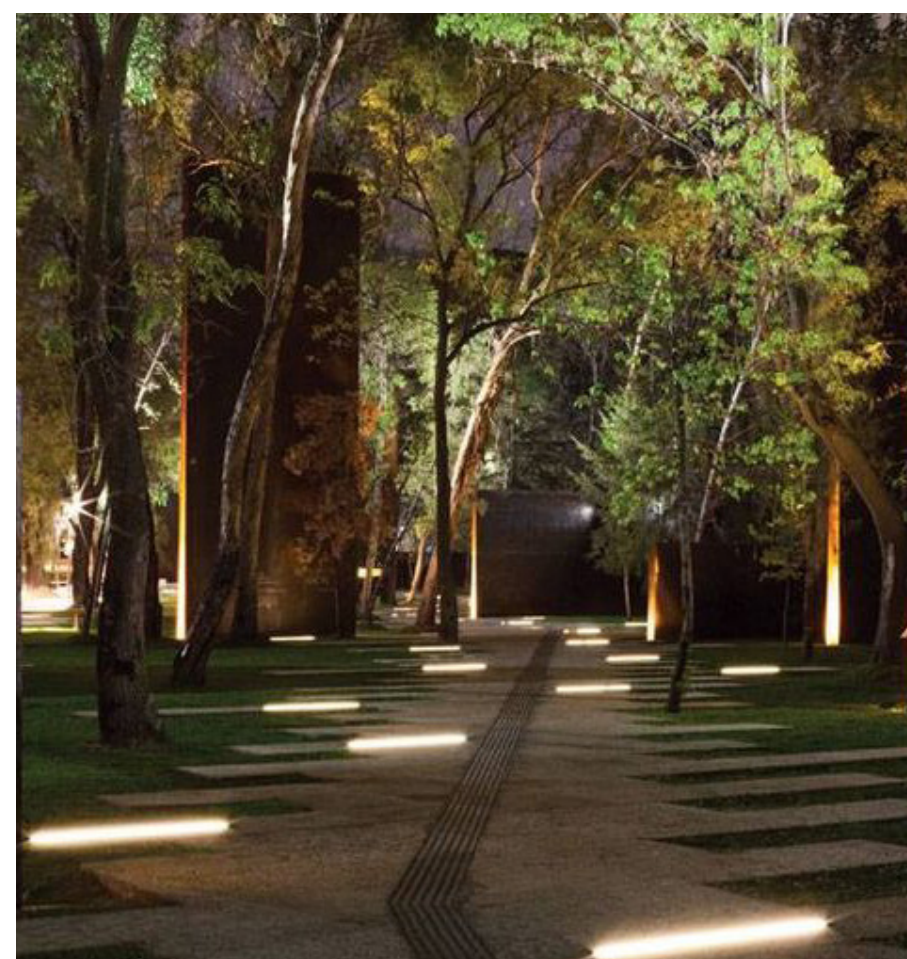
This is a place where landscape and hardscape combine to create a nature-focused environment on an urban edge.

This is a place where comfort can also be met with sophisticated and crisp.

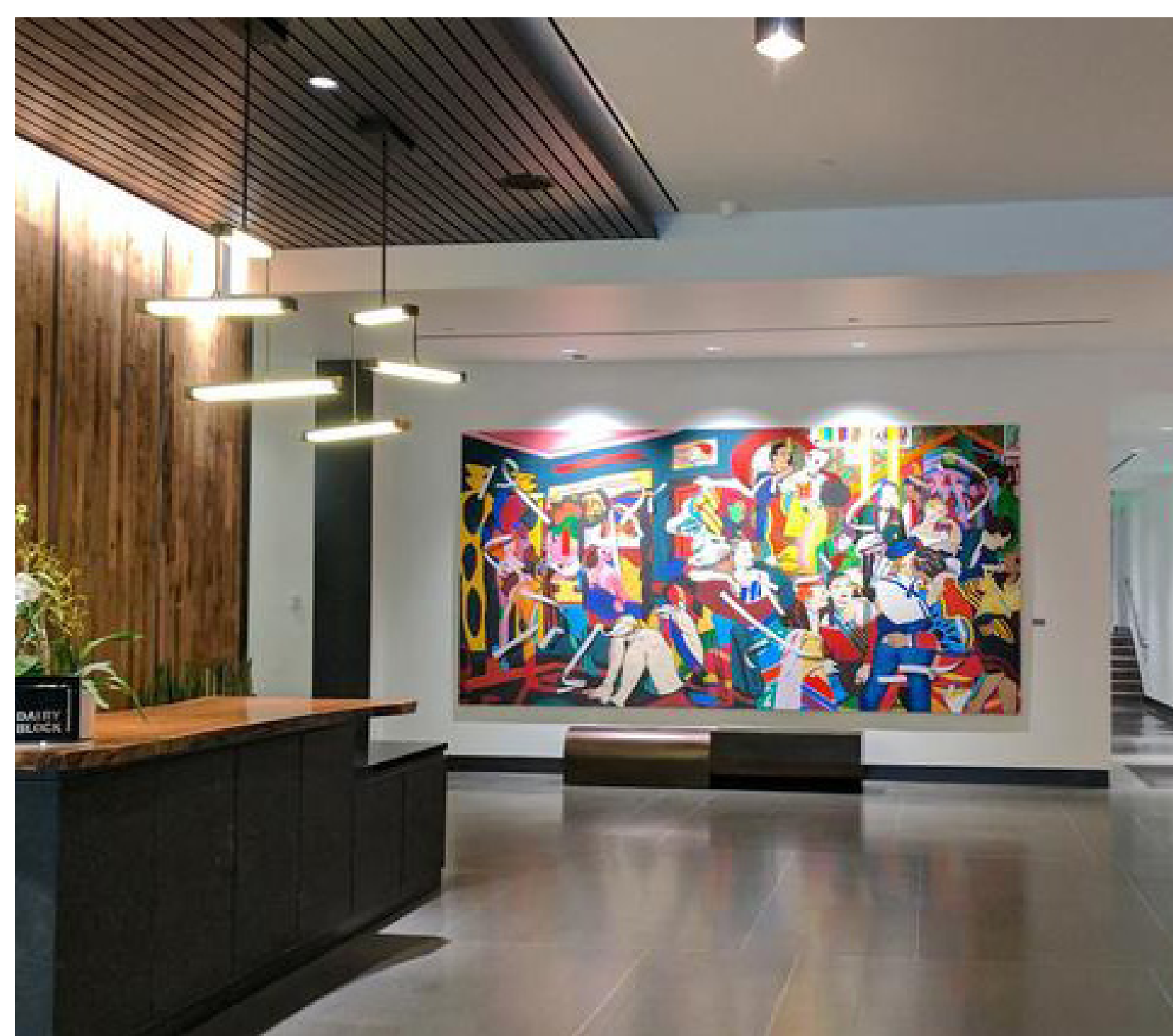
This is a place the visitor will remember.



