



**CITY OF BOULDER
PLANNING BOARD MEETING AGENDA**

DATE:

August 4, 2026

TIME: 6:00 PM

PLACE: Hybrid Meeting

1. CALL TO ORDER

2. PUBLIC PARTICIPATION

3. APPROVAL OF MINUTES

4. CALL UP ITEMS

5. PUBLIC HEARING ITEMS

- A.** Concept Plan Review and Comment for a proposal to expand the existing Xcel Energy service and operations facility at 2655 N. 63rd Street. The project will require Annexation, Site Review and Use Review applications. Concept Plan reviewed under case no. LUR2026-00026.

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

- A.** State Law Update - The purpose of this item is to introduce the Planning Board to several code changes that will be reviewed by the board over the next two years in response to state legislation and state funding. This item will also provide an overview and summary of recently adopted city ordinances in reaction to state bills on land use. This item is for informational purposes only and does not require Planning Board action at this time.
- B. Informational Item:** City Council Memo: Introduction, first reading and consideration of a motion to order published by title only, Ordinance 8753 vacating and authorizing the City Manager to execute a deed of vacation for a portion of an access easement generally located at 900 Walnut St.

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

**CITY OF BOULDER PLANNING BOARD
VIRTUAL AND HYBRID MEETING GUIDELINES**

These guidelines apply to electronic meetings and hybrid meetings. Hybrid meetings permit simultaneous in-person and electronic participation.

CALL TO ORDER

The Board must have a quorum (four members present) before the meeting can be called to order.

AGENDA

The Board may rearrange the order of the agenda or delete items for good cause. The Board may not add items requiring public notice.

PUBLIC PARTICIPATION

The public is welcome to address the Board (3 minutes* maximum per speaker) during the Public Participation portion of the meeting regarding any item not scheduled for a public hearing. The only items scheduled for a public hearing are those listed under the category PUBLIC HEARING ITEMS on the Agenda. **Any exhibits introduced into the record must be provided to the Board Secretary for distribution to the Board and admission into the record via email 24 hours prior to the scheduled meeting time.**

DISCUSSION AND STUDY SESSION ITEMS

Discussion and study session items do not require motions of approval or recommendation.

PUBLIC HEARING ITEMS

A Public Hearing item requires a motion and a vote. The general format for hearing of an action item is as follows:

1. Presentations

- Staff presentation (10 minutes maximum*).
- Applicant presentation (15-minute maximum*). Any exhibits introduced into the record at this time must be provided to the Board Secretary by email, no later than 24 hours prior to the scheduled meeting time, for distribution to the Board and admission into the record.
- Planning Board questioning of staff or applicant for information only.

2. Public Hearing

Each speaker will be allowed an oral presentation of up to three minutes*. Three or more people may pool their allotted time so one speaker can speak for five minutes*. To pool time, all the people pooling time must be present in-person in the physical meeting room or present electronically when the spokesperson is called to speak. Speakers with pooled time must identify the people they are pooling time with by first and last name when called upon to speak, so they can be called upon to confirm their presence and willingness to pool their speaking time.

- Speakers should introduce themselves, giving name and address. If officially representing a person, entity, group, homeowners' association, etc., please state that for the record as well.
- The board requests that, prior to offering testimony, the speaker disclose any financial or business relationship with the applicant, the project, or neighbors. This includes any paid compensation. It would also be helpful if the speaker disclosed any membership or affiliation that would affect their testimony.
- Speakers are requested not to repeat items addressed by previous speakers other than to express points of agreement or disagreement. Refrain from reading long documents and summarize comments wherever possible. Documents and other physical evidence must be submitted via email 24 hours prior to the scheduled meeting to become a part of the official record.
- Speakers should address the applicable Land Use Code criteria and, if possible, reference the criteria that the Board uses to decide a case.
- Any exhibits intended to be introduced into the record at the hearing must be emailed to the Secretary for distribution to the Board and admission into the record **24 hours prior to the meeting.**
- Citizens can email correspondence to the Planning Board and staff at boulderplanningboard@bouldercolorado.gov, up to **24 hours prior to the Planning Board meeting**, to be included as a part of the record.
- Applicants under Title 9, B.R.C. 1981, will be provided the opportunity to speak for up to 3 minutes* prior to the close of the public hearing. The board chair may allow additional time.

3. Board Action

- Board motion. Motions may take any number of forms. With regard to a specific development proposal, the motion generally is to either approve the project (with or without conditions), to deny it, or to continue the matter to a date certain (generally in order to obtain additional information).
- Board discussion. This is undertaken entirely by members of the Board. The applicant, members of the public or city staff participate only if called upon by the Chair.
- Board action (the vote). An affirmative vote of at least four members of the Board is required to pass a motion approving any action. If the vote taken results in either a tie, a vote of three to two, or a vote of three to one in favor of approval, the applicant shall be automatically allowed a rehearing upon requesting the same in writing within seven days.

MATTERS FROM THE PLANNING BOARD, DIRECTOR, AND CITY ATTORNEY

Any Planning Board member, the Planning Director, or the City Attorney may introduce before the Board matters which are not included in the formal agenda.

ADJOURNMENT

The Board's goal is that regular meetings adjourn by 10:30 p.m. and that study sessions adjourn by 10:00 p.m. New agenda items will generally not

be commenced after 10:00 p.m.

VIRTUAL MEETINGS

For Virtual Meeting Guidelines, refer to <https://bouldercolorado.gov/government/board-commission/planning-board> page for the approved Planning Board Participation Rule for Electronic and Hybrid Hearings.

