



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: June 16, 2020

AGENDA TITLE: Call-Up Item: Concept Plan Review (LUR2020-00011) for input on a proposal for a 100% affordable housing development at 2727 29th Street on 1.6 acres. The proposal consists of 100 permanently affordable attached dwelling units (mix of unit sizes will range from studio to 2-bedroom), with an on-site leasing office and small community space.

PRESENTER/S

Jane S. Brautigam, City Manager
Mary Ann Weideman, Interim Director of Planning & Development Services
Charles Ferro, Development Review Manager, Planning
Andrew Collins, Planner II

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 June 4, 2020 the Planning Board held a virtual meeting and reviewed and commented on the proposal. The City Council may call up a Concept Plan application for consideration at a public hearing within thirty days of the board's review. The call up period expires on July 5, 2020. City Council is scheduled to consider this application for call-up at its **Jun. 16, 2019** meeting.

The staff memorandum to Planning Board, minutes, recorded video, 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**.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

- **Economic:** None identified.
- **Environmental:** None identified
- **Social:** The provision of 100 100% permanently affordable housing units managed by Boulder Housing Partners will significantly help the city achieve its long-term affordable housing goals and policies.

OTHER IMPACTS

- Fiscal: no fiscal impacts are anticipated
- Staff time: the application was completed under standard staff review time.

BOARD AND COMMISSION FEEDBACK

At the virtual public hearing on June 4, 2020, the Planning Board heard presentations by staff and the applicant, and asked questions following each presentation. During the public hearing, one member of the public addressed the board regarding the proposal.

At the public hearing, the Planning Board discussed two key issues: 1) Consistency of the Concept Plan with the [Boulder Valley Comprehensive Plan \(BVCP\)](#) Land Use Plan and policies; 2) Consistency with the planned transportation connections and parking requirements.

The board found the proposal to be consistent with several of BVCP goals, policies, especially those related to the job : housing balance and affordable housing, as well as policies related to compact development pattern and neighborhood streets and alleys connectivity. The board discussed whether this project and location would be suited to incorporate mixed use, with commercial or other non-residential uses along the ground floor, and concluded that at the tucked-back nature of the location, it may not be the best location for ground floor mixed-use.

The board also found the proposed Concept Plan was consistent with the planned transportation connections found within the North 28th Street Transportation Connections Plan. The transportation plan calls for a future alley along the western property going from Bluff Street to Valmont Road. The applicant has committed to providing the future alley through a combination of right-of-way dedication and a public access easement. The project will require a parking reduction at time of Site Review, as currently proposed, and Planning Board was generally supportive of a reduction, providing additional feedback on what would be helpful to further support a reduction at such time. This feedback included that a parking study showing that the reduction for vehicular parking was well founded, as well as the inclusion of additional *useable* green space in place of parking areas were key elements of the proposed parking reduction. In addition, the board felt the provision of bicycle parking would be important to show in their next plan submission. One member also stated that an east-west connection / alley along the north of the property could be studied further.

The board also discussed the design characteristics of the proposal and felt that additional green space and streetscape improvements should be well articulated. The green space could be more visually accessible to the public, and should be programmed to be functional for residents, such

as common gathering spaces or other areas for seating. Comments from some board members were provided about perhaps opening up the green spaces more to the street. Regarding the building design, the board also provided feedback that it was important to consider ways to help separate the private space from the public space along ground floor residential uses at the street. This included the idea of incorporating stoops, or wider setbacks with landscaping, and possibly additional height as could be warranted to elevate the ground floor units from being flush with grade. The board also provided feedback on the architecture of the building that the balconies needed more work and should be less obtrusive with visually lighter materials that what was depicted in the renderings, as well as opportunities to rework the corner design of the building at 29th and Bluff streets.

The board commended the proposal for providing 100 permanently affordable units that would help the city work towards meeting its affordable housing goals, and felt it was a good location for the proposed project and looked forward to seeing the project again at time of Site Review.

PUBLIC FEEDBACK

Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject property. The requirement for sign posting found in Section 9-4-3, BRC 1981 was waived pursuant to the disaster emergency authority granted to the city manager in Section 2-2.5-11(g) (7), B.R.C. 1981. Signs are required to be provided by the city; however, city offices were currently closed which is necessary to protect the public health and safety during the COVID-19 pandemic.

Staff has received emails from neighbors of the proposed project, expressing some concern regarding the amount of parking provided as not being adequate, and potential impacts from traffic. Another concern cited was the lack of ground floor commercial space. Comments also expressed support for the permanently affordable units. Comments received prior to Planning Board are included as **Attachment B**.

BACKGROUND & ANALYSIS

Please refer to [staff's June 4, 2020 memorandum](#) to Planning Board.

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 **Jun. 16, 2020** public hearing.

ATTACHMENTS

- A.** Applicant Concept Plans and Written Statements
- B.** Public Feedback received prior to Planning Board

CONCEPT PLAN REVIEW

2727 29th St

SCOPE OF WORK

SCOPE OF WORK: AFFORDABLE
MULTI-FAMILY HOUSING
 UNITS TOTAL: 100
 ZONING: BMS/BUSINESS
 SETBACK MINIMUMS: FRONT=0' SIDES=0 OR 5' REAR=0'
 BUILDING TYPE: MULTI-FAMILY RESIDENTIAL
 NUMBER OF BUILDINGS: 3
 PARKING STRUCTURES: 0
 PROPOSED BUILDING FOOTPRINTS: 80,852 SF
 TOTAL LOT SIZE: 81,101 SF/ 1.86 ACRES
 MAX ALLOWABLE HEIGHT: 38 FEET/ 3 STORIES

SHEET INDEX

COVER	CP-01
CONTEXT MAP	CP-02
NEIGHBORHOOD FRAMEWORK	CP-03
MASSING DEVELOPMENT	CP-04
SITE PLAN	CP-05
SITE PLAN - ALTERNATIVE SCHEME	CP-06
OPEN SPACE	CP-07
PARKING	CP-08
UNIT MIX	CP-09
ARCHITECTURAL CHARACTER	CP-10
BUILDING MATERIALS	CP-11

ARCHITECT

COBURN ARCHITECTURE
 2560 28TH STREET, SUITE 200
 BOULDER, COLORADO 80301
 P: (303) 442-3351

CIVIL ENGINEER

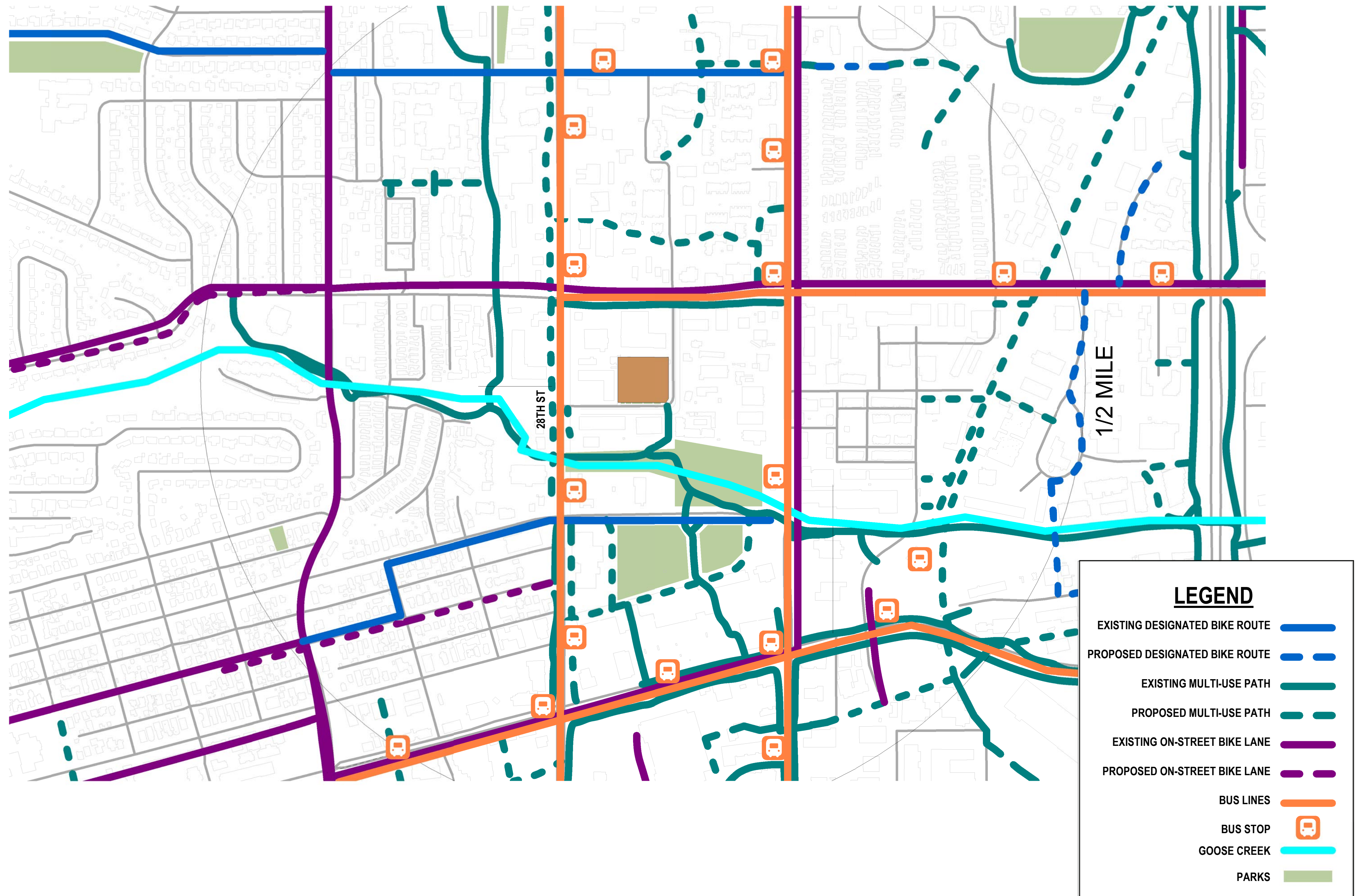
JVA INC.
 1319 SPRUCE STREET.
 BOULDER, COLORADO 80302
 P: (303) 444-1951