COURTYARD CONCEPTS



Dynamic **LIGHTING** / experience
Multi-level connection
Interior to exterior amenity + **ARTISTIC**
Unique space for events
INFORMAL SEATING & landscape
EFFICIENT hotel rooms



INTERIOR CONCEPTS



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1810 30TH ST HOTEL

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CONCEPTS

SCALE:
SHEET NUMBER

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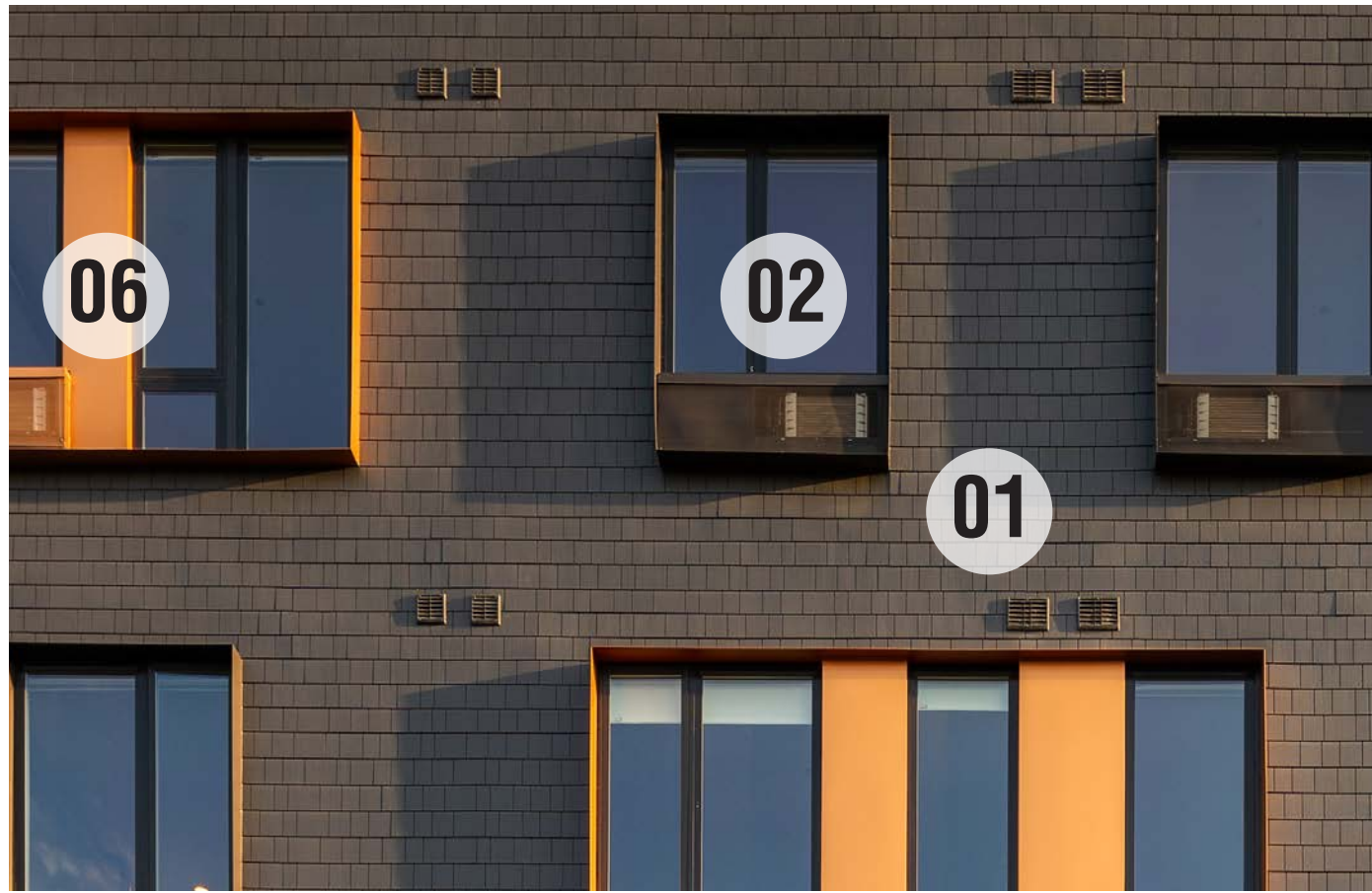
1810 30TH ST HOTEL

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CONCEPT REVIEW

SHEET TITLE:
EXTERIOR CONCEPTS

SCALE:
SHEET NUMBER

23.6



PED VIEW LOOKING NORTH ON 30TH ST



AERIAL VIEW LOOKING NORTHEAST



MATERIAL LEGEND



EXTERIOR CONCEPTS



PED VIEW LOOKING SOUTH ON 30TH ST



VIEW AT GARDEN LEVEL POOL/PLAZA



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1810 30TH ST HOTEL

ISSUED FOR:
CONCEPT REVIEW

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE:
SHEET NUMBER

23.7



1 NORTH ELEVATION

1" = 10'



2 WEST ELEVATION [30TH ST]

1" = 10'



3 SOUTH ELEVATION

1" = 10'



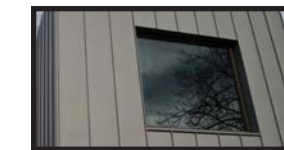
4 EAST ELEVATION [COURTYARD]

1" = 10'

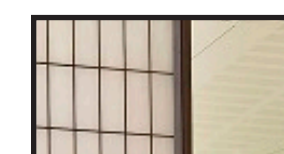
MATERIAL LEGEND



01 SIDING



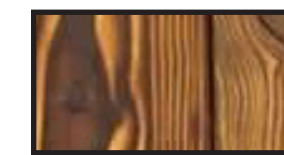
02 VINYL GLAZED WINDOW



03 GLAZING / MTL PNL OR KALWALL



04 STANDARD MASONRY



05 SIDING



06 ACCENT MTL PANEL



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1810 30TH ST HOTEL
ISSUED FOR:
CONCEPT REVIEW

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE:
SHEET NUMBER
23.8



1 SOUTH ELEVATION (COURTYARD)
1" = 10'



2 WEST ELEVATION [COURTYARD]
1" = 10'

MATERIAL LEGEND

	01 SIDING
	02 VINYL GLAZED WINDOW
	03 GLAZING / MTL PNL OR KALWALL
	04 STANDARD MASONRY
	05 SIDING
	06 ACCENT MTL PANEL



3 EAST ELEVATION
1" = 10'



MEMORANDUM

1810 30TH ST. HOTEL PROJECT – TRIP GENERATION ANALYSIS

23-7849.00

DATE: October 2, 2018
 TO: City of Boulder Planning and Development Services
 Department
 ADDRESS: 1739 Broadway
 CITY/STATE: Boulder, CO 80302
 COPY TO: Mr. Joseph Anastasi, OZ Architecture
 FROM: Jeff Weckstein
 PROJECT NAME: 1810 30th Street Parking Analysis – Trip Generation
 PROJECT NUMBER: 23-7849.00

Walker is pleased to submit this trip generation analysis for the proposed 1810 30th Street project in the City of Boulder. The proposed project consists of a 142-key hotel and ancillary hotel uses such as a meeting room and fitness center. The proposed project would displace an existing 11,500 square foot commercial retail building that is currently occupied and generating trips.

TRIP GENERATION ANALYSIS METHODOLOGY

To determine the project's anticipated trip generation, Institute of Transportation Engineers (ITE) 10th Edition trip generation equations for the office land use were utilized. The analysis calculates the AM peak hour trips, PM peak hour trips and average daily trips (ADT) forecast to be generated by the proposed hotel project.

Table 1 summarizes the ITE trip generation equations for the hotel land use as well as the traffic generation of the proposed project based on these equations.

Table 1: Trip Generation of Proposed Pearl East Development

Proposed Land Use (ITE Code)	Unit	AM Peak Hour			PM Peak Hour			Daily Trips
		In	Out	Total	In	Out	Total	
Hotel (310)	X = Rooms	T= 0.50(X) - 5.34			T= 0.75(X) - 26.02			T = 11.29(X) - 426.97
		59%	41%	100%	51%	49%	100%	50 % In / 50 % Out
Proposed Use	Quantity	Project Vehicle Trips at Driveways						
Hotel	142-Rooms	39	27	66	41	40	81	1176

Note: TSF = Thousand Square Feet

As shown in Table 1, the proposed 1810 30th Street project is projected to generate 66 AM peak hour trips, 81 PM peak hour trips and 1,176 daily trips on the surrounding roadway network. The analysis shown in Table 1 assumes no reduction in trip generation associated with nearby transit opportunities or reduction in trips that may be achieved by implementation of a transportation demand management (TDM) plan.

