

Approved June 23, 2005

**CITY OF BOULDER  
PLANNING BOARD ACTION MINUTES  
April 21, 2005  
Council Chambers Room, Municipal Building  
1777 Broadway**

The following are the action minutes of the April 21, 2005, city of Boulder Planning Board meeting. A permanent set of these minutes and a tape recording (maintained for a period of seven years) is retained in Central Records (telephone: 303-441-3043).

**BOARD MEMBERS PRESENT:**

Macon Cowles, Chair  
Simon Mole, Vice Chair  
John Spitzer  
Claire Levy  
Elise Jones  
Phil Shull  
Adrian Sopher

**STAFF PRESENT:**

Peter Pollock, Planning Director  
Liz Hanson, Senior Planner  
David Gehr, Assistant City Attorney  
Brent Wilson, Planner

**1. CALL TO ORDER**

**M. Cowles**, Chair declared a quorum at 6:08 pm and the following business was conducted.

**2. APPROVAL OF MINUTES**

**MOTION:** On a motion by **S. Mole** seconded by **J. Spitzer**, the Planning Board approved the minutes of **February 3, 2005** 5-0 (**P. Shull** and **A. Sopher** abstained.)

**MOTION:** On a motion by **C. Levy**, seconded by **P. Shull**, the Planning Board approved the minutes of **March 17, 2005** 5-0 (**S. Mole** and **J. Spitzer** abstained.)

**MOTION:** On a motion by **S. Mole** seconded by **E. Jones**, the Planning Board the minutes of **April 2, 2005** 5-0 (**M. Cowles** and **J. Spitzer** abstained)

**3. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS**

None

**4. PUBLIC PARTICIPATION**

None

**5. ACTION ITEMS (6:20 pm)**

**A. Public hearing and consideration of the following items pertaining to the property located at 2641 4<sup>th</sup> Street (formerly the Boulder Junior Academy property):**

1. **LUR2004-00089, Concept Plan Review and Comment** on a proposal to remove the existing vacant school building and construct a mixed density, 42 unit residential development with new streets and alleys.
2. **LUR2005-00012**, a request for a **Rezoning** of the property from “Public-Established” (P-E) and “Low Density Residential-Established” (LR-E) to “Mixed Density Residential - Developing” (MXR-D). Also a concurrent request for a **Land Use Change** to the Boulder Valley Comprehensive Plan (BVCP) Land Use Designation Map from “Public” and “Low Density Residential” to a combination of “Medium Density Residential,” “Low Density Residential,” and “Open Space.”

Applicant: Mount Sanitas, LLC

**Public Participation:**

**Friends of Mount Sanitas**, 521 Valley View Dr., **Howard Movshovitz**, 519 Concord, **Alan Longo**, 642 Concord Ave., **Rick Rippberger**, 1037 Kalmia Ave., **Robert Sharpe**, 5995 Marshall Dr., **Laura Sparks**, 2665 Dakota Pl., **Michael Boyers**, 3169 8<sup>th</sup> St., **Heidi Eckert**, 3023 4<sup>th</sup> St., **Premena**, PO Box 1038, **Bev Robinson**, 2137 Fourth St., **Lew Pettyjohn**, 2759 4<sup>th</sup> St., **Tony Stroh**, 515 Concord Ave., **Cathy Sacco**, 2962 4<sup>th</sup> St., **John Bizzarro**, 545 Concord Ave., **Lisa Carter**, Mapleton Hill, **Arnaud Dumont**, 505 Alpine Ave., **Glenn Smith**, 2737 4<sup>th</sup>, **Kim Carpenter**, 623 Pratt St. Longmont, **Alan Kaplan**, **Jonathan Hondorf**, 2720 4<sup>th</sup> St., **Beth Henduf**, 2720 4<sup>th</sup>, **Bill Goddacre**, 330 Mapleton, **Louis Romero**, 508 Valley View, **Lynn DeHurt**, 521 Valley View Dr., **Jennifer Deutsch**, 402 Alpine, **Bill Hogrewe**, 611 Concord Ave, **David Adamson**, 815 North St., **Dan McCarthy**, 237 Alpine Ave., **Jud Valesk**, 1128 Maxwell Ave., **Janis Hallowell**, 519 Concord Ave., **Chris Echelmeier**, 445 Alpine Ave., **Catherine Gockley**, **Bill Kolbe**, **John Bizzarro**, 545 Concord Ave., **Matthew Sparks**, 2665 Dakota Pl., **Kent Casper**, 635 Concord Ave., **Aaron Miripol**, 3840 N. Broadway #25, **Lynn Segel**, 538 Dewey

**Board Comments:**

**Simon Mole –**

This proposal is not sensitive to the needs of the neighborhood.  
Attached units would be acceptable if more green space can be provided.  
The overall layout and street grid are a significant improvement – it connects better.  
A terminating vista at the western end of Dewey Avenue would be a nice amenity.