OWNER

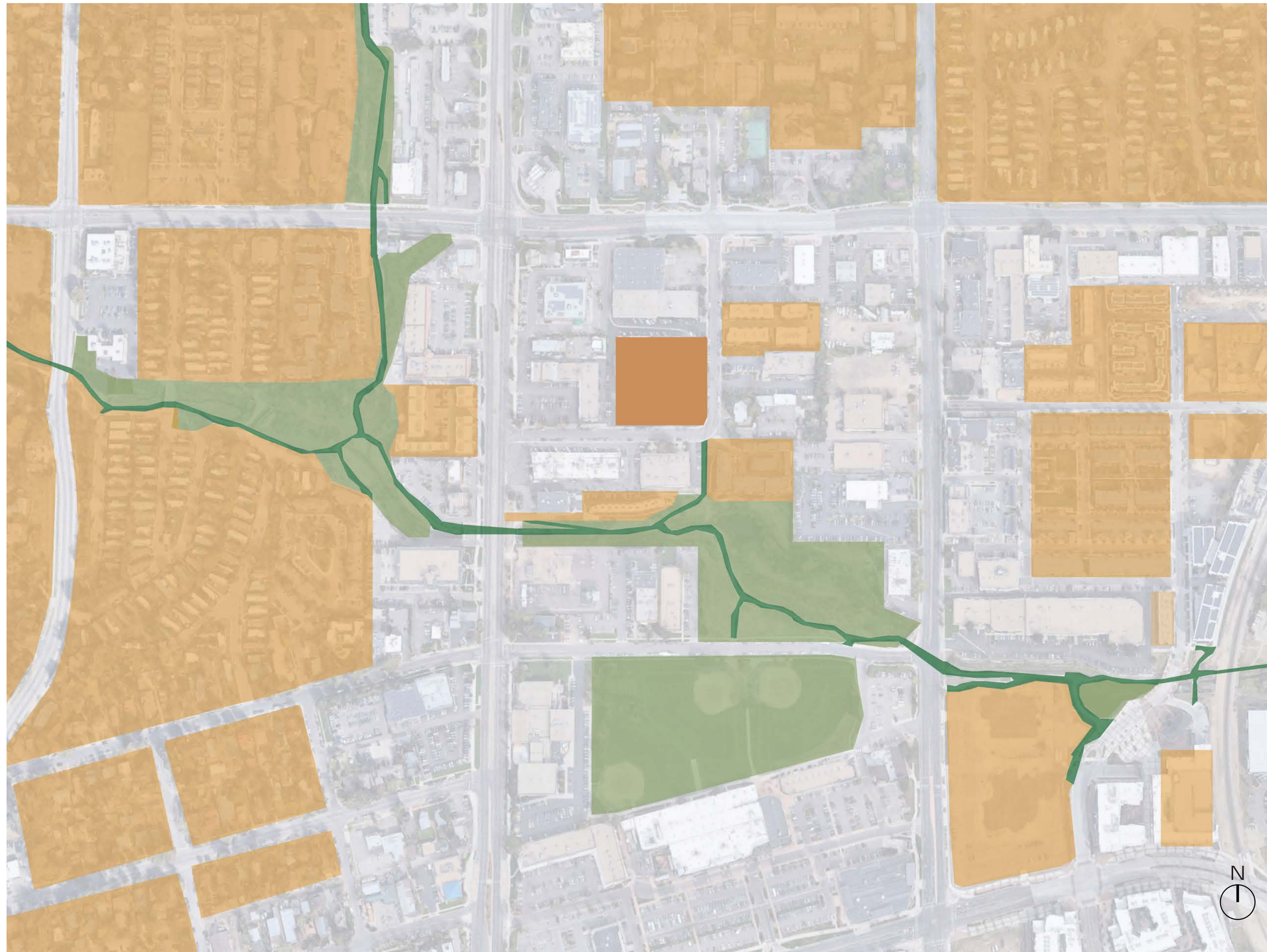
BOULDER HOUSING PARTNERS
 4800 NORTH BROADWAY
 BOULDER, COLORADO 80304
 P: (720)564-4610