- Based on research collected by Walker, the drive-in rate for hotels in Boulder is 48%, with the majority of the 52% who do not bring a car using transportation network companies (TNCs), i.e. Uber, Lyft, et al. to access hotels. Since TNC trips also involve the use of a motor vehicle, for the purposes of trip generation the lower drive-in rate does not necessarily reduce trips in the same way it reduces parking demand.

**MEMORANDUM****1810 30TH ST. HOTEL PROJECT – TRIP GENERATION ANALYSIS**

23-7849.00

- The project site is directly served by RTD Bound Bus Route, which travels between Diagonal Highway and Broadway, primarily along 30th Street, with headways of approximately 15 minutes during the day on 30 minutes in the evening on weekdays, and headways of 30 minutes throughout the day on weekends and holidays.
- This preliminary analysis does not take a trip credit for the existing, active land uses on the site. If the City of Boulder allows for an existing use trip credit, the proposed project's net new trip generation would be even less than the 66 AM peak hour trips, 81 PM peak hour trips and 1,176 daily trips shown above.

The project site currently has access at one location on 30th Street which would be retained by the proposed project. The site appears to currently provide secondary access to the back of house of the Market Square Shopping Center to the north; this shared access would be eliminated by the proposed project. Additionally, there is a connection between the current site and the Sussex One office building to its south, which would also be eliminated by the proposed project.

Per section 2.02 (B) of the City of Boulder Design and Construction Standards, a traffic study is required for any development proposal where trip generation from the development during the peak hour of the adjacent street is expected to exceed 100 vehicles for nonresidential land uses. Since the 1810 30th Street hotel project is projected to generate 66 AM peak hour trips, and 81 PM peak hour trips, even before accounting for the trip generation of existing uses on the site, the threshold for further traffic analysis is not met.

TRIP DISTRIBUTION, MODE SPLIT, AND ASSIGNMENT

As part of the trip generation analysis, a preliminary trip distribution in the immediate vicinity of the project site was prepared for the proposed project based on the location and levels of nearby development. As a hotel use, the project will include trips associated with guests arriving for and departing from their stays, as well as more local trips as they conduct their business and/or leisure during their stay.

Figure 1 shows the projected trip distribution of Project trips.

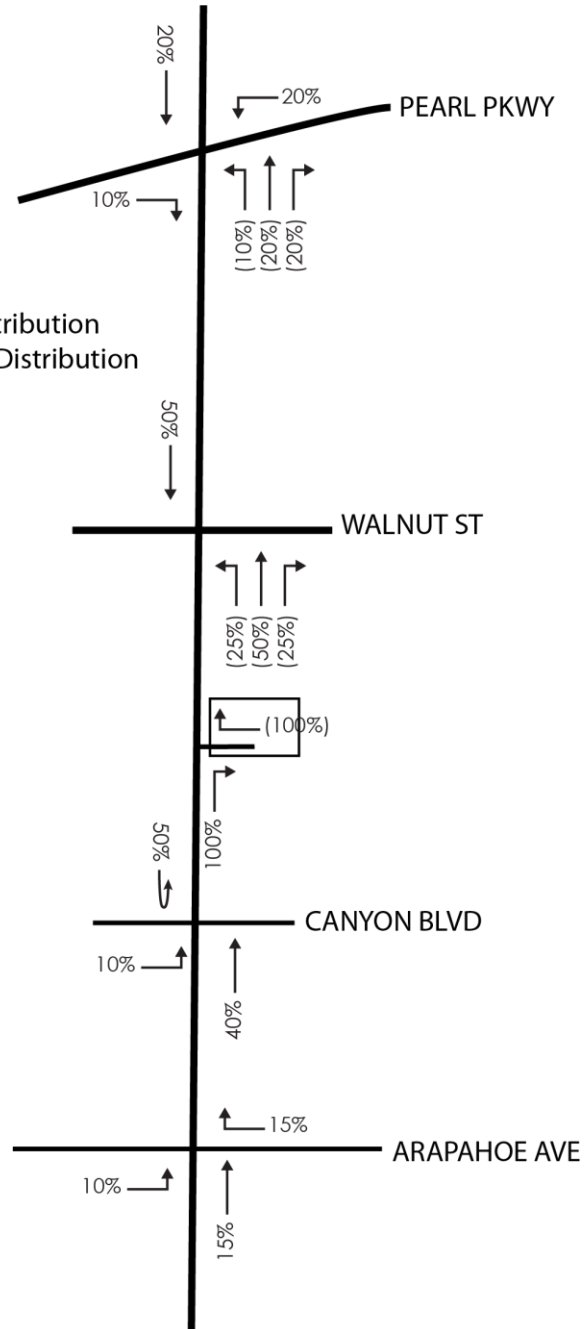
Figure 2 shows the AM/PM peak hour trip assignment of the Project trips calculated in Table 1.