*The Chair may lengthen or shorten the time allotted as appropriate. If the allotted time is exceeded, the Chair may request that the speaker conclude his or her comments

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**CITY OF BOULDER
PLANNING BOARD**

MEETING DATE: August 4, 2026

AGENDA TITLE: Concept Plan Review and Comment for a proposal to expand the existing Xcel Energy service and operations facility at 2655 N. 63rd Street. The project will require Annexation, Site Review and Use Review applications. Concept Plan reviewed under case no. LUR2026-00026.

Applicant: Norris Design
Owner: Xcel Energy

REQUESTING DEPARTMENT / PRESENTERS

Brad Mueller, Director, Planning & Development Services
Charles Ferro, Senior Planning Manager
Alex Pichacz, Senior City Manager

OBJECTIVE

1. Planning Board hears staff and applicant presentations
2. Planning Board holds Public Hearing
3. Planning Board asks questions of applicant, the public, and staff
4. Planning Board discussion and comments on Concept Plan

SUMMARY

Project Name: 2655 N 63RD ST ANNEX
Location: 2655 S. 63rd Street
Size of Property: Approx. 14 acres
Zoning: Proposed city zoning: Industrial - General (IG)
Comprehensive Plan: General Industrial (GI)

KEY ISSUES FOR CONCEPT PLAN DISCUSSION

Staff has identified the following key issues to help guide the board's discussion:

1. Is the proposed concept plan generally consistent with the Boulder Valley Comprehensive Plan (BVCP) land use designation and the goals, objectives, and recommendations of the BVCP?
2. Does the Board have general overall feedback on the conceptual site plan and building design's consistency with the Site Review criteria in Section 9-2-14, B.R.C. 1981?
3. Other key issues as identified by the Planning Board.

EXECUTIVE SUMMARY

The purpose of this item is for Planning Board to review and comment on the Concept Plan for the above-referenced project. Per Table 2-2 of [Section 9-2-14, B.R.C. 1981](#), the proposal requires a Concept Plan Review because the site is larger than five acres in the (proposed) IG zoning district. The site requires annexation into the City prior to submitting subsequent applications for Site and Use Reviews.

The proposal involves redevelopment of the site for continued use by Xcel Energy by demolishing the existing buildings and constructing two new buildings for operations, fleet service, and equipment storage, and associated accessory uses and structures. The size and scope of the project necessitate a Site Review, and the proposed outdoor storage requires a Use Review upon completion of annexation and initial zoning.

Staff analysis found the proposal preliminarily consistent with the BVCP land use and city goals and policies related to industrial uses within the East Boulder subcommunity. Key feedback for the applicant will include the proposal's consistency with the BVCP policies and likely future compliance with the Site Review criteria. Refer to the Concept Plan Review Criteria and the Key Issues.

PUBLIC FEEDBACK

Consistent with [Section 9-4-3, Public Notice Requirements, B.R.C. 1981](#), staff provided notification to all property owners within 600 feet of the subject location of the application, and signs have been posted by the applicant indicating the review requested. Staff has not received any public comments.

BACKGROUND

As shown below in **Figure 1**, the approximately 14-acre property at 2655 S. 63rd St. is adjacent and between the Gerald Stazio Softballs Field, which is a city-owned public park. The property fronts 63rd Street to the west and Stazio Drive to the south. The property is surrounded by the park on three sides.

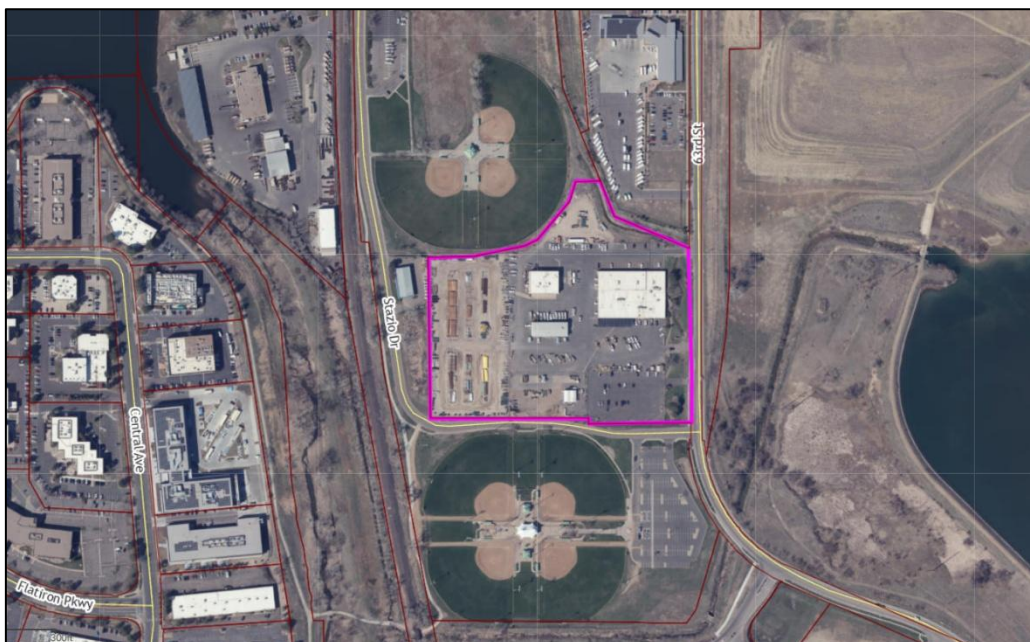


Figure 1: Vicinity Map

The site was initially developed for its current use in the 1970s and includes a service center building used for office and warehouse uses, a fleet service garage, a substation metal building and other miscellaneous outbuildings, as well as a fuel island, employee and fleet vehicle parking, and a large outdoor storage yard for materials and equipment. There are approximately 140 employees who work on site. The proposed use of the site and number of employees will remain the same upon annexation and redevelopment of the site.