CONTEXT MAP

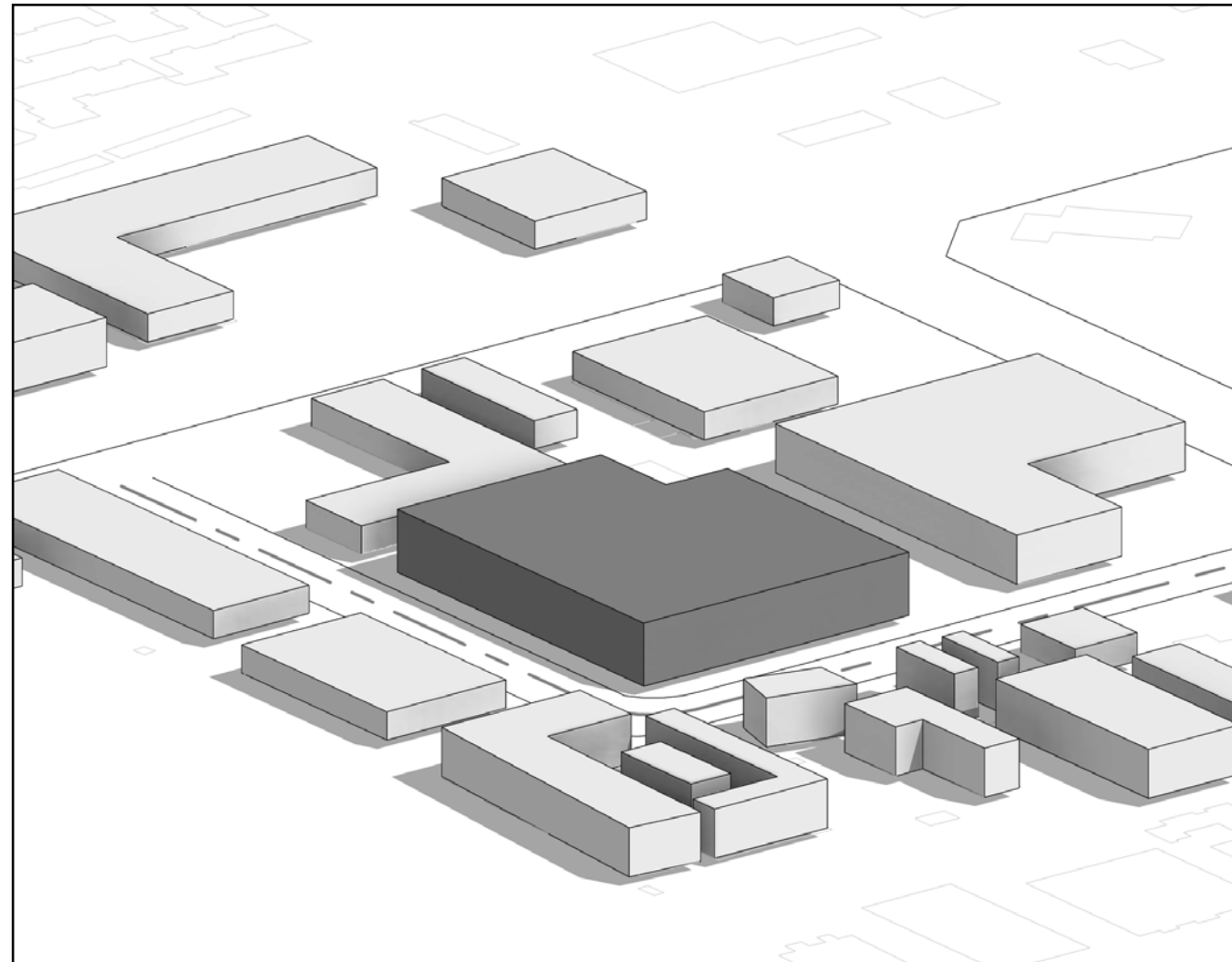


NEIGHBORHOOD FRAMEWORK / BUILDING RHYTHM

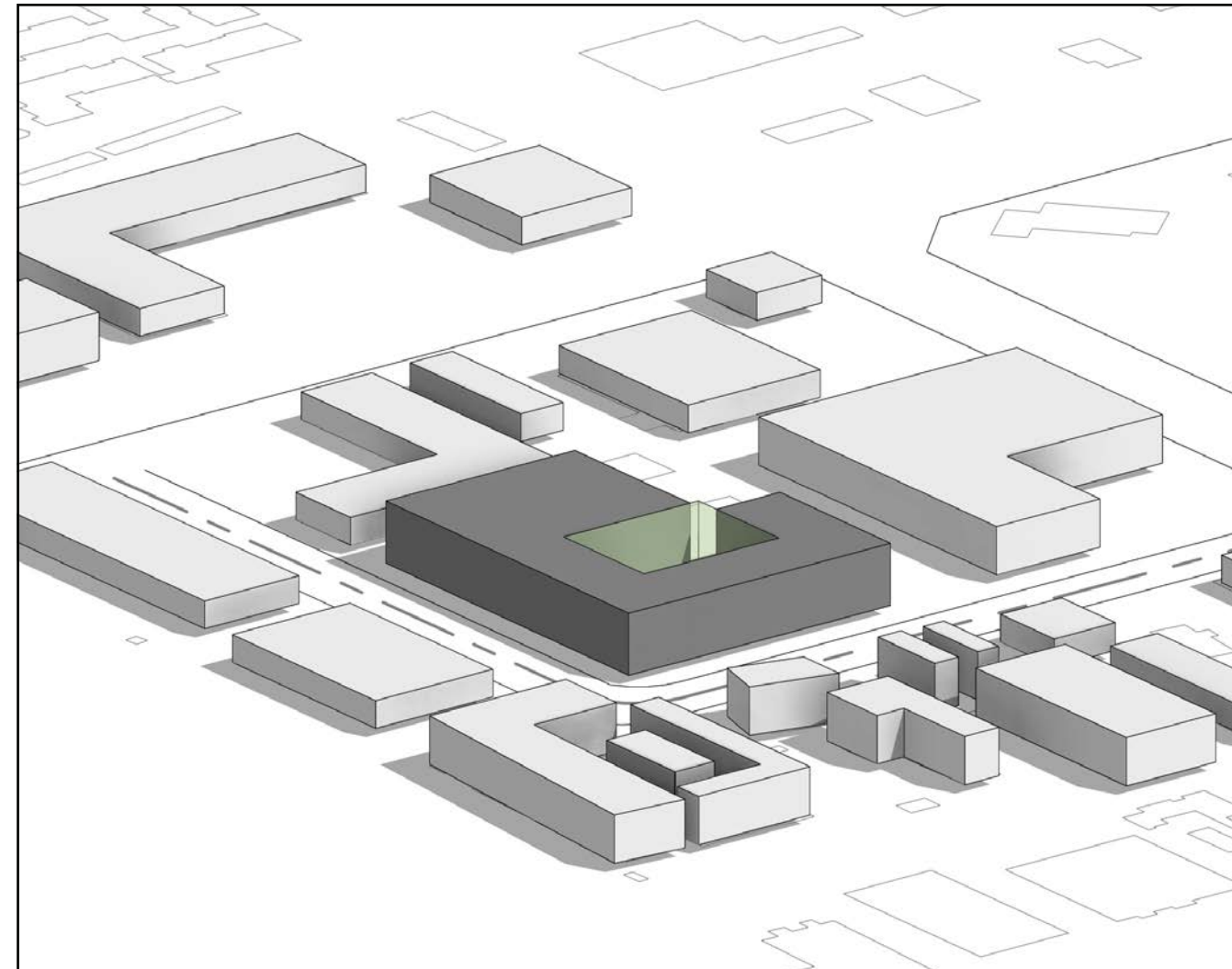


- SITE
- RESIDENTIAL
- PARKS
- GOOSE CREEK PATH

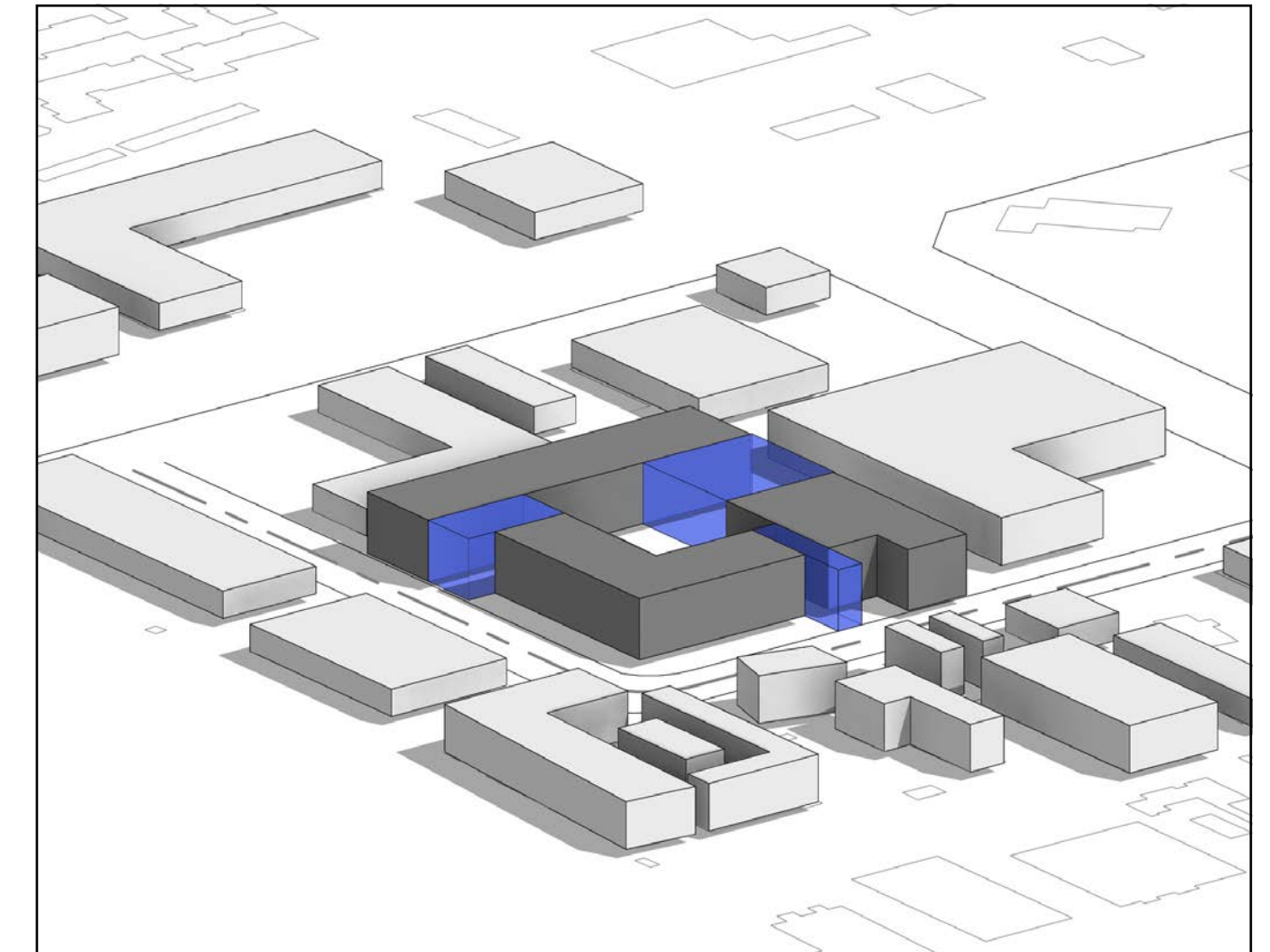
MASSING DEVELOPMENT



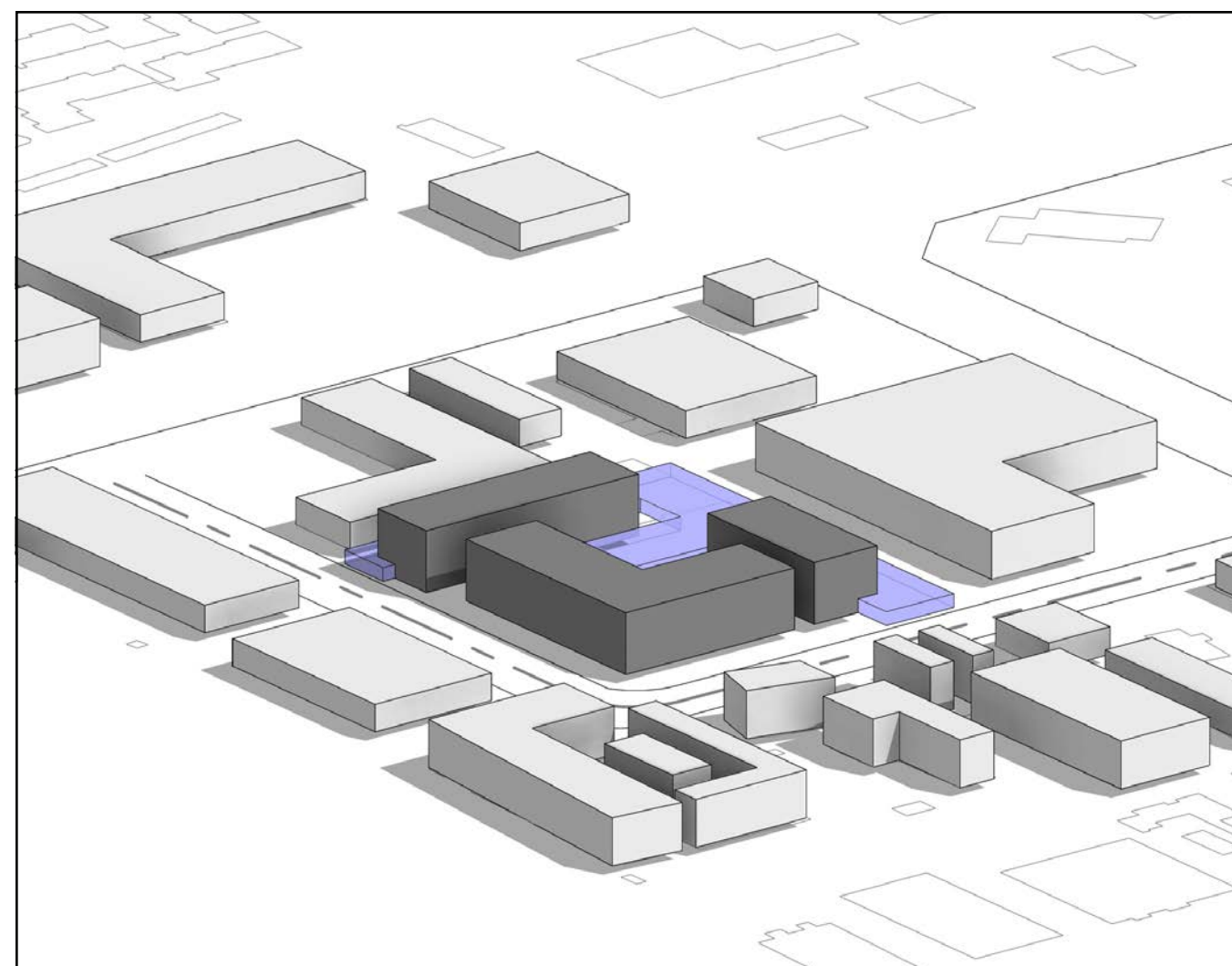
Create the street edge to make the urban place.