**MEMORANDUM****1810 30TH ST. HOTEL PROJECT – TRIP GENERATION ANALYSIS**

23-7849.00

Figure 1: Trip Distribution of Proposed Project Trips

Legend:
 XX% - Inbound Trip Distribution
 (XX%) - Outbound Trip Distribution



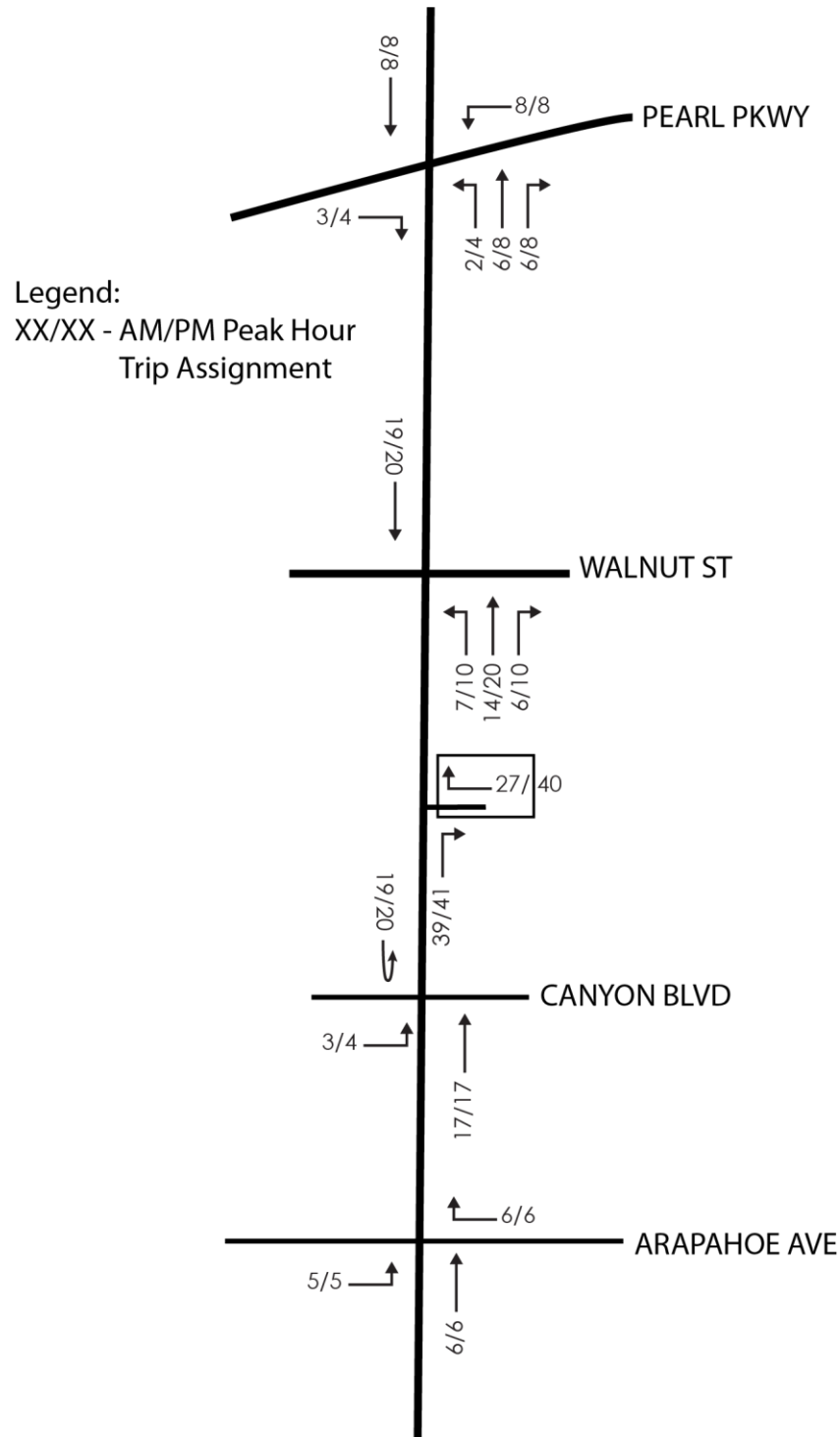


MEMORANDUM

1810 30TH ST. HOTEL PROJECT – TRIP GENERATION ANALYSIS

23-7849.00

Figure 2: AM/PM Peak Hour Trip Assignment of Proposed Project Trips





MEMORANDUM

1810 30TH STREET HOTEL PARKING DEMAND ANALYSIS

DATE: October 2, 2018
 TO: City of Boulder Planning and Development Services Department
 ADDRESS: 1739 Broadway
 CITY/STATE: Boulder, CO 80302
 COPY TO: Mr. Joseph Anastasi, OZ Architecture
 FROM: Mallory Baker
 PROJECT NAME: 1810 30th Street Hotel- Parking Demand Analysis
 PROJECT NUMBER: 23-7849.00

Walker Consultants (Walker) has conducted a parking demand analysis for a proposed hotel located at 1810 30th Street in Boulder, Colorado. This demand analysis is intended to support the request for approval of a reduction in the number of off-street parking spaces provided for the subject development's uses, primarily based on drive ratios among its primary users.

Based on industry-standard base parking ratios by use, hourly and monthly demand distribution by use, and projected drive-in ratios by use, Walker recommends a supply of **70 parking spaces** to satisfy typical peak parking demand.

INTRODUCTION

The design and development team is in the concept review stage for a 142-room hotel located at 1810 30th Street in Boulder. The hotel rooms are the only parking demand-generating component of the subject development; while the hotel includes some amenity space, such as a small meeting room for staff, a fitness center, and lobby space, this floor area is entirely internal to the hotel and intended for hotel guest and employee use.

The design and development team has engaged Walker to recommend an appropriate demand-based parking supply for the proposed development using Walker's proprietary demand model, which incorporates industry-standard parking ratios for individual land uses coupled with monthly and hourly demand distribution ratios by use, as well as local and regional multimodal transportation trends.

PARKING NEEDS ANALYSIS FACTORS

The following section sets forth projected parking needs based on Walker's parking demand analysis. Results are influenced by the following key assumptions:

- **Urban Land Institute (ULI) Standards:** Base parking ratios and hourly demand distribution factors used in this report were derived from the ULI Shared Parking Handbook, Second Edition, an industry standard publication.
- **Hotel Occupancy:** The model assumes 100% hotel occupancy during the peak day to ensure that the recommended demand-based parking supply can accommodate all fluctuations in occupancy patterns. Of note, average hotel occupancy in the Boulder area, pursuant to data provided by Boulder hotel operators, generally ranges from 70-75%, depending on time of year.



- High Alternative Transportation Usage among Hotel Guests:** In recent years, there has been a significant decline in drive-in ratios to hotels, primarily due to the increasing usage of Uber and Lyft among hotel patrons. Additionally, the proposed development is served by the AB/AB1/AB2 route, which provides service between Denver International Airport and locations throughout Boulder. Pursuant to data provided by Towne Park, a parking operator responsible for the operation of two hotel parking facilities in Boulder and nine hotel parking facilities in Downtown Denver, the peak drive-in ratio for Boulder hotels was 48% in 2017. Walker has utilized this ratio to project parking needs for the subject development.
- High Alternative Transportation Usage among Hotel Employees:** Walker incorporated a 60% drive ratio for the hourly employees of the hotel, based on the results of Boulder Valley Employee Survey and the 2016 (most recent) American Communities Survey implemented by the U.S. Census Bureau.

Based on factors discussed above, as well as Walker's research database of similar hotel properties on Transit-Oriented Development (TOD) sites, we have established the following alternative transportation and captive adjustments (Figure 1):

Figure 1: Drive-In Ratios by User Group

	Hotel Guests	Hotel Employees
Driving Ratio (1)	48% weekday/ 48% weekend	60% weekday/60% weekend

(1) The driving ratio is the expected percentage of users expected to drive to the site.

PARKING NEEDS ANALYSIS RESULTS

Based on projected peak demand occurring on a weekday at 8:00 AM, Walker projects a parking need of 70 spaces to satisfy demand at the subject development. The following figure (Figure 2) depicts projected peak day demand by use.

Figure 2: Typical Peak Demand by Use (Weekday, 8:00 AM)

Use	Base Ratio	Peak Hour Presence	% Driving	Peak Hour Demand 8:00 AM
Hotel Guests	1.0/room	72%	48%	49
Hotel Employees	0.25/room	100%	60%	21
Total				70

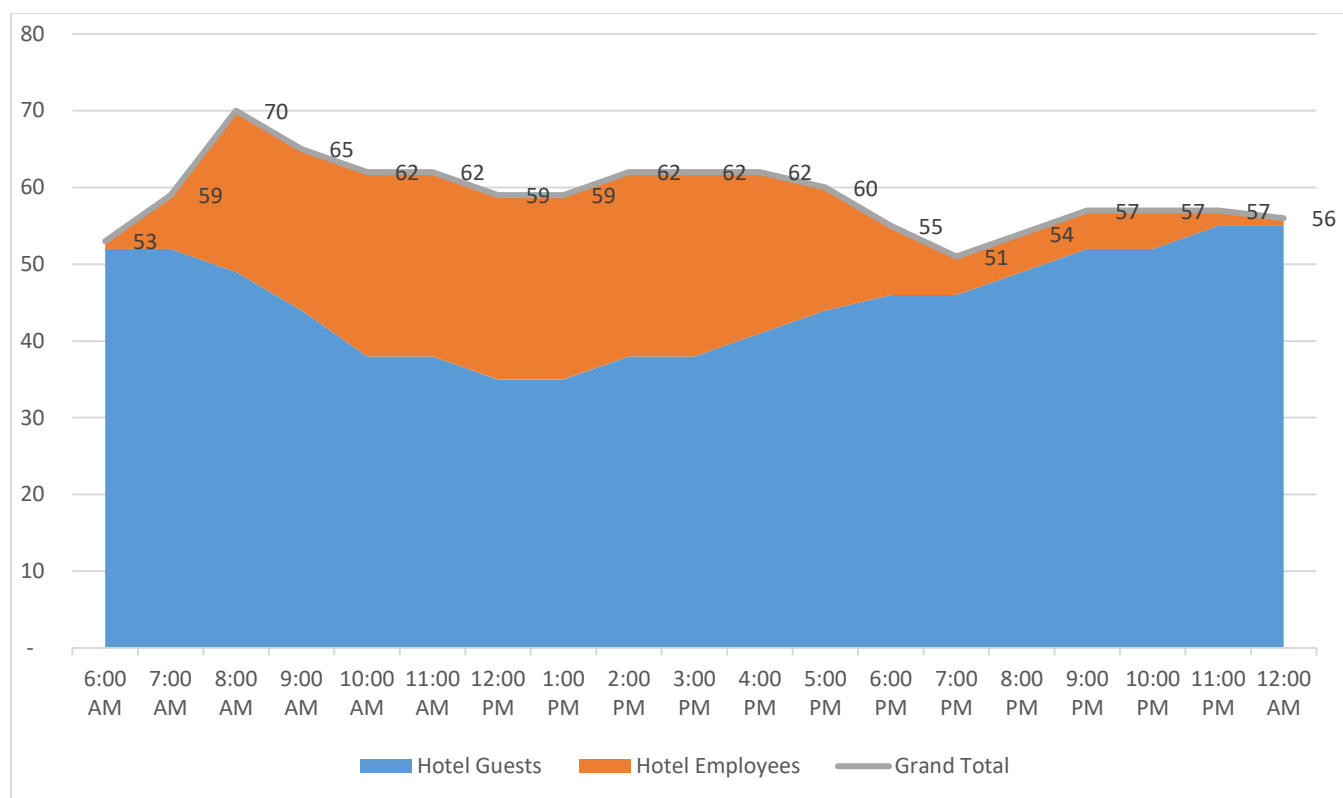
The following figure (Figure 3) shows the hourly demand distribution of the various uses on the peak day (a peak weekday).