The property is located in an unincorporated Boulder County enclave and will require annexation into the city prior to the submittal of future land use applications. Upon annexation, the property will be zoned Industrial – General (IG), which is described as “[g]eneral industrial areas where a wide range of light industrial uses, including research and development, manufacturing, service industrial uses, media production, storage, and other intensive employment uses are located. Residential uses and other complementary uses may be allowed in appropriate locations” per Subsection 9-5-2(c)(5)(B), B.R.C. 1981.

The property is located within the East Boulder Subcommunity Plan area, however, it is not specifically identified as an area of change. According to the subcommunity plan, “East Boulder is the only subcommunity in the city with land designated for General Industrial use. As other areas of the subcommunity evolve to more mixed-use environments, the value of the industrial lands and how they continue to contribute to the city becomes more precious.” The subcommunity plan seeks to preserve General Industrial areas for primarily industrial, manufacturing, flex, and supporting service uses.

As shown in **Figure 2** below, the property is neither located within the floodplain nor does it contain any designated wetland areas. The Jones Donnelly Ditch meanders along the east side of the property within a landscaped area between the existing service center building and the 63rd Street right-of-way.

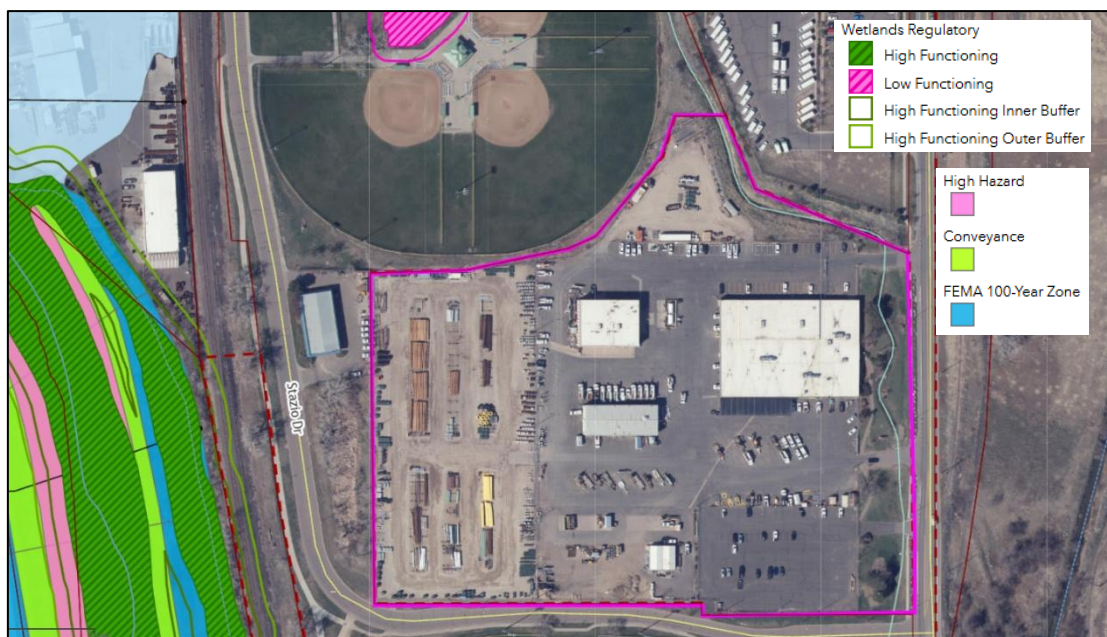


Figure 2: Regulatory Floodplain

The property contains an extensive asphalt pavement area used for vehicle storage and circulation, and there are two gravel materials storage areas located in the west and north portions of the property. There are currently three access points along 63rd Street, and one access

point along Stazio Drive to the south.

The property is entirely fenced with vehicle and materials storage areas extending to the edges of the property boundaries. The property contains very limited landscaped areas, primarily along 63rd Street, where there are a variety of trees and shrubs buffering the area around the Jones Donnelly Ditch.

Surroundings. The property is located at the northwest corner of 63rd Street and Stazio Drive. The property is a single parcel, unincorporated county enclave with city-owned ball fields adjacent to the north and across the street to the south. Via Mobility Services fleet services and operations center is located adjacent to the property along 63rd Street to the north.

To the west of the property is a city athletic facility maintenance building along Stazio Drive. Further west of the property are railroad tracks running north/south along Boulder Creek. On the west side of Boulder Creek is the Flatirons Industrial Park.

To the east, across 63rd Street, is an abandoned railroad right-of-way owned by BNSF and the Leggett Reservoir, which is owned by Xcel Energy. See **Figure 3**, below, for the context map provided by the applicant.



Figure 3: Context Map

PROCESS

Concept Plan is the initial step in the Site Review process. Per [Section 9-2-14, B.R.C. 1981](#), the project is eligible for a Concept Plan Review because it is larger than five acres in the IG zoning district (Table 2-2 of Section 9-2-14, B.R.C. 1981). The purpose of Concept Plan is to review a general development plan for the site, evaluate general architectural characteristics, land uses, and transportation considerations. The proposal includes outdoor storage, which requires a Use Review in the IG zone. The site is located within an unincorporated Boulder County enclave and must be annexed into the city prior to the submittal for Site and Use Review applications.