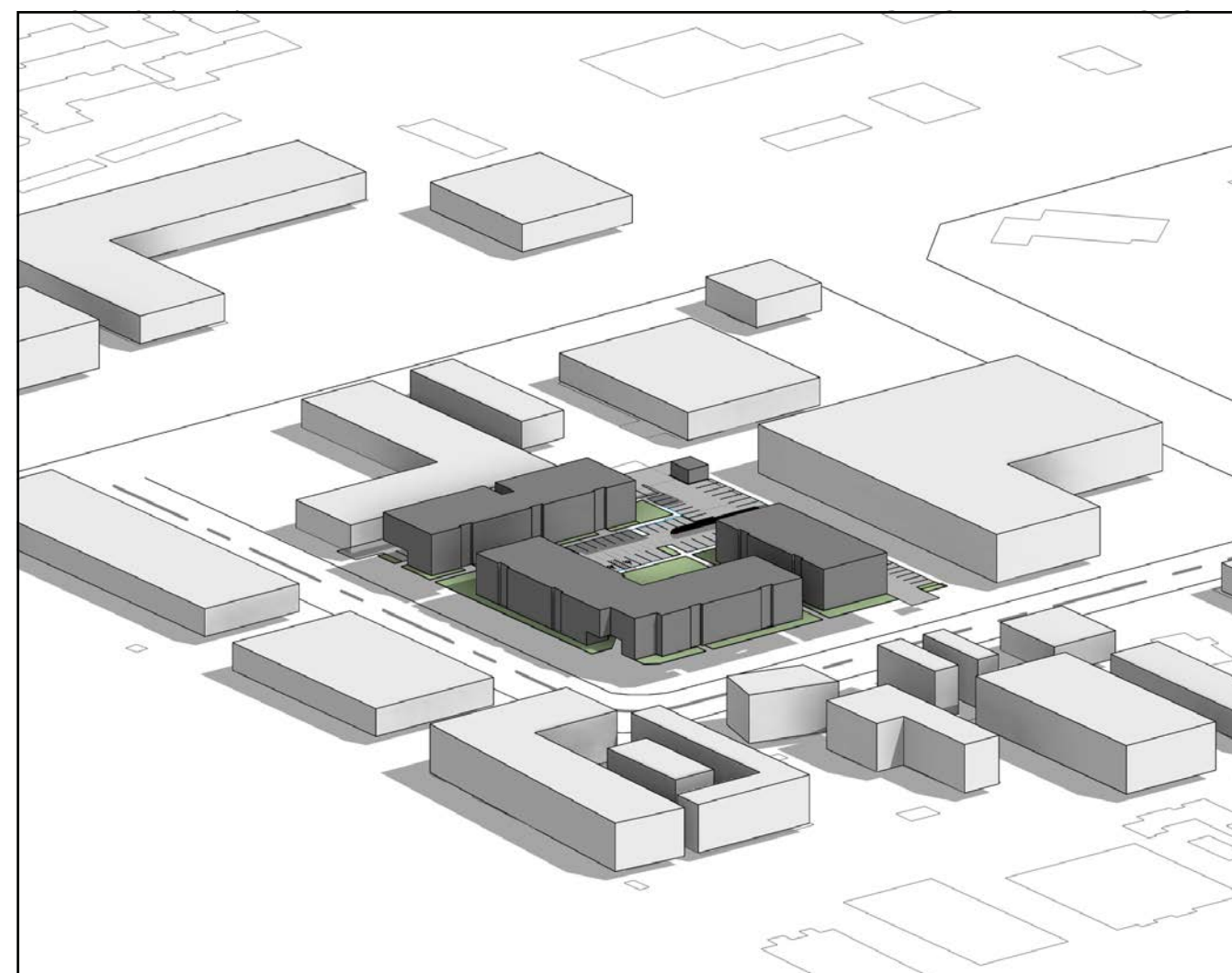
Create internal green/open space.



Break up mass to allow for permeability.



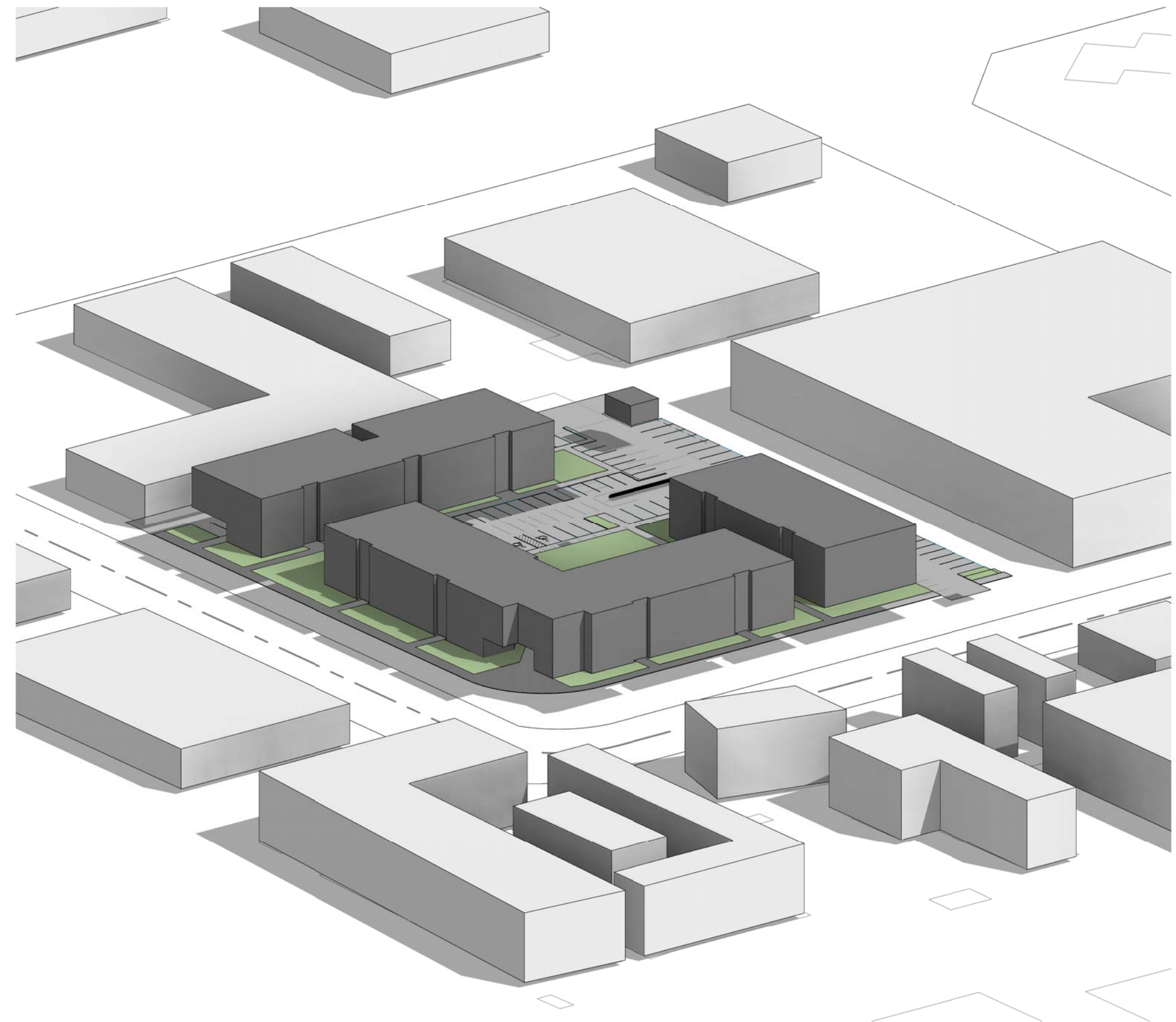
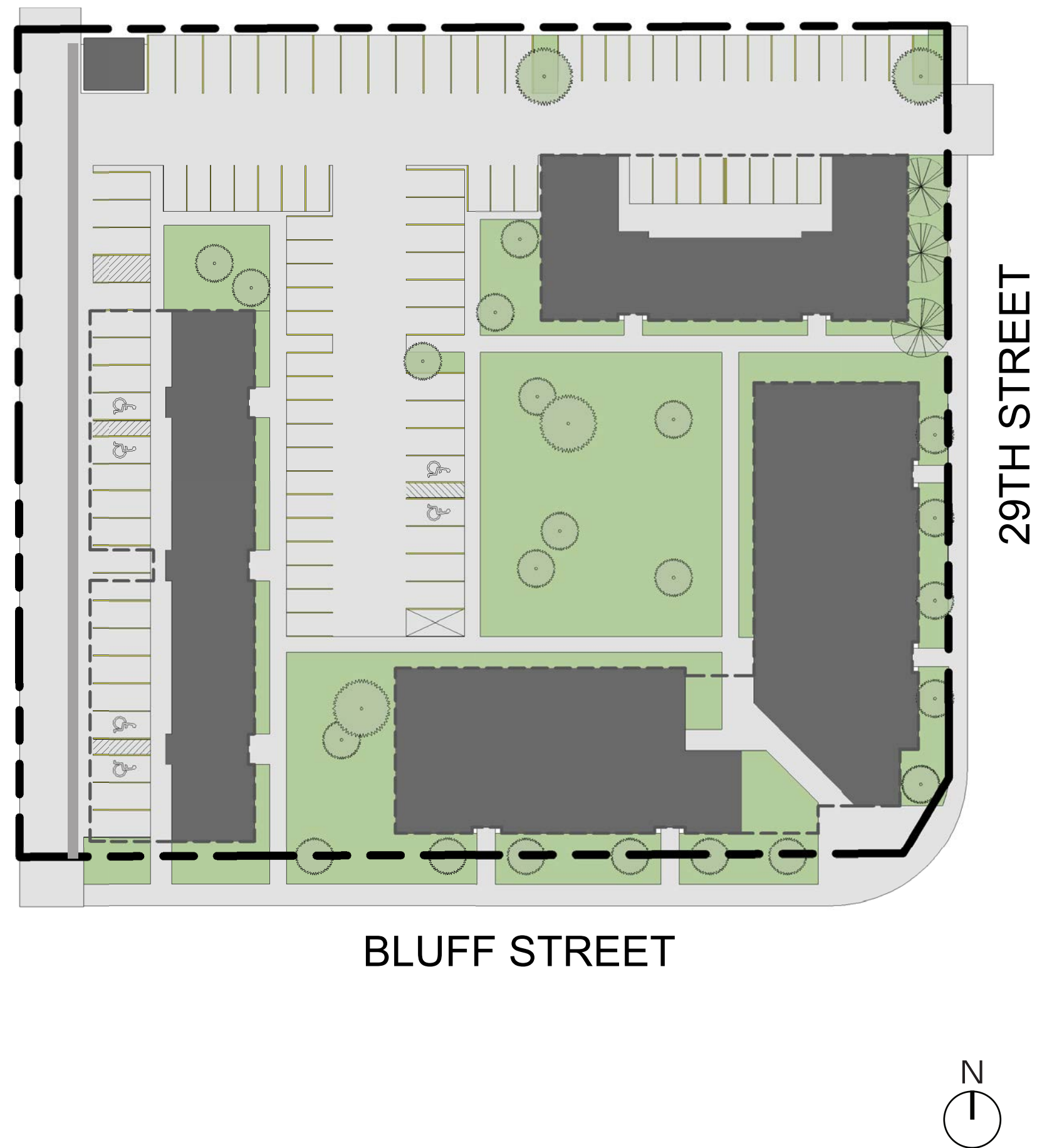
Hide parking behind and tucked under buildings.