The homes should be "smaller in size with fewer of them" to better reflect the neighborhood character.

**John Spitzer –**

Alternative C-2 (minus some units) would be preferable.  
The alleys should run south all the way to Concord Avenue.  
The western portion of Dewey Avenue should have a boulevard feel to it.  
Footprint sizes should not get larger as the number of homes decreases.  
The units should be smaller in scale to respect the neighborhood character.

**Claire Levy –**

It is not possible to replicate the adjacent neighborhood that has evolved over time.  
Attached housing would be acceptable.  
The density should scale down towards 4<sup>th</sup> Street.  
A mixture of unit types would be a benefit.  
The provision of east-west alleys would be beneficial.  
Scenario "F" may be a good fit for the SW portion of the property.

**Adrian Sopher –**

Redevelopment must provide a significant benefit, this plan does not provide it.  
There should be a large neighborhood amenity.  
The talented, well-intentioned design team can do better.  
The alleys are "unbelievably chaotic".  
The center of the site should be opened up for park space with more density along the north and south edges.  
Attached units could provide for additional open space.

**Phil Shull –**

A mixture of housing types would be good, but this is too dense.  
This still needs work, but it could become a very good project.  
The structures on the west side of 4<sup>th</sup> Street should mirror the east side of 4<sup>th</sup> Street.  
Affordable unit requirements would not need to be met on-site.  
Clustered parking areas would be an efficient approach.  
Cross-section studies will be needed to determine slope/view impacts.  
Diversity is good, but the scale should be more like Holiday than Uptown Broadway.  
No need to place a cap on square footage as long as the quality is there.

**Elise Jones –**

This is too much development for this site.  
There are good elements to this plan; it is a good start.  
A mixture of housing types (including attached) would be good.  
Monster homes are inappropriate here.  
The site must be visually and physically permeable.

**Macon Cowles –**

Attached units and a mixture of unit types could be done well here.  
The kind of houses we need here should be more affordable to average people with good jobs.  
The home sizes should average about 2500 s.f. in size.  
You can't replicate the neighborhood, but you should attempt to replicate the eclectic feel where you can see between the houses.  
The site should be permeable.  
When you return, please provide details on how the construction process will be managed.  
Your TDM strategies should go well beyond providing an EcoPass.  
Flat roofs should be avoided.

**Staff findings and recommendations:**

BVCP Land Use Designation Change

Staff finds that insufficient information has been provided on the proposed Boulder Valley Comprehensive Plan (BVCP) Land Use Map change request. Staff also finds the proposal fails to demonstrate it is consistent with many relevant BVCP policies – specifically Policies 2.13, 2.37, 2.38 and 2.39.

Rezoning

Staff finds the proposal has not demonstrated compliance with the required rezoning criteria. Staff also finds the rezoning is inconsistent with the current BVCP Land Use Designation Map and that, without a change to the BVCP Map, the rezoning can not be supported.

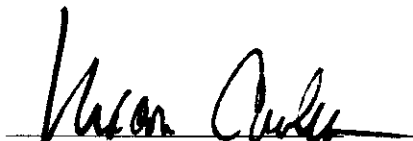
Therefore, staff recommends that the Planning Board adopt this memorandum as findings of fact, and:

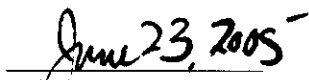
1. Deny the request for a change to the Boulder Valley Comprehensive Plan Land Use Designation Map from “Public” and “Low Density Residential” to a combination of “Medium Density Residential,” “Low Density Residential,” and “Open Space;” and
2. Recommend denial (to City Council) of the request for rezoning “Public-Established” (P-E) and “Low Density Residential-Established” (LR-E) to “Mixed Density Residential – Developing” (MXR-D).

**MOTION:** On a motion by **E. Jones**, seconded by **S. Mole (7-0)** the Planning Board adopted the staff memo as findings of fact denying the request for a change in the Boulder Valley Comprehensive Plan Land Use Designation Map and recommending to City Council denial of the request for rezoning.

6. **MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY**
7. **DEBRIEF/AGENDA CHECK**
8. **ADJOURNMENT**  
The Planning Board adjourned the meeting at 11:09 pm

APPROVED BY

  
Board Chair

  
DATE