PROJECT DESCRIPTION

The applicant is proposing redevelopment of the existing Xcel Energy service center to replace

and renovate the aging facilities. The site is secured with an existing chain link perimeter fence and provides limited public access for security purposes. The existing facilities include:

- a service center building that includes office and warehouse uses – 33,734 sf
- a fleet service garage – 9,241 sf
- a substation metal building – 6,100 sf
- other accessory structures and outbuildings – 1,640 sf
- a fuel island
- employee parking areas
- fleet vehicle parking
- outdoor material and equipment storage yards

The redevelopment of the site will maintain the existing uses and includes the following changes: the replacement of the existing service center and fleet service garage, the relocation of existing water and sanitary sewer utility connections to serve new buildings, new stormwater detention and conveyance on site, the undergrounding of the existing irrigation ditch, and the construction of a new 10-foot-tall security fence. A conceptual site plan is shown below in **Figure 4**.

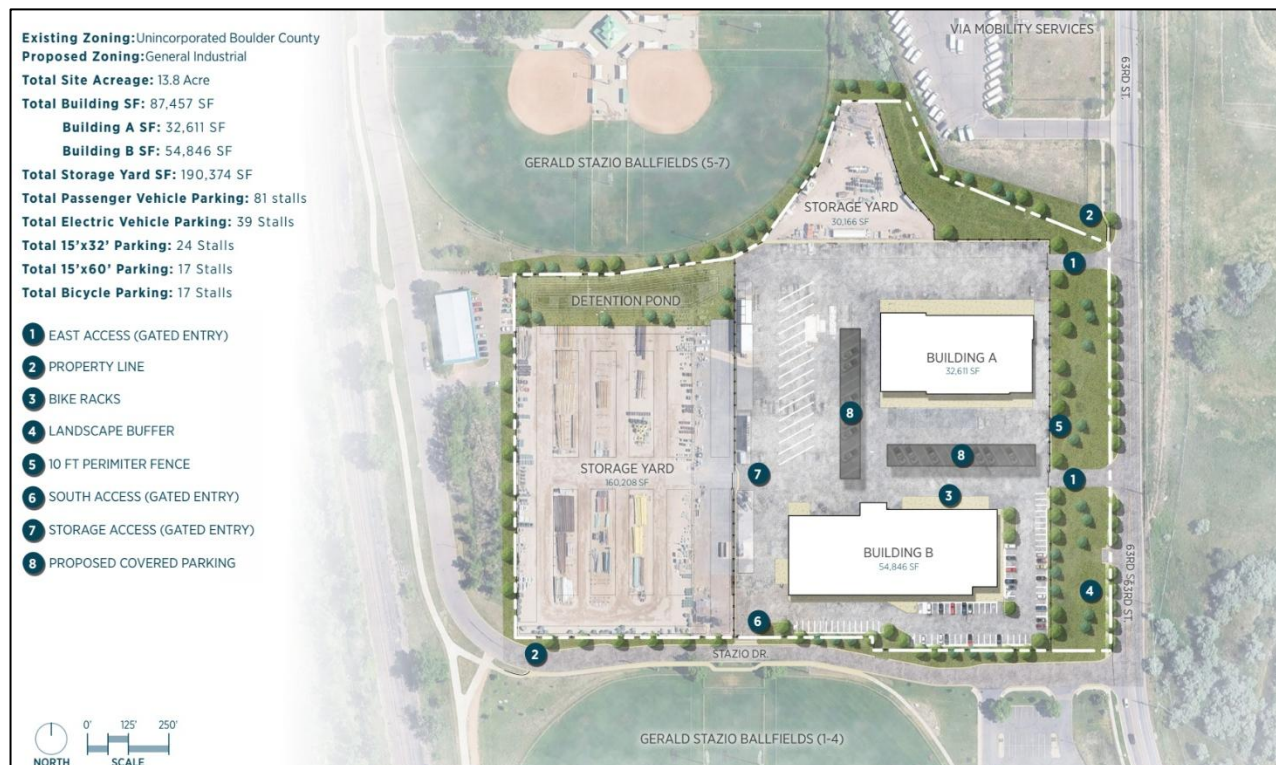


Figure 4: Conceptual Site Plan

The work is proposed in two phases to allow operations to continue throughout construction. Phase 1 includes the construction of a new service center building in the existing southeast parking lot, detention pond improvements, and demolition of the existing service center after the new one is complete. Phase 2 includes a new fleet garage and the demolition of the existing fleet garage after construction. Additional details on the proposed phasing plan will be required as part of the Site Review to ensure feasibility and confirm the timing for the full scope of the proposal. A preliminary Phasing Plan is shown in **Figure 5**.