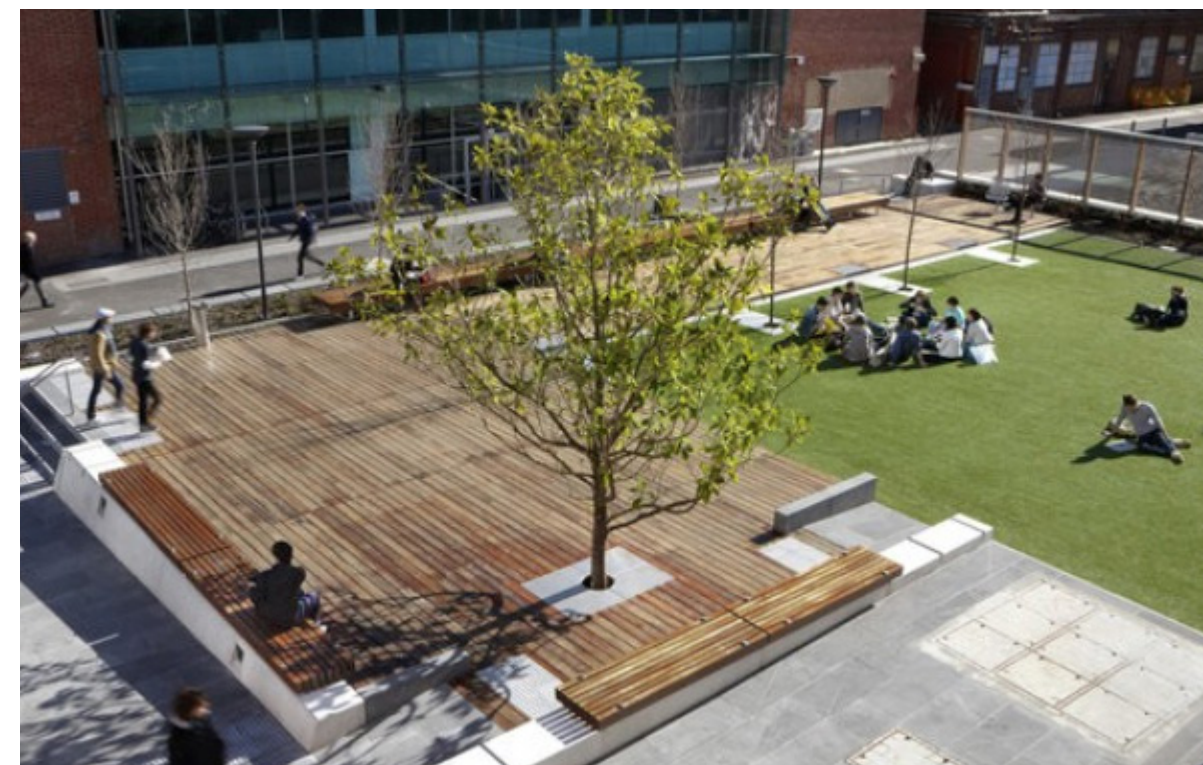
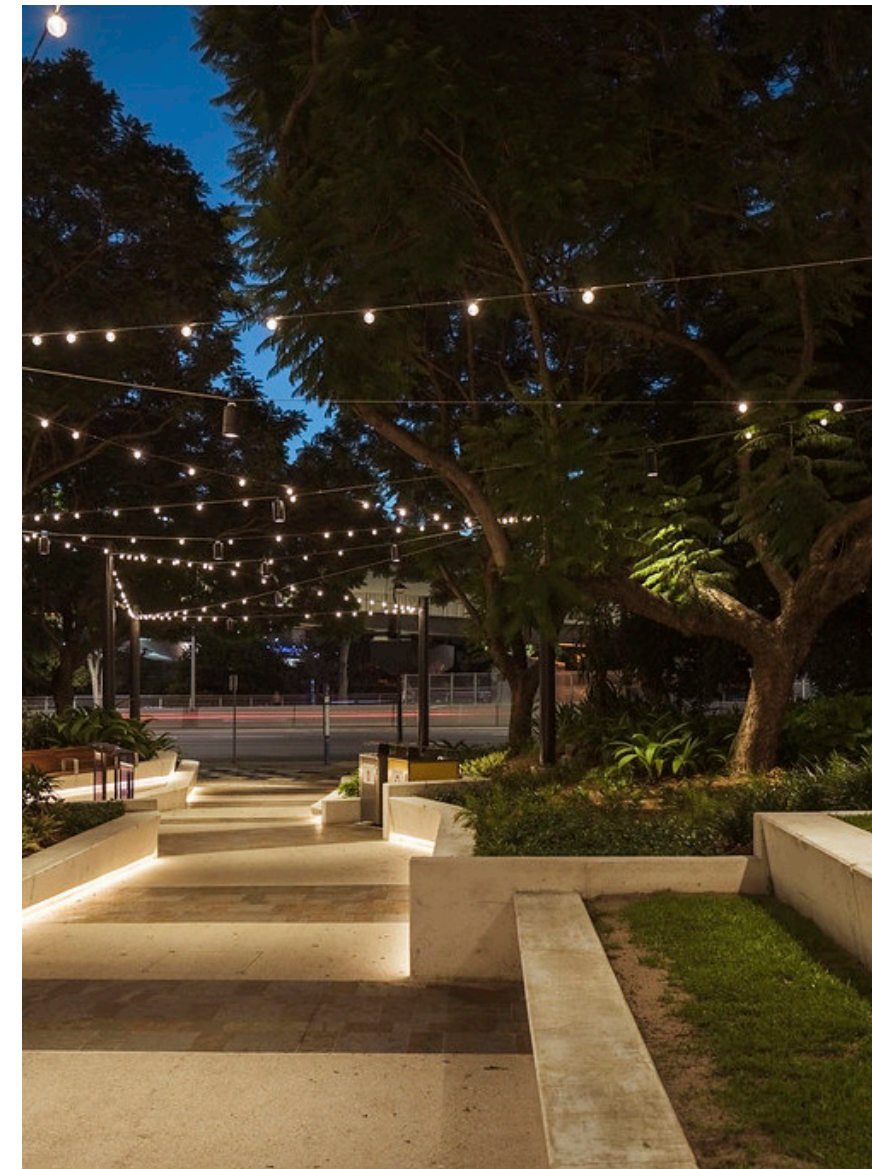
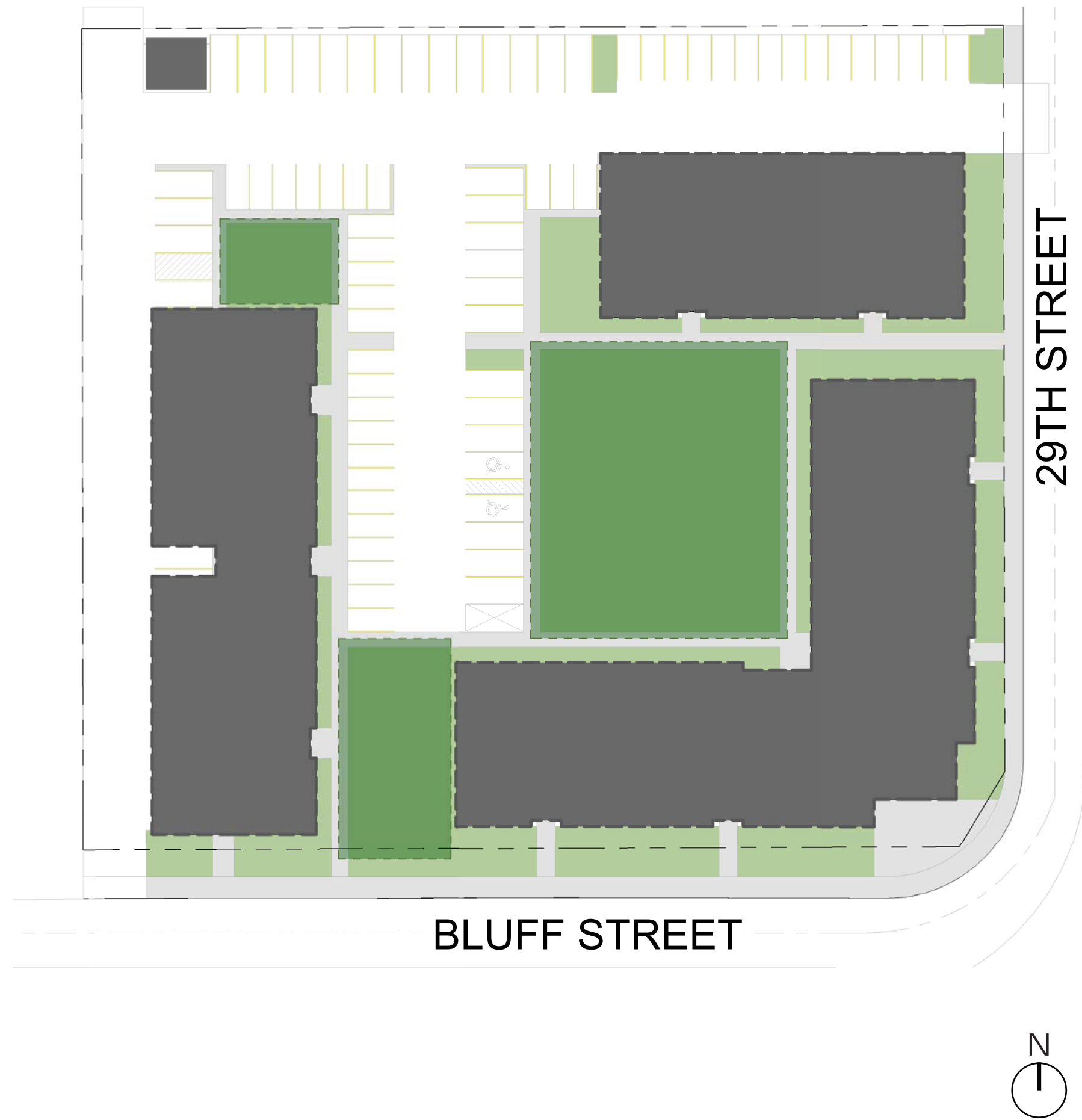
Mass refined for architectural character and human scale.