MEMORANDUM

1810 30TH STREET HOTEL PARKING DEMAND ANALYSIS

Figure 3: Typical Peak Weekday Hourly Demand Distribution



The following figure (Figure 4) depicts demand by use at the weekend peak.

Figure 4: Typical Peak Weekend Demand by Use (8:00 AM)

Use	Base Ratio	Peak Hour Presence	% Driving	Peak Hour Demand 9:00 PM
Hotel Guests	0.90/room	78%	48%	48
Hotel Employees	0.18/room	100%	60%	15
Total				63

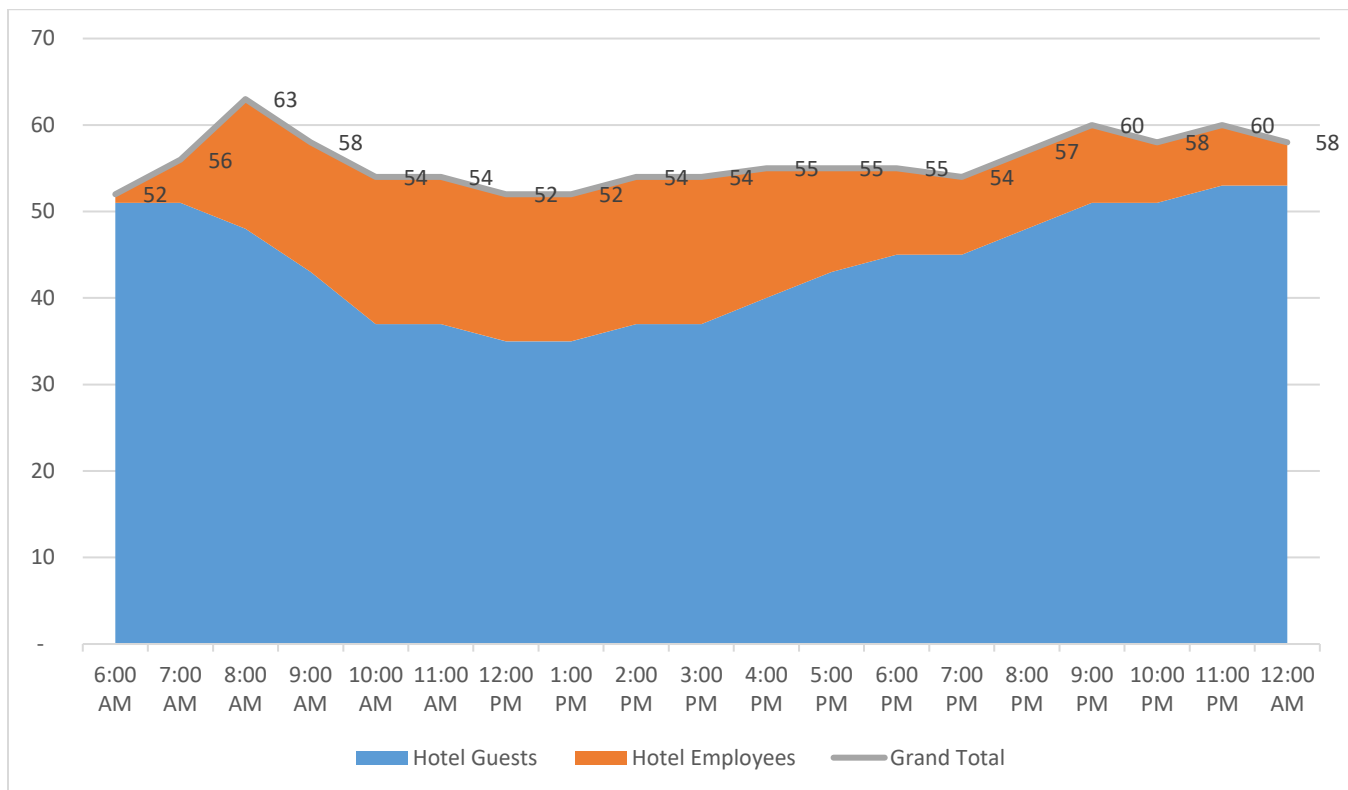
The following figure (Figure 5) depicts hourly demand distribution of the various uses on the weekday peak.



MEMORANDUM

1810 30TH STREET HOTEL PARKING DEMAND ANALYSIS

Figure 5: Typical Peak Weekend Hourly Demand Distribution



PARKING REQUIRED PER ZONING

Pursuant to Table 9.4 in Section 9.9.6 of the Boulder City Code, the off-street parking requirements for the subject development are one (1) off-street parking space per unit, for a total requirement of 142 off-street parking spaces.

The purpose of the City of Boulder parking standards, pursuant to Section 9.9.6, are to “provide adequate off-street parking for all uses, to prevent undue congestion and interference with traffic carrying capacity of city streets, and to minimize the visual and environmental impacts of excessive parking lot paving.” Parking reductions are permitted provided that the parking needs of the use will be adequately served through off-street and on-street parking; the reduction may also be supported by differences in hourly demand distribution among different uses in mixed-use projects or multimodal transportation usage.

CONCLUSION/SUMMARY

In conclusion:

- Projected Parking Demand/Recommended Parking Supply:** Based on industry-standard and supported and locally-specific base parking ratios, driving ratios, and daily/hourly demand distribution factors for the primary user groups of the subject development, the projected peak parking demand, and recommended parking supply, is **70 spaces**.

**MEMORANDUM****1810 30TH STREET HOTEL PARKING DEMAND ANALYSIS**

- **Comparison to Zoning Requirement:** Required off-street parking for this use 1 space per hotel room, or 142 total spaces for the subject development. Compared with this zoning requirement, the demand-based recommended parking supply of 72 spaces represents a 51% total reduction.
- **Key Factors:** The key factor differentiating the off-street parking required by zoning to the demand-based recommended parking supply is the documented average driving ratio for similar hotel properties in the Boulder area—primarily due to the advent and pervasiveness of Transportation Network Companies (TNCs) like Uber and Lyft, but also supported by multimodal access options between Boulder and Denver International Airport (the AB/AB1/AB2 RTD bus line).