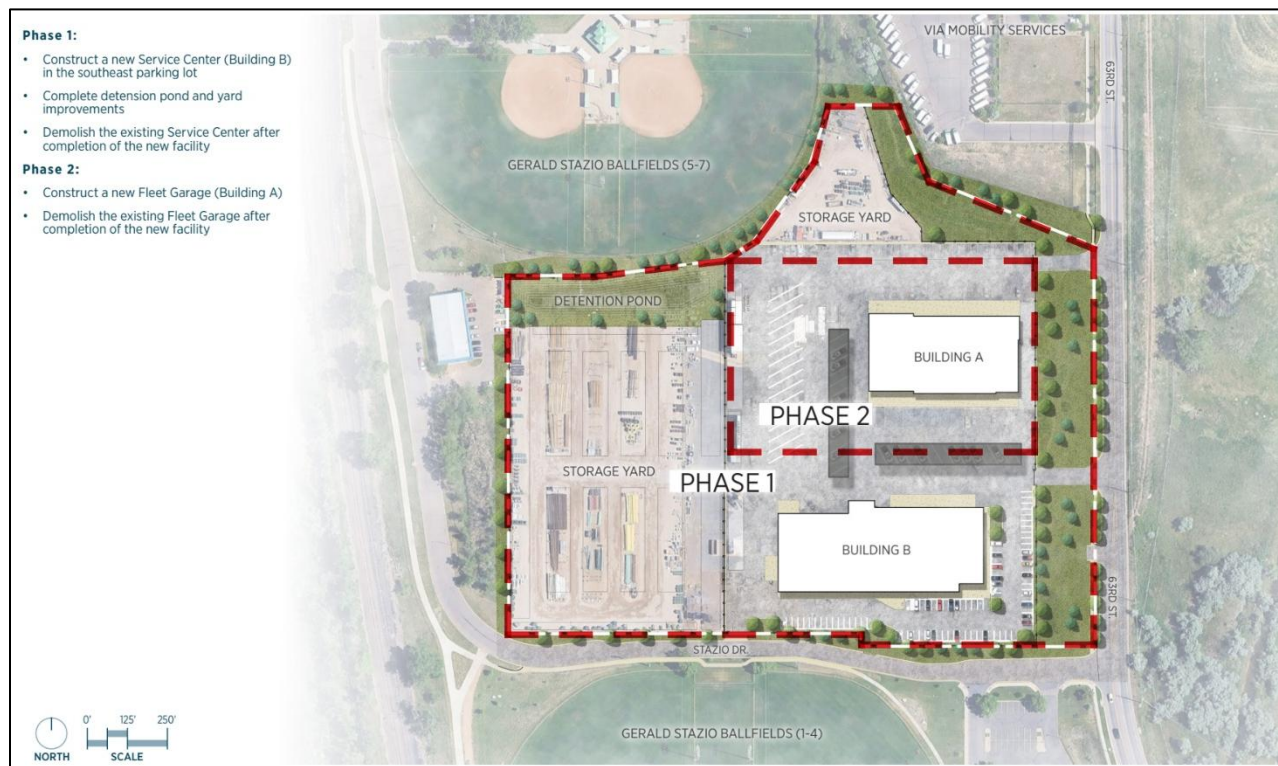


Figure 5: Conceptual Phasing Plan

As shown in **Figure 6**, the property is within the BVCP future land use area designated as General Industrial. As part of the BVCP update process currently underway, the mapping inconsistencies for the future land use designations will be rectified to align the future land use designation with the property boundaries, and the designation will be changed to “Industrial,” consistent with the proposed simplification of future land use designations.



Figure 6: Current BVCP Future Land Use Designation

Land Use – Upon annexation and initial zoning, the site will be zoned to Industrial General (IG), and the existing uses will remain unchanged. The land uses permitted in the zone are listed in the “Use Standards” found in Section 9-6-1, B.R.C. 1981. Most of the uses on site are allowed by-right, such as the service of vehicles, indoor storage/warehouse or distribution facility, and administrative offices, and associated accessory uses. The outdoor storage of vehicles and materials requires a Use Review in the IG zone to review the potential impacts and proposed mitigation. As such, a Use Review application will be required concurrent with the Site Review application.

Intensity – Intensity is permitted pursuant to the “Intensity Standards” found in Section 9-8-1, B.R.C. 1981. In the IG zoning district, the project will require 10-20% open space, and the maximum floor area ratio is 0.5.

Open Space – Open space is subject to the requirements of Section 9-9-11, “Useable Open Space,” B.R.C. 1981, and the open space criteria within the Site Review criteria (Section 9-2-14(h)(2), B.R.C. 1981). The nature of the use requires restricted public access, and the applicant proposes to primarily use landscaped areas to meet the open space requirements, as seen in **Figure 7**. Staff will work with the applicant through the Site Review process to ensure consistency with the open space requirements.

Architecture and Massing – The proposal consists of two new primary structures for fleet vehicle service, and an operations service center with a total building coverage of approximately 87,500 square feet. The architectural character is primarily industrial with a mix of fiber cement, metal, and concrete panels, and louvered screens in gray and tan colors. See **Figures 8 and 9** for some of the applicant’s conceptual images and refer to **Attachment A** for the complete set of images.