- Building Mass
- Creating Green Space
- Creating Permeability
- Supplying Hidden Parking

100 UNITS OF AFFORDABLE HOUSING

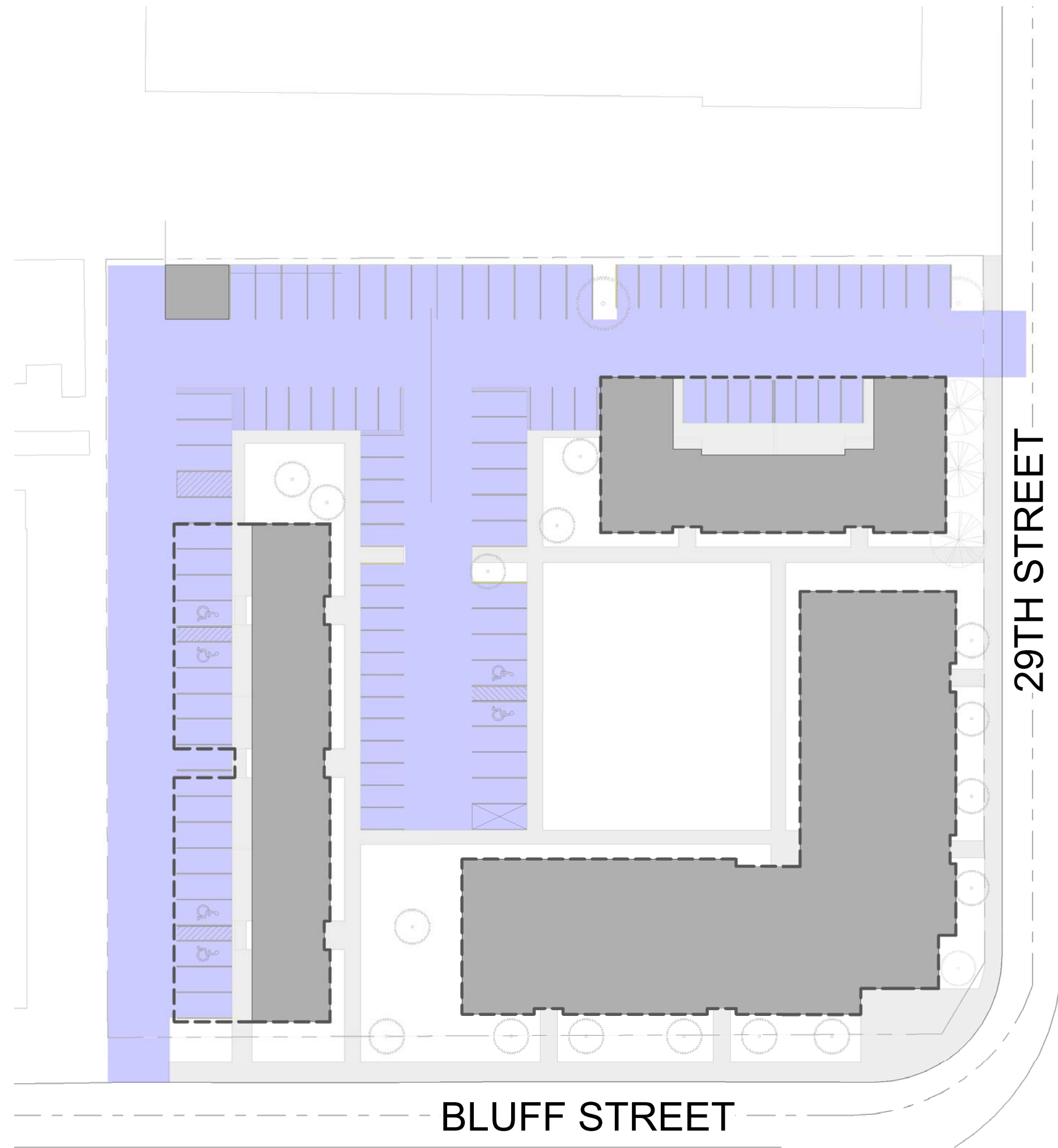


OPEN SPACE



PRECEDENTS

PARKING

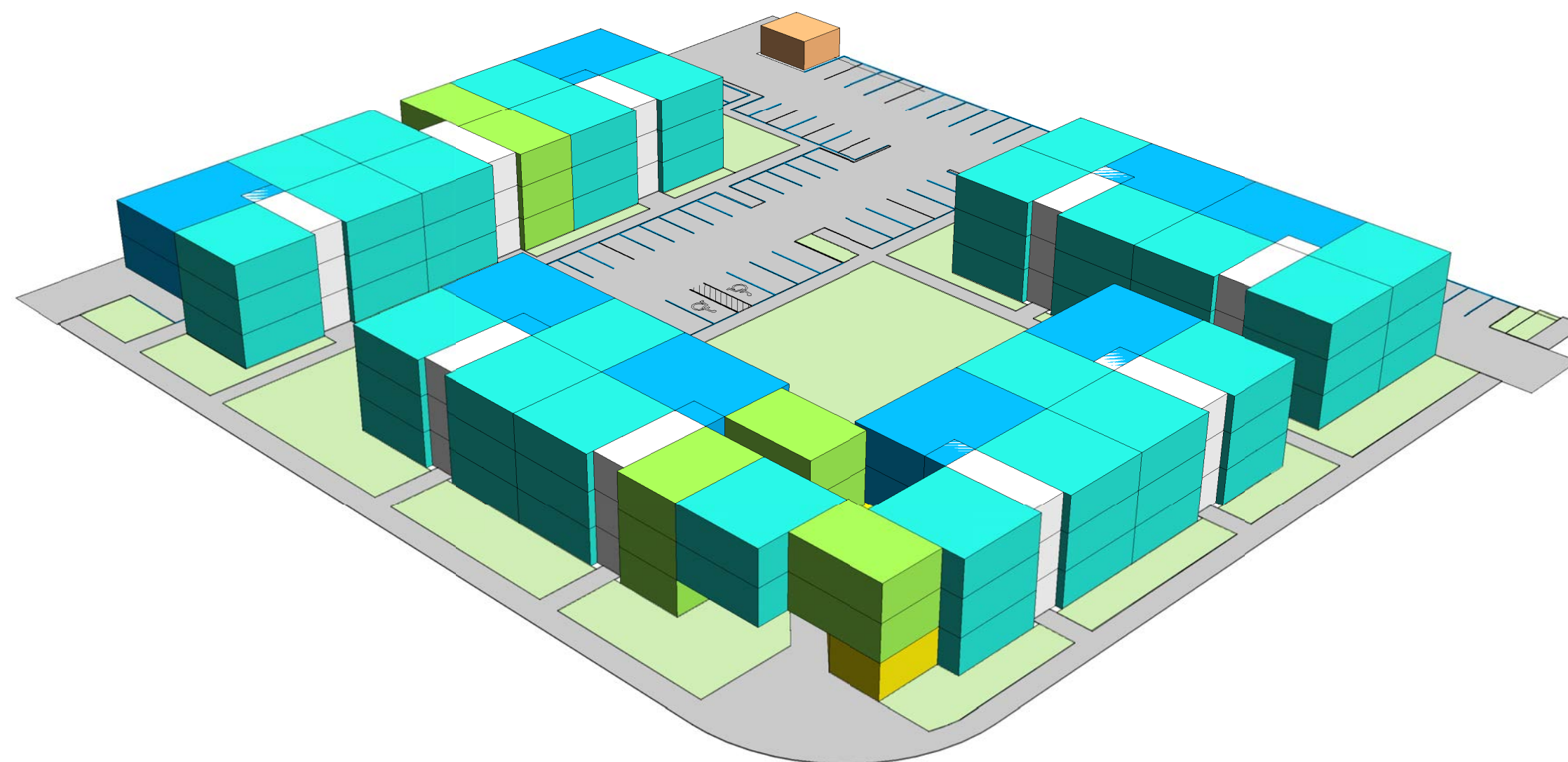


LEGEND

- SURFACE/TUCK UNDER PARKING
- BUILDINGS

PARKING BREAKDOWN				
TYPE	COMPACT	STANDARD	ACCESSIBLE	TOTAL
SURFACE	42	30	2	74
TUCK-UNDER	8	14	4	26
TOTAL	50	44	6	100

UNIT MIX

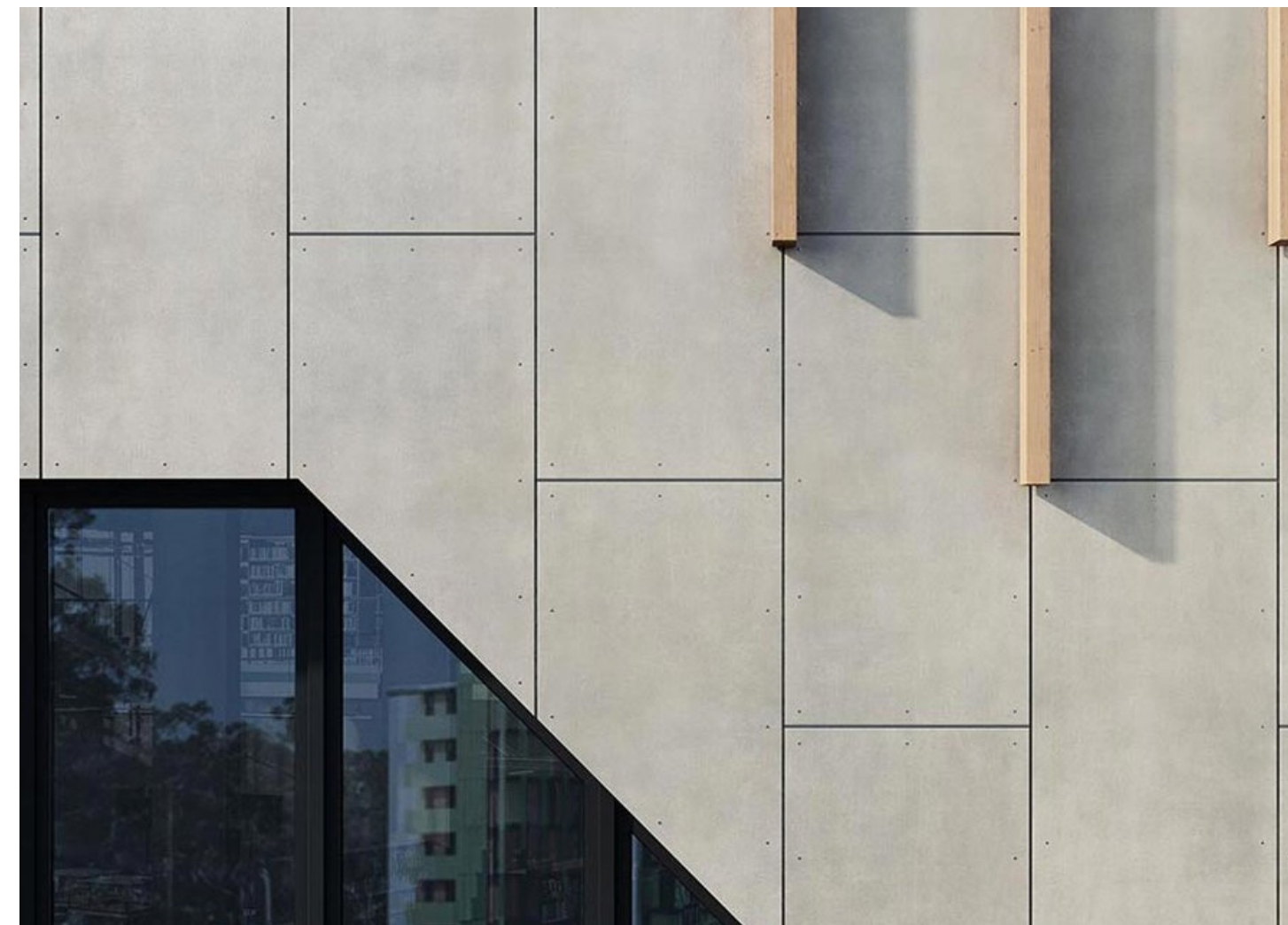


LEVEL	RESIDENTIAL UNITS			
	TOTALS	OBR	1BR	2BR
1	26	2	20	4
2	37	5	24	8
3	37	5	24	8
TOTAL	100	12	68	20
TOTAL SF PROPOSED	81,050	6300	48600	22000

ARCHITECTURAL CHARACTER



BUILDING MATERIALS









February 18th, 2020

29th Street

Concept Review and Comment - Written Statement

Introduction:

2727 29th Street is a proposed multi-family project on a currently occupied lot adjacent at the intersection of Bluff Street and 29th Street. The existing out of date concrete building would be demolished, along with the supporting facilities on site. The new development would provide affordable housing for the Boulder population, while creating pedestrian friendly streets and easy access to the existing bike network via Goose Creek.

These buildings would be 3 stories, fronting on the street, with parking hidden behind the structures, away from the pedestrian path and shielded from view. These buildings are broken along the perimeter by pedestrian paths, allowing permeability into the site.

There are 100 proposed residential units, ranging between Studios and 2 Bedrooms which would remain permanently affordable and be managed by Boulder Housing Partners. Approximately 1,000sf of additional space would be dedicated to a small community space and an on-site leasing office. These spaces open on to a pedestrian path which connects the street corner to the internal communal open space in the center of the lot. Additional open space is provided for each unit via private balconies.

There has been a gradual transition in the area around the Goose Creek path to residential, and a nice residential neighborhood has been created. This project will continue that fabric and help create a critical residential mass. It is bordered by an affordable residential project on 29th street to the east, two market rate multi-family projects to the south, and an affordable residential project on 28th street is a half block west. Goose Creek is becoming a residential main street, and this project continues that pattern. Additionally, the project's open space is tied directly to the Goose Creek path access spur at the SE corner.

The building is kept to the Southeast to help create a great street edge and make the corner. Parking has been located behind and below the buildings and borders the surrounding commercial parking areas on the north and west.

Compliance with Title 9, Land Use Regulations:

1. Concept Plan Criteria:

a. *Techniques and strategies for environmental impact avoidance, minimization or mitigation:*

The current site is nearly 100% paved, with the buildings pulled back from the street discouraging walking and sidewalk use. The new buildings will increase green area, increase

**CREATING
GREAT
PLACES™**



PHONE 303.442.3351
FAX 303.447.3933
2560 28th St. Suite 200
Boulder, CO 80301

coburnpartners.com

open space, encourage walking and biking, tie into the Goose Creek Path, and make an enjoyable street experience for pedestrians. Additionally, the existing building with its very poor energy performance will be removed and replaced with a much more sustainable modern building.

b. *Techniques and strategies for practical and economically feasible travel demand management techniques:*