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WALKER FIRM PROFILE

Walker Consultants is the global leader in providing parking consulting and parking design services. Founded in 1965, we pioneered the field of parking consulting. Today, the firm has over 300 employees delivering a wide range of parking planning, design, engineering, and restoration services. As a full-service firm with a singular focus on all aspects of the parking industry, we are able to serve a broad spectrum of markets, including government, event venues, entertainment, hospitality, athletic venues, healthcare, education, aviation, residential, retail, and commercial development. This diversity allows our staff to use their increasingly exhaustive industry knowledge to develop best practices for market-specific parking issues, unlocking the full potential of every project they work on.

Though well-known for our design expertise, Walker also offers the total spectrum of parking-related consulting services. Our "Parking Consulting and Study Services Group" is a division within the company that specializes in the development of parking strategy plans including parking planning studies, parking financial studies, parking operations studies, parking management plans, and parking access and revenue control consulting.

In the last ten years alone, our study professionals have produced over two hundred studies for municipal clients. The elements of these studies include the following:

- Parking Master Planning
- Supply and Demand Projections
- Parking Management Solutions
- Transportation Demand Management
- Parking Policy Recommendations
- Financial Feasibility Analyses
- Best Practices
- Parking Technology
- Operations Assessments
- Consensus Building

What makes Walker uniquely qualified within the field of parking consulting is the fact that we are not just another business—we are a learning organization as well. Walker sets aside a percentage of net revenues every year to invest in training and research. We do more than other companies to make sure our staff are at the forefront of the industry. We offer our clients the added benefit of key industry research (such as our work on the Urban Land Institute (ULI) Shared Parking Handbook, Second Edition); primary roles in parking's top professional organizations; and the ability to call upon our widely knowledgeable staff to solve any parking or transportation problem.



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

GENERAL DATA PROPERTY

Street Address: 1810 30th Street, Boulder, CO, 80301

Legal Description: *SE 1/4 Section 29, T1N, R70W of the 6th P.M. City and County of Boulder, State of Colorado*

Lot Area: *50,167 SF*

PROPOSAL/WRITTEN STATEMENT

This area East of 30th St in Boulder has been transforming over the years; a mix of new retail and office development, and older lower density parking and commercial spaces. The influx of tech companies and office local business activity necessitates a unique hotel experience in close proximity.

The needs of the modern transient user are much different than the past. The development of multi-modal transit opportunities, car sharing optimization, and direct ride services such as Uber and Lyft, serve the business hotel user in a way that directly addresses their needs now and into the future. Our project seeks to refocus the paved surface mindset with a special attention to creating a place where landscape and hardscape combine to create a nature-focused environment on an urban edge. This unexpected and specially curated environment will address the Boulder modern visitor with efficiency, craft, landscape and direct service.

To address these needs which are in alignment with the local area's values, we are proposing both a vehicle reduction and an additional car sharing agreement with the adjacent neighbors that is based on programmatic hours / usage and sharing. The individual vehicle needs based on similar precedents are detailed in the attached transportation analysis. By rethinking the transient population needs, we can offer an experience that is more focused on efficiency and biophilia.

RESPONSES TO GUIDELINES FOR REVIEW

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:
Response: Refer to the included context map for surrounding areas. There is a variety of mixed uses adjacent to the site. Currently, there is not a hotel that occupies 30th Street, so the addition of this use would provide a valuable programmatic offering in this mixed-use district. The site itself does not have any significant features or architecture that can be leveraged in the proposal of this project.
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, sub-community and sub-area plans:
Response: We anticipate a simple site review process, and are not proposing a controversial project but instead, one that will enhance the adjacent neighborhood as it currently exists.



3. Applicable criteria, review procedures, and submission requirements for a site review:
Response: This proposal is by-right in use and height. The site review is triggered by our proposed building area. We are also proposing a progressive parking strategy to limit the growth of parking lots and respond to our neighborhood businesses whose parking occupancy is off-hours from this use.
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:
Response: None anticipated.
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 requirement of the transportation master plan, possible trail links, and the possible need for a traffic or transportation study:
Response: The written statement above and included context map, project data, and traffic demand management study illustrate our projects' intent to leverage the off-hours uses of our neighboring properties and reduce the need to build additional on-site parking that will result in more un-used parking spaces in the neighborhood. Our location on 30th Street is adjacent to the highly visited 29th Street Mall, which has a richly populated transportation system. Because of the proximity to local businesses, we do not anticipate a majority of the visitors will be driving to our Hotel, but rather take alternate means of transportation (ie. Uber) from the airport to this location, again reducing the need for on-site parking.
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:
Response: The property is within the current 500 year flood zone (NOT high hazard, conveyance, or 100 year) but the property is not within the 500 year flood zone under the proposed new map. There are no other additional environmental concerns associated with this property.
7. Appropriate ranges of land uses:
Response: In this zone, a hotel is an allowed use per table 6-1.
8. The appropriateness of or necessity for housing:
Response: There are many existing and current developments along 30th Street that are adding significant residential units to the area.

**CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
February 7, 2019
1777 Broadway, Council Chambers**

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: <http://www.bouldercolorado.gov/>

PLANNING BOARD MEMBERS PRESENT:

Liz Payton, Chair
John Gerstle
Crystal Gray
Peter Vitale
Harmon Zuckerman

PLANNING BOARD MEMBERS ABSENT:

Bryan Bowen, Vice Chair
David Ensign

STAFF PRESENT:

Charles Ferro, Development Review Manager
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Specialist III
Elaine McLaughlin, Senior Planner
Sloane Walbert, Senior Planner
Jay Sugnet, Senior Housing Planner
Jim Robertson, Comprehensive Planning Manager
Jean Gatza, Senior Planner
Kalani Pahoa, Urban Designer
Michelle Allen, Inclusionary Housing Program Manager

1. CALL TO ORDER

Chair, **L. Payton**, declared a quorum at 6:06 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **C. Gray** and seconded by **H. Zuckerman** the Planning Board voted 5-0 (**D. Ensign**, **B. Bowen** absent) to approve the December 20, 2018 minutes as amended.

3. PUBLIC PARTICIPATION

- a) **Craig Ferraro** informed the board that he teaches a real estate class at CU and has invited his class to observe a public meeting.
- b) **Macon Cowles** addressed the board regarding the Alpine-Balsam project and encouraged the need for workforce housing on that site. He hopes the single-family neighborhoods which surround that area do not have the ability to direct how that site will be developed.

- c) **David Adamson** addressed the board regarding the Alpine-Balsam project and the city has an opportunity to do something transformational at that site. He would like the city values around sustainability and diversity generate ideas.

4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS

5. PUBLIC HEARING ITEMS

- A. AGENDA TITLE: Public hearing and consideration of a Use Review application (case no. LUR2018-00058) for a change in the operating characteristics of the Colorado Chautauqua Cottage 1 (aka Galey Cottage) within Chautauqua that operates in the use category of “Government Facility.” Proposed is a small events and meeting space venue as well as a short-term rental for lodging at Chautauqua. No change to the square footage of the building is proposed. Exterior improvements and maintenance are proposed as approved through HIS2017-00369. Minor landscape changes are also proposed.

Board members were asked to reveal any ex-parte contacts they may have had on this item.

- **J. Gerstle** disclosed that he has interest in a property within 600 feet of the Chautauqua boundaries. However, this proposal is unlikely to have an impact to his property and he can remain objective and fair in this manner. **C. Gray** disclosed that she had once lived at Chautauqua and served on past boards related to Chautauqua, but that she can remain impartial regarding this Use Review. **P. Vitale, L. Payton** and **H. Zuckerman** had no ex-parte contacts.