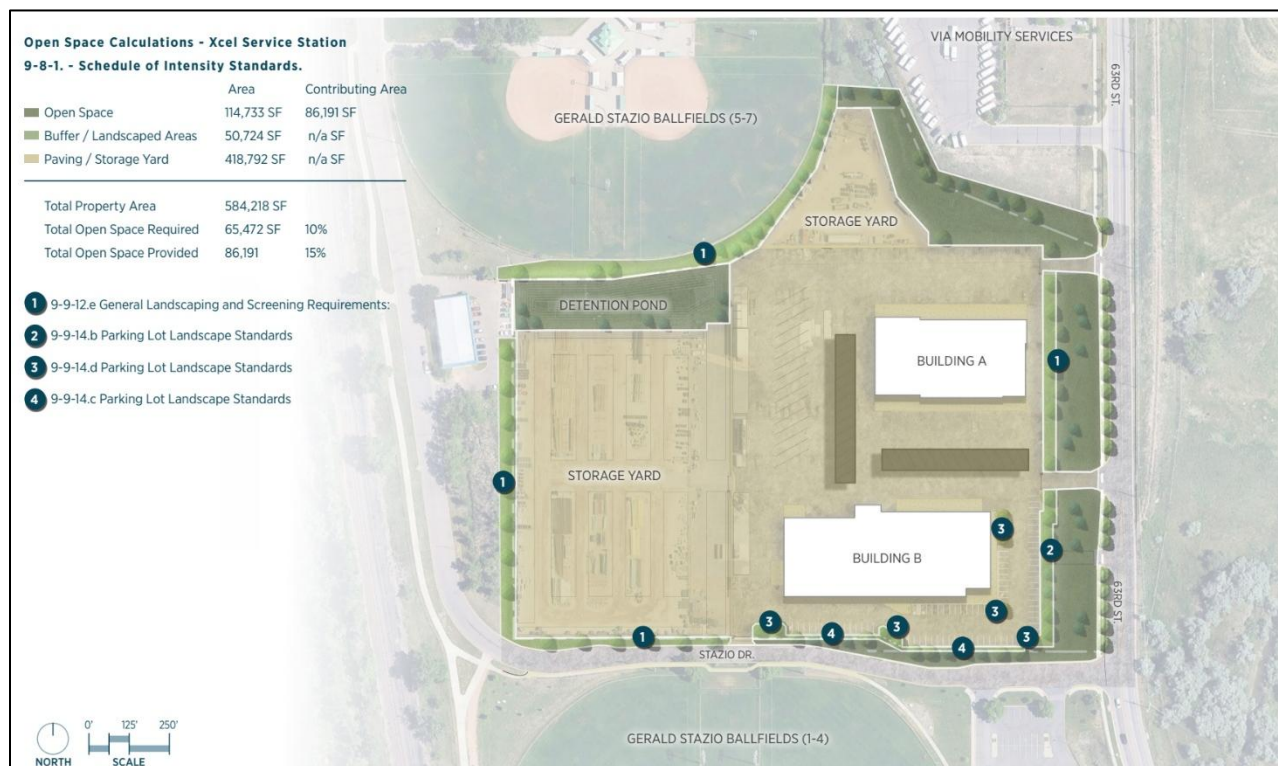


Figure 7: Preliminary Open Space Plan



SERVICE CENTER - NORTHEAST



SERVICE CENTER - NORTHWEST



Figure 8: Conceptual Renderings of Proposed Service Center



FLEET GARAGE - SOUTHEAST



FLEET GARAGE - SOUTHWEST



FLEET GARAGE - NORTHEAST



OVERALL SITE - SOUTHWEST

Figure 9: Conceptual Renderings of Proposed Vehicle Service Building

Parking / Connectivity – Parking is proposed in the southeast portion of the lot adjacent to the Service Operations Center building and underneath proposed covered parking canopies near the Fleet Service building. Parking will be provided for 81 passenger vehicles, including 39 EV parking spaces.

The applicant is required to provide short- and long-term bike parking consistent with the standards found in Section 9-9-6(e), B.R.C. 1981, reviewed through the Site Review process. The minimum bicycle parking requirements for industrial uses in Table 9-4, B.R.C. 1981 require

one bicycle space per 1,125 square feet of associated office space or production areas. The applicant proposes 17 bike parking stalls. Proposed floor plans were not provided for staff to verify the minimum bicycle parking requirements as part of this Concept Plan review.

CONCEPT PLAN REVIEW CRITERIA, SECTION 9-2-13(E), B.R.C. 1981

Guidelines for Review and Comment: The following guidelines will be used to guide the Planning Board’s discussion regarding the site. It is anticipated that issues other than those listed in this section will be identified as part of the Concept Plan review and comment process. The Planning Board may consider the following guidelines when providing comments on a concept plan:

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

See description under “Background” above for characteristics of the site and surrounding area.

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

As shown in **Figure 10** below, the BVCP Land Use Designation on the properties is General Industrial (GI) which is described as:

General Industrial (GI)	Characteristics and Locations: The GI designation is shown where industries are located or planned. Uses: Consists of more intensive manufacturing and may include outdoor storage and warehouses.
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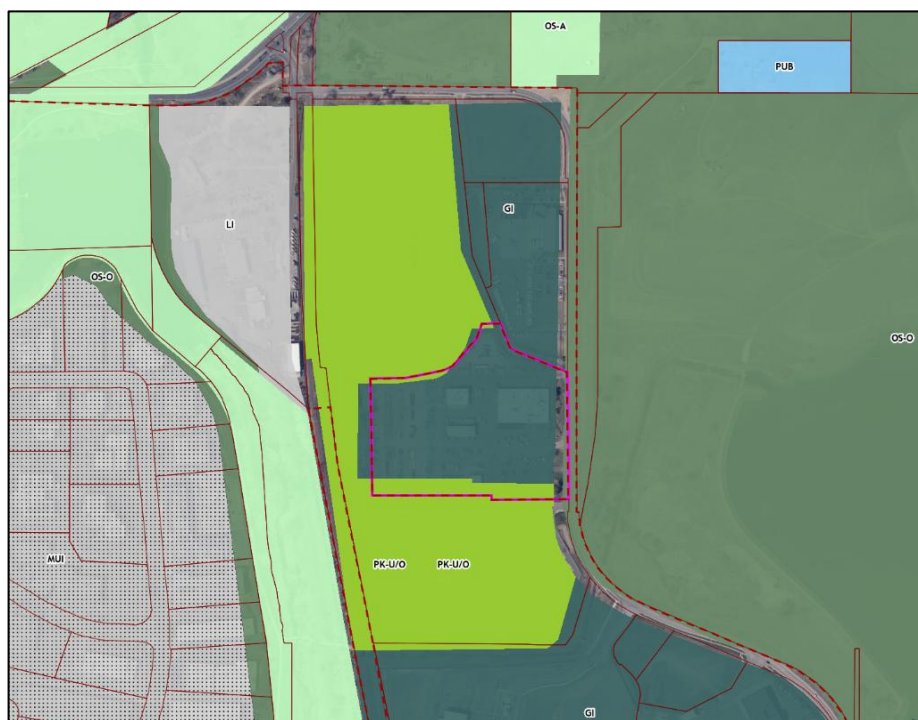


Figure 10: BVCP Land Use Designations

The immediately surrounding context includes other General Industrial, Park Urban/Other for the Gerald Stazio Softball Fields property, Light Industrial, Mixed Use Industrial, and Open Space land use designations.