The site is near to the 28th Street and 30th Street corridors, where there are several bus routes established and stops close to the site. The Goose Creek Bike Path also has a connection which feeds off of the South East corner of the site, allowing for easy access across the city. The site is near jobs, businesses and services. This is an ideal location for alt mode use, and so a perfect spot for residential units.

c. *Proposed Land Use:*

This proposal will provide needed affordable housing along a well connected corridor, situated to take advantage of the existing transportation network and continuing an existing residential pattern in the core of the city.

Conclusion

Thank you for taking the time to review this Concept Plan Review Application. We are looking forward to working with city staff and Planning Board to make this project a reality.

Your thoughts and ideas are requested with regards to general concepts and design issues as well as the specific details of the development requirements and process. The primary goal for this project is to create a well-integrated development that will continue to develop a sense of community in the area.

Thank you for your time and comments.

**CREATING
GREAT
PLACES™**



29th and Bluff

Civil Engineering Narrative and Statements/Questions for the City of Boulder Pre-Application

Civil Engineering Narrative:

The current site is approximately 1.89 acres and located at the northwest corner of 29th Street and Bluff Street. The site is accessed from both streets and also has a private access at the northwest corner to the north warehouse building site. Based on a 2013 ALTA Land Title Survey, the site is adjoined by the 50' wide 29th Street r.o.w to the east and the 60' wide Bluff Street r.o.w. to the south. According to the ALTA, signage on the north property indicates that parking is allowed on the north property for the subject property. It is evident that vehicles cross over the north property line in both directions at the northwest corner of the site. It is not known if the northbound private vehicle access is allowed by an easement to cross the north property. Likewise, it is not known if the southbound vehicles from the north property have an easement to cross the subject property along the west side of the property.

There appears to be existing public water, sanitary sewer, and storm mains adjacent to the site. The site appears to be served by public gas and electricity. Based on the 2013 ALTA, an 8'x12' fire hydrant easement is located along the east property line. A water meter and fire line valve were noted along the east property line. The meter did not appear to be located in a public utility easement per the 2013 ALTA. No known stormwater detention area was noted on the site; however, small storm pipes were noticed along the south property line that appear to connect to the adjoining r.o.w. storm inlet. There is one to two-foot deep sumped area in the southeast parking lot created by the r.o.w. berms that may be part of a stormwater control area.

There is approximately eight feet of fall across the site from the northwest corner to the southeast corner of the site. The site is located within a City of Boulder 500-Year mapped floodplain.

The proposed project will include an access drive at both 29th Street and Bluff Street, and a rear drive access at the northwest corner of the site. Landscape and walk upgrades along the adjacent streets are anticipated. Internal surface parking and walks will serve the new residential buildings. Each building will require new water and sewer services, and additional fire hydrants will be added as directed by the fire department. Stormwater improvements will include roof drain connections, inlets, and water quality enhancement areas.