Staff Presentation:

C. Ferro introduced the item.

E. McLaughlin presented the item to the board.

Board Questions:

E. McLaughlin answered questions from the board.

Applicant Presentation:

Shelly Benford, Executive Director of Colorado Chautauqua Association, **Jeff Medanich**, Director of Sustainability of Colorado Chautauqua Association, **Wanona Tara**, Director of Sales of Colorado Chautauqua Association, presented the item to the board.

Board Questions:

Shelly Benford, Jeff Medanich and **Wanona Tara**, representing the applicant, answered questions from the board.

Public Hearing:

- 1) **Henry Beer** spoke in support of the project.
- 2) **John Woodberry** spoke in opposition to the project.
- 3) **Olivia Foulkrod** (pooling time with **Cici Foulkrod, Max Foulkrod**) spoke in opposition of the project.
- 4) **Star Waring** spoke in support of the project.
- 5) **Jay Greer** spoke in opposition to the project.
- 6) **Mary Margaret Greer** spoke in opposition to the project.

- 7) **Susan Dawson** spoke in opposition to the project.
- 8) **Emily Wenring** spoke in opposition to the project.
- 9) **John Foulkrod** spoke in opposition to the project.
- 10) **Tom Galey** spoke in opposition to the project.
- 11) **Chris van de Honert** spoke in opposition to the project.
- 12) **Catherine Sparkman** spoke in support of the project.
- 13) **Georgia Chamberlain** spoke in opposition to the project.
- 14) **Cindy Schmidt** spoke in support of the project.
- 15) **Nan Anderson** spoke in support of the project.
- 16) **Bruce Newmann** spoke in support of the project.
- 17) **Karl Anuta** spoke in opposition to the project.
- 18) **John Kenyon** spoke in support of the project.
- 19) **Kristian Woyna** spoke in opposition to the project.
- 20) **Dorothy Riddle** spoke in opposition to the project.
- 21) **Kristin Lewis** spoke in support of the project.
- 22) **Lew Harstead** (pooling time with **Sally Lasater, Joe Stepanek, Mary Ellen Vaughan**) spoke in opposition of the project.
- 23) **Joshua Taxman** spoke in support of the project.
- 24) **Kathleen Woodberry** spoke in support of the project.

Board Comments:

Key Issue: Is the use consistent with RL-1 zoning?

- **H. Zuckerman** stated what should be reviewed in terms of use does the proposed use meet the vision and terms of what Chautauqua has been based on. The use of Chautauqua has been determined in the past as “governmental use” which is broad. If a change is to be approved, it must be within the core functions of what Chautauqua has represented. He stated that he could support the proposal as being a consistent change within the existing zoning.
- **J. Gerstle** agreed with **H. Zuckerman**.
- **C. Gray** added the consistency would depend upon how next key issues were resolved.

Key Issue: Does use provide service / convenience to neighborhood?

- **P. Vitale** said the use does provide service to the neighborhood.
- **L. Payton** mentioned how the board received comments from the public (in and outside of the Chautauqua boundaries) on both sides of the issue. She said the cottagers do not feel the use would be providing a service or convenience to them. Chautauqua has said it would be providing more sustainability to the organization itself. She stated that the use would comply because it would be helping to sustain Chautauqua which is a service.
- **H. Zuckerman** agreed.
- **J. Gerstle** agreed and stated that the Chautauqua neighborhood is a unique situation. He said it is not clear to state that all cottagers oppose the use as the board had received many mixed messages. Boulder is the owner of Chautauqua and it serves not only the residents who reside within Chautauqua, but all residents of Boulder. He said many people would benefit by moving ahead with this change and he would support it.
- **C. Gray** said the uses proposed such as the nightly rentals for CCA sponsored events or lectures, long-term rentals and green room space would be benefits and conveniences. She had concern

surrounding the proposed “private events”. They would only serve a private portion of the community whereas the aforementioned events would serve the broader community.

- **H. Zuckerman** stated that “private events” should not be demonized.
- **P. Vitale** agreed with **H. Zuckerman**.

Key Issue: Is use compatible with the character of the area?

- **L. Payton** said Cottage 1 appears to be a part of the residential section of Chautauqua rather than the public or event portion of Chautauqua, therefore the location does not seem compatible. The operation size and design could be compatible especially if the neighbors worked the CCA on an agreement.
- **H. Zuckerman** said, regarding compatibility, that the proposed site would be located within the publicly oriented facilities of Chautauqua. The size is reasonable. The design is fine and will meet the characteristics. The operating characteristics will be compatible and go above and beyond the level of acceptance of other site reviews that have been approved. He found it compatible.
- **C. Gray** had concern regarding the number of events proposed, how the private events would serve the community, and she did not find the uses compatible. She approved of the green room use.
- **P. Vitale** agreed with **C. Gray**. He did not agree with limiting number of events, but rather with specifying “family” vs. “non-profit” vs. “corporate” events.
- **L. Payton** questioned if a “good neighbor agreement” between the cottagers and CCA could be proposed.
- **P. Vitale** agreed.
- **J. Gerstle** said it would be inappropriate for the city to assist with a “good neighbor agreement” and that it should be CCA’s responsibility to coordinate with the cottagers.
- **C. Gray** suggested a path of conversations for a “good neighbor agreement” between the cottagers and CCA similar to what occurred during the Attention Homes Site Review.

Key Issue: Is use compatible with the infrastructure?

- **C. Gray** said the proposed use will adversely affect the existing streets by adding more traffic and parking. The green room use would be the only benefit.
- **L. Payton** added that CCA has talked about upgrading other parts of infrastructure.
- **J. Gerstle** said the proposal has a beautiful design to minimize the adverse impacts.
- **C. Gray** agreed.
- **L. Payton** said that a lot of care has been taken to the restoration of the cottage and she has confidence that it will not change the predominate character of the surrounding area.

Motion:

On a motion by **L. Payton** seconded by **P. Vitale** the Planning Board voted 5-0 (**D. Ensign, B. Bowen** absent) to approve Use Review (no. LUR2018-00058) incorporating the staff memorandum and the attached Use Review Criteria Checklist as findings of fact, and subject to the recommended conditions of approval and an additional condition that events will end by 9:00 p.m. rather than 10:00 p.m. as originally stated.

On a motion to amend the main motion, by **C. Gray** and seconded by **J. Gerstle**, to reduce the number of events per month to no more than 20 events per month instead of 26, and including no more than 8

evening events instead of 10 evening events, the Planning Board voted 2-3 (H. Zuckerman, L. Payton, and P. Vitale opposed; D. Ensign, B. Bowen absent) Motion failed.

- **H. Zuckerman** said that CCA has established quiet hours from 10pm-8am for the entire Chautauqua community. With the proposed condition, this cabin would be treated differently than any other cabin and he would not be comfortable with that. However, he will vote to approve this motion if this is the only motion on the table. He added that a 20% reduction in event numbers seemed arbitrary when an approvable application has been presented to the board.
- **J. Gerstle** seconded **C. Gray's** motion because it seemed reasonable to start at the level of 20 events and it would have a path to be changed if necessary. He would like to make sure it would not interfere with use as a green room during the concert season.
- **P. Vitale** agreed with **H. Zuckerman**. He added that any breakdown of an event could take longer than an hour.
- **H. Zuckerman** stated that with a Use Review, it would state the parameters that must be met and if they are not, then there would be ramifications and enforcement.
- **C. Gray** said that she believes the added time change in the original motion will help mitigate things. She added that her motion amending the number of events would have helped mitigate events and impacts during the day. She hopes that impacts will be mitigated by a "good neighbor policy" in the future.
- **H. Zuckerman** said that he will vote for the original motion because he believes in the application based on its merits however, he is voting for the time constraint under protest but he would rather vote for the entire application rather than deny it.
- **C. Gray** would like to further recommend to City Council that the staff which worked with Attention Homes and the Whittier Neighborhood representatives possibly assist with a "good neighbor agreement" between CCA and the cottagers.

- B. AGENDA TITLE:** Public hearing and Planning Board review and comment on a proposal to redevelop the property at 1810 30th Street with an 81,420 square foot hotel with approximately 135 rooms and associated amenity features. The proposal includes a request for an approximately 31.6 percent parking reduction. Case number LUR2018-00063.

Staff Presentation:

C. Ferro introduced the item.

S. Walbert presented the item to the board.

Board Questions:

S. Walbert answered questions from the board.

Applicant Presentation:

Amanda Johnson, with OZ Architecture, presented the item to the board.

Board Questions:

Amanda Johnson, the applicant, answered questions from the board.

Public Hearing:

No one spoke.

Board Comments:

Key Issue #1: Is the proposed concept plan compatible with the goals, objectives, and recommendations of the Boulder Valley Comprehensive Plan (BVCP)?

- **L. Payton** stated that she recalled one comment during the 2015 BVCP update regarding the need for more hotels. She stated that she would have trouble supporting another hotel when there is a need for housing within the city. Housing or senior housing would be a better opportunity for the site because it is so close to existing services. While this proposal would meet the BVCP land use map designation, she said it would not meet the BVCP or BVRC policies regarding mixed-use. Overall, she supports staff's comments. However, another hotel that could be used for housing in a walkable area close to transit would be a wasted opportunity.
- **C. Gray** agreed.
- **H. Zuckerman** agreed with **L. Payton**; however, he did not agree with an additional hotel in the city being an issue. Boulder could use hotels due to the 100% occupancy rate that was described by the applicant. He said more guests in town would mean more opportunities for local businesses. There is enough land within the community to support housing development projects.
- **P. Vitale** agreed that housing is needed more than hotels; however, this site for housing may not be ideal. There are opportunities in the city to develop on underutilized land. A hotel at this price point located within the city would be a good fit. He suggested a comprehensive redevelopment of the area with the neighboring shopping center to the north, which could lead to more residential resources.
- **J. Gerstle** agreed with **L. Payton's** remarks and said that he respects staff's analysis but has trouble understanding the need for more hotels within the city.
- **P. Vitale** said that hotels could be used for housing in the future if the market were to change.

Key Issue #2: Is the proposed concept plan consistent with the Boulder Valley Regional Center Design Guidelines?

- **C. Gray** suggested a connection to the north.
- **H. Zuckerman** stated that there seemed to be a consistent lack of roof and window overhangs in the design. The applicant should consider protecting window openings to help meet the energy code.
- **J. Gerstle** suggested additional building entrances on 30th Street. In addition, he recommended a business or café use that would front on 30th Street.
- **C. Gray** seconded both **H. Zuckerman** and **J. Gerstle's** comments. She suggested limiting the building materials and simplifying the design. She asked the applicant to maximize the charging stations on the site and place PV on the roof.
- **L. Payton** agreed.
- All board members agreed the concept plan would be consistent with the Boulder Valley Regional Center Design Guidelines.

Key Issue #3: Is the proposed concept plan consistent with the adopted Crossroads East / Sunrise Center Area Plan?

- All board members agreed the concept plan would be consistent with the Crossroads East / Sunrise Center Area Plan.

Board Summary:

Since this is a Concept Review, no action is required on behalf of the Planning Board.

6. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY

- A. AGENDA TITLE:** Discussion and feedback on an approach to developing a potential shared equity pilot program to help middle-income Boulder workers or residents to purchase a home.

Staff Presentation:

J. Sugnet presented the item to the board.

Board Comments:

- **C. Gray** said the pilot should move forward. She agreed with the Housing Advisory Board's recommendation to ensure it would not impact the low to moderate income. Regarding the funding options, she approved of converting the existing house to home program (H2O Program). She did not approve of the general fund reserves. The annual budget allocation from the general housing fund, she was unclear how that would work and she would want to make sure there would be no impact on the existing successful housing programs. Voter approved debt would work only if there was a good revenue source available.
 - **H. Zuckerman** said he would expand the range to include the 60-120 range for fear of that range being left out. He would not limit the program to first-time homebuyers. Regarding live-work program, he would support the requirement to live and work in Boulder. He suggested mortgage counseling as people approach the seven-year balloon payment coming due (i.e. at the 5-year mark), and then perhaps an appeal process to extend the payment. Regarding the 4% appreciation per year option, should not be limited to a "per year appreciation", but rather compounding. He supported the repurposing of the H2O Program.
 - **P. Vitale** supported not limiting the program to first-time homebuyers.
 - **J. Gerstle** agreed with the previous comments. He wondered if this pilot might be injecting more money into the real estate market and causing prices to rise. He would like to see an analysis of what the impact to the market would be if this program were implemented.
 - **L. Payton** supported the pilot moving forward. She approved of the H2O Program. She agreed with **H. Zuckerman's** comments.
- B. AGENDA TITLE:** Alpine-Balsam Area Plan: Review and discuss site scenarios to provide direction to staff and inform further analysis; and provide an update on broader area planning work in progress.

Staff Presentation:

J. Gatza and **K. Paho** presented the item to the board.

Board Comments:

Key Issue: Does Planning Board support moving forward with an approach that maintains some flexibility for future uses in the east block (northeast corner of the site at Broadway and Balsam)?

- **L. Payton** supports flexibility for future uses in the east block (Broadway facing). She approved of the second scenario with the Balsam greenway.
- **P. Vitale** supported flexibility but had concern with the second scenario with the Balsam greenway as it may create a solar shadow and cold dark alley along the spine of the site.
- **J. Gerstle** agreed with **P. Vitale**.
- **H. Zuckerman** supported the flexibility of housing and offices.
- **C. Gray** would like to see the buildings broken up more, more penetration into the site, less square footage in the offices, more housing, and having the greenway internal. Finally, she recommended more innovation with the housing and several types.
- **L. Payton** reminded the board, regarding the greenway, that it will not be a park but it would be a floodway or swale to convey water and will not be level. Functionally, it would make more sense on the north of the site.
- **J. Gerstle** disagreed and said the greenway should be open through the center. The city needs to make assessments regarding what it needs for office facilities and it should play some role on the east lot.
- **H. Zuckerman** said if the 3-block greenway ends up being more functional space between the buildings, even if it means burying the culvert, then that may be a good idea.

Key Issue: Does Planning Board support moving forward with the housing approaches for the center and west blocks?

- **H. Zuckerman** supported moving forward with the housing approaches for the center and west blocks. He suggested flipping the “C” shapes of these building and having the long side of the buildings face inwards.
- **P. Vitale** suggested orienting the courtyards toward the sun.
- **J. Gerstle** agreed. He was skeptical of placing row houses or single-family units at the northwest corner.
- **C. Gray** agreed with previous comments.
- **L. Payton** agreed with **P. Vitale’s** comments regarding shadowing on the north side of the buildings and suggested flipping Building E and could be taller because it would not be obstructing views. She said that all the buildings do not have to be so like each other. She approved of the variety of housing types found in scenario two.

Key Issue: Does Planning Board have feedback on the overall approach for scenario refinement?

- **P. Vitale** supported moving away from the office complex.
- **J. Gerstle** supported the scenario refinement.
- **L. Payton** appreciated the progress and looks forward to the public launch.
- **H. Zuckerman** supported the scenario refinement.
- **C. Gray** supported the scenario refinement and suggested reviewing the Iron Flats Project.

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 11:52 p.m.

APPROVED BY

Board Chair

DATE

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