During Site Review, the project will be evaluated for consistency “with the BVCP land use map and, on balance, with the goals and policies of the BVCP particularly those that address the built environment. In applying this, the approving authority shall consistently interpret and apply this criterion and consider whether a particular goal or policy is intended to be applied to individual development projects or is to guide city policy decisions, such as regulatory actions. The BVCP does not prioritize goals and policies, and no project must satisfy one particular goal or policy or all of them” (Section 9-2-14(h)(1)(A), B.R.C. 1981).

A discussion of the project’s preliminary compliance can be found in the Key Issue Discussion that follows this section.

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

Per [Section 9-2-14, B.R.C. 1981](#), the proposal is eligible for a Concept Plan Review because the site area is greater than 5 acres (Table 2-2 of Section 9-2-14, B.R.C. 1981).

The development proposal will require the property to annex into the city prior to Site Review and Use Review applications. Submittal requirements are based on those specified in the land use code, including but not limited to, detailed site plans, landscape plans, floor plans and elevations, preliminary stormwater and utility plans.

At the time of Site Review, the proposed project will be evaluated for conformance with the following:

- The land use designation in the BVCP;
- All relevant policies of the BVCP, particularly those addressing the built environment;
- The Site Review criteria of the Land Use Code, Section 9-2-14(h), B.R.C. 1981;
- Zoning regulations, unless modified through Site Review;
- The criteria of Section 9-9-11, B.R.C. 1981, of the Land Use Code for usable open space. A detailed open space diagram will be necessary at Site Review.
- The City of Boulder Design and Construction Standards (DCS).

Submission Requirements. At the time of Site Review, the following items will be required:

- a. Preliminary Storm Water Report and Plan to address storm water runoff, water quality treatment issues, and detention ponding.
- b. Utility Report to establish the impacts of this project on the City of Boulder utility systems and outline water main and wastewater main construction necessary to serve the development and perpetuate the overall system.
- c. A water system distribution analysis in order to assess the impacts and service demands of the proposed development and to demonstrate conformance with the Treated Water Master Plan, October 2011.
- d. A collection system analysis to determine any system impacts based on the proposed demands of the development and to demonstrate conformance with the city’s Wastewater

- e. A landscape plan that is consistent with or exceeds city code requirements.
- f. A detailed tree inventory that includes the species, size and condition of all existing trees on the site.

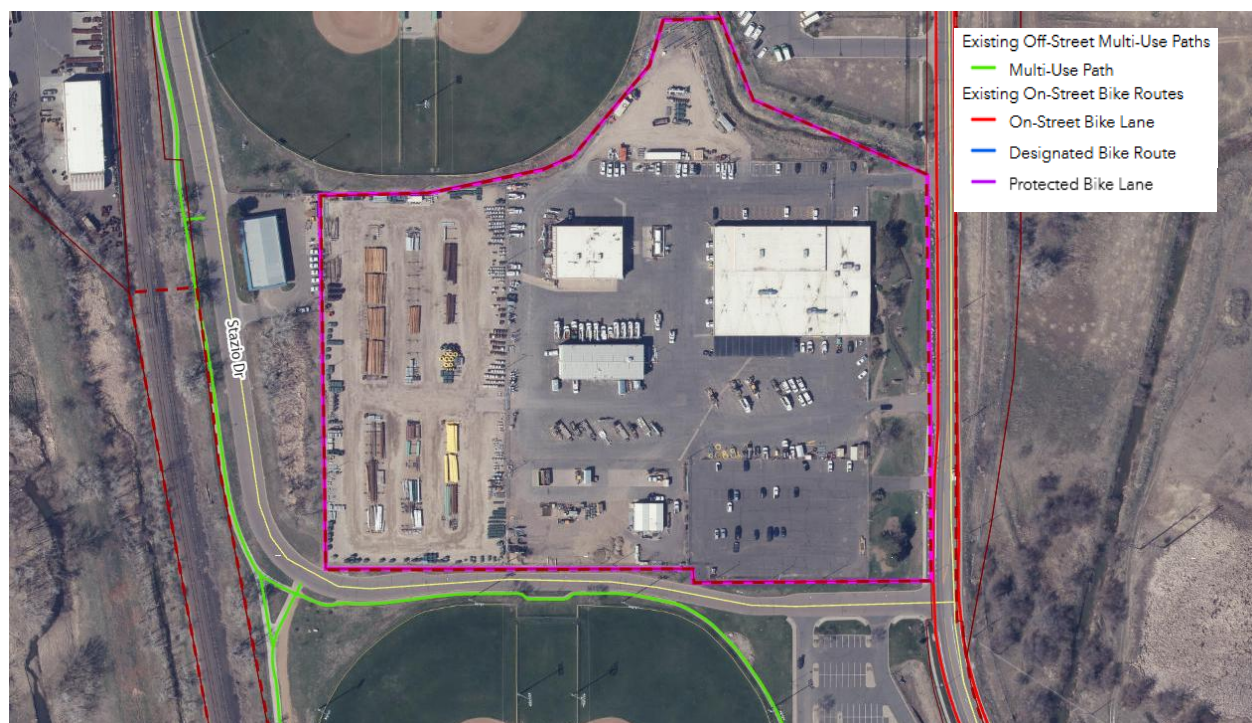
(4) Permits that may need to be obtained and processes that may need to be completed prior to, concurrent with, or subsequent to site review approval;

The following review processes would be required in addition to a Site Review for the proposal:

- Annexation Review: Prior to Site Review application, the property is required to be annexed into the city. An Annexation Impact report will be required per Section 31.12.108.5, C.R.S., because the site is greater than 10 acres.
- Use Review: Outdoor storage of materials and vehicles requires a Use Review in the IG zone to review potential impacts and proposed mitigation. The Use Review must be submitted concurrently with the Site Review application.
- Technical Documents: Following the Site Review and Use Review approvals, Technical Documents, including any required final plans for site, architecture, landscaping, lighting, and civil plans, will be required.

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

The site is located near multi-modal transportation connections including the Gerald Stazio multi-use path, which connects to the South Boulder Creek Path near Flatirons Industrial Park, and the on-street bike lanes in 63rd Street, as shown in **Figure 11**.



The site is located more than one mile from the nearest bus stop along 55th Street near Valmont Road, which is served by the 208 route, and nearly one mile from the bus stop at 63rd Street and Arapahoe Avenue that is served by the JUMP route, as shown in **Figure 12**.

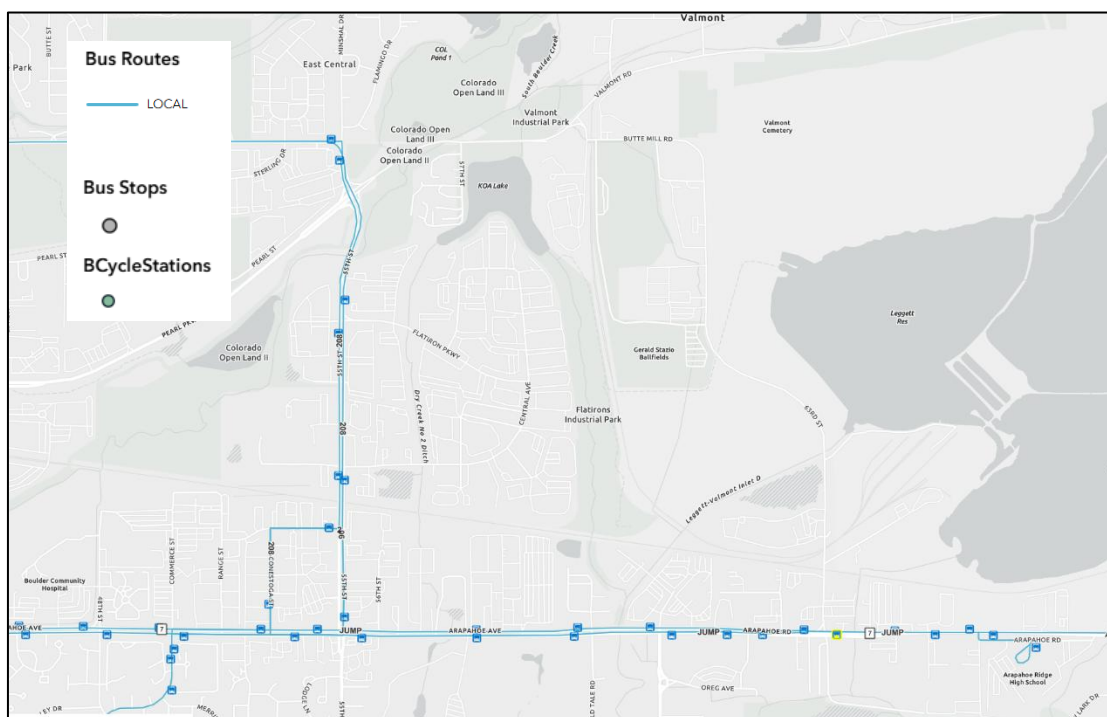


Figure 12: Transit Routes

With the redevelopment of the subject property, the city will require build-out and dedication of any necessary right-of-way to meet the city's Design and Construction Standards (DCS). Preliminary staff comments on the proposed design of the transportation improvements include:

- **Right-of-way Dedication:** At time of future annexation application, the applicant is required to dedicate public right-of-way (ROW) and public access easement (PAE) to the City for existing infrastructure located along 63rd Street. 63rd Street requires a 60-ft. ROW where 50-ft. is currently provided.
- **Site Access:** At time of future annexation application, the applicant is required to address the multiple driveways proposed and currently existing on the property. Per Section 9-9-5(c)(1) B.R.C., 1981, one access point or curb cut per property will be permitted unless a site plan or traffic study, approved by the city manager, demonstrates that additional access points and curb cuts are required to adequately address accessibility, circulation, and driveway volumes, and only where additional accesses and curb cuts would not impair any public use of any public right-of-way, create safety or operational problems, or be detrimental to traffic flow on adjacent public streets.
- **Sidewalks:** At time of future annexation application, the applicant shall provide detached sidewalks along 63rd Street and Stazio Drive at least 6-ft. in width with an 8-ft. wide planting strip per Section 2.08 of the DCS.

Refer to the Development Review Committee (DRC) comments (**Attachment B**) for complete staff transportation comments.

(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;

As shown earlier in **Figure 2**, the property is neither located within a floodplain area nor does it contain any wetlands, steep slopes, or other identified natural hazards or wildlife corridors and protected species habitat.

The property is substantially developed with large amounts of pavement and gravel areas used for outdoor storage, operations, vehicle circulation and parking. The overall site is generally flat and slopes to the west.

The property contains existing landscaping primarily along the east side of 63rd Street and around the perimeter of the site. While the operating characteristics of the site necessitate the