From: Greg Strom <gregor.strom@gmail.com>
Sent: Saturday, March 21, 2020 5:54 AM
To: White, Jon
Subject: Re: 2727 29th St Development Plan comment

Hello Jon,

Thank you for sharing this information. I will share on my HOA slack channel. The renderings appear to include insufficient parking for a 100 unit property. I will monitor progress as it is made.

Many thanks,
Greg

> On Mar 20, 2020, at 8:47 AM, White, Jon <whitej@bouldercolorado.gov> wrote:

>

> Hello Greg,

>

> Thanks for the inquiry. The proposal is to tear down the existing athletic club facility and redevelop the site into 100-units of permanently affordable housing. The proposal will be required to be developed in a pedestrian oriented design, which largely has to do with the zoning requirements for the urban design and building layout on the site. Surface parking is proposed to be placed behind the buildings in the back of the site. I've attached a few of the concept plan application materials for your review. Keep in mind this is only a Concept Plan and will require a more rigorous Site Review process after the concept plan phase. Both the Concept Plan and Site Review processes require a Planning Board review hearing.

>

> Feel free to provide me with any comments or concerns you may have.

>

> Thanks,

>

> Jon

>

> -----Original Message-----

> From: Greg Strom <gregor.strom@gmail.com>

> Sent: Thursday, March 19, 2020 6:17 PM

> To: White, Jon <whitej@bouldercolorado.gov>

> Subject: 2727 29th St Development Plan comment

>

> External Sender

>

> Hello Jon White,

>

> I received and reviewed a note today regarding the development proposal in the subject line.

>

> I note that the development is intended to occur in a pedestrian-oriented pattern. I interpret this to indicate that there is no plan incorporate parking into this permanently affordable community. As a resident of the neighborhood, I can tell you for sure that parking is already a challenge in the area.

Adding more working people to the area who need to get to jobs and not providing any parking will likely exacerbate the existing problem.

>

> I'd like to get more information on the development plans if possible. Additionally, I'd like to have my voice heard in the approval process if practical. I am a proponent of smart development and infill in Boulder.

>

> My Best,

>

> Greg Strom

>

> 2920 Bluff

> Apt 232

> Boulder, CO 80301

>

> Ph: 303 746 4277

>

>

> <05_Trip Generation Analysis_v1.pdf>

> <07_29th Street_Concept Plan Written Statement_v1.pdf>

> <2020.02.17_Concept Plan Package_29th Street_Reduced_v1.pdf>

From: Lianne Hepler <lhepler@gmail.com>
Sent: Thursday, March 26, 2020 2:10 PM
To: White, Jon
Subject: Comments on 2727 29th St

External Sender

Hello Mr. White -- My household just received notice of plans for the redevelopment of 2727 29th St. I'm writing to express concern about the density in this area, especially in regard to parking. I understand that some parking is included in the plan but it doesn't sound like it includes options for multi-car households or for visitor parking for 84–100 units. Additionally, while the gym currently occupying the space generates a fair amount of traffic and street parking, the traffic and parking ease up at night when the gym closes whereas residential units would increase overnight traffic and parking. Because these two particular blocks (29th and Bluff) are bordered by busy thoroughfares—Valmont, 30th, and 28th Sts.—there are few other options for street parking (i.e., you can't just drive one or two blocks over). Lastly, I'd like to express concern that the height of the buildings not block the views and open space in the area. Thank you for your time and for the opportunity to comment. I look forward to hearing more info about the potential project.

Sincerely,
Lianne Hepler
2940 Bluff St.
202-415-3134

--

Lianne Hepler
lhepler@gmail.com

From: Thomas Wells <thomascwells@gmail.com>
Sent: Monday, March 23, 2020 3:22 PM
To: White, Jon
Subject: Development review: 2727 29th St

External Sender

Hello Jon,

I live in the condo I own at 2920 Bluff St and received a letter in the mail about the proposed development at the current Rally Sport site. I'd like to share my comments and opinions.

In general, I'm supportive of this project. I support more housing in Boulder and certainly like the idea of more affordable housing. I think this kind of development would fit in well with our neighborhood.

I have been on the Boulder Junction Access District - Parking board for the past 5 years, so I know a few things about parking, parking policy, mixed use development, and our affordable housing programs. One of my neighbors shared with me the concept plan and trip generation documents prepared by/for Coburn. Based on those documents and my experience I have a few comments:

1. **Parking:** I would encourage the City staff to work with the developers to keep the parking on the site to a bare minimum. We have plentiful street parking, great access to multi-modal transit options (bike paths, buses on both 30th and 28th, and the Boulder Junction bus station), and the nearby businesses (e.g. 2760 29th St) could likely reach a shared parking management agreement with the housing development to allow evening hours parking access. I think we can all agree that we are or need to be moving toward a world with fewer cars, and creating unnecessary parking spaces does not support that. I know some parking is needed on the site, I just encourage staff to push for the minimum, and consider granting the developer approval to go below the stated requirements in exchange for other public good (e.g. green space or more housing).
2. **First floor commercial:** It would be nice if some of the ground-floor area were planned for retail. I think we all hope that this neighborhood becomes more walkable (15 minute neighborhoods), but I don't think we'll get there if we don't include plans for pedestrian-facing shops. Currently there is across the street from this site (only the south side of Bluff St), but we can all see the writing on the wall there - that will almost certainly be redeveloped in the coming years. Maybe it will be redeveloped as more retail but maybe not. If we include some commercial space in this site, we'll be sure there is at least some.
3. **Traffic:** I am not especially concerned by the trip generation associated with the development, especially if the parking can be kept to a minimum. I would like staff to consider traffic calming measures to help the street feel more pedestrian and bike friendly. People often use Bluff/29th as a cut through from 28th to Valmont in trying to avoid the light at 28th/Valmont. If anything about this site design or development could be used to incorporate traffic calming measures (curb bulb outs, raised crosswalks, widened sidewalks / narrowed lanes, tree canopies, etc) those would be most welcome. Also, the trip-generation document I saw made no mention of the additional bike or pedestrian trips that might result from this development. I think those are important consider as they might impact the desired timing or priority of

pedestrian/bike signals on Valmont at 28th and 29th St. Currently there are **very** long wait times for peds and bikes trying to cross Valmont at 29th.

4. **Bikes:** Bike theft has been a real issue at our condo complex. I think this is in part due to our proximity to the creek path, and (currently) the homeless shelter. I would encourage the developer to plan for secure, covered bike parking. Possibly the city could work with them to develop a secure bike parking facility open to the public (similar to the bus-then-bike shelters). At the very least, they should have something available to their residents. Outdoor racks have not proven sufficient.

Thanks for your time and consideration. Please let me know if any of my comments were unclear! For what it's worth, I sit on our HOA's board of directors. I would be happy to help communicate with our membership about this project if that would be useful.

Thanks,
Thomas Wells
720.496.5465

From: Virginia Winter <gwinter@equinoxconsultancy.com>
Sent: Wednesday, March 25, 2020 2:28 PM
To: White, Jon
Cc: Virginia Winter
Subject: Re: Project name: 29th Street, LUR2020 - 00011

Thank you for your reply Jon.

Several of the owner/residents of Goose Creek Condominiums have now become aware of this concept plan - it's been posted on our SLACK channels and hopefully people will comment if they are so inclined. I have been an owner/resident/business owner at 2930 Bluff Street, Unit 312 since July 2008.

My candid comments at this time, for the record:

1) I think Boulder Housing Partners is exemplary and we need more permanently affordable housing in Boulder (City and County).

a) Bluntly, I don't think the property chosen is the best property for this application/use.

b) BHP is well aware that Boulder Junction/Goose Creek zone is experiencing a major uptick in the fragmentation of 'community' partly brought about by the volume of unsheltered or homeless residents in our City, specifically in this ~10 block area, encompassing a precious wetland ecosystem, public multi-use path & City flood plain mitigation zone; more population density of ANY nature right at the potential location is bad infill planning and development, period.

2) I know Coburn as a sound architecture and construction firm but their proposal seems oblivious of the realities that exist now along this section of Goose Creek - as a 'neighborhood' (loose term).

The intersection of 29th and Bluff is already under major strain with human, bike and car traffic converging on a blind curve with an international day care on the outside of that 'curve'/intersection.

The viable commercial properties in this small land locked zone are decreasing and I see this as problematic to the overall character of this walkable/bikeable community. This development would not help.

Sincerely yours,
Virginia

Virginia Winter
2930 Bluff Street
Boulder, CO. 80301

Managing Principal
Equinox Consultancy LLC

T: 303.355.4924
C: 303.518.4587
www.equinoxconsultancy.com



On Mar 23, 2020, at 8:19 AM, White, Jon <whitej@bouldercolorado.gov> wrote:

Hi Virginia,

That is correct. The notification you received is for a Concept Plan to tear down the existing athletic facility (Rally Sport) and construct 100-units of permanent affordable housing. A concept plan is an initial review process that requires a Planning Board review and will be followed by a more rigorous Site Review process. City staff is doing the initial review of the concept plan and will provide the applicant, Boulder Housing Partners, comments by this Friday, March 27. If you have any comments or feedback, please feel free to send them to me directly before then.

Thanks,

Jon White

From: Virginia Winter <gwinter@equinoxconsultancy.com>

Sent: Friday, March 20, 2020 4:01 PM

To: White, Jon <whitej@bouldercolorado.gov>

Subject: Project name: 29th Street, LUR2020 - 00011

External Sender

Hi,

I'm a resident/owner at Goose Creek Condominums complex at the outside of the curve where 29th and Bluff intersect.

As I review the City of Boulder Planning and Development Services notice I just received - the map indicates the 'project' is the property where Rally Sport facilities now exist.

Can you please tell me if that's correct??

Thank you,

Virginia

2930 Bluff Street, #312

Boulder, CO. 80301

Virginia Winter
Managing Principal
Equinox Consultancy LLC

T: 303.355.4924

C: 303.518.4587

www.equinoxconsultancy.com

<image001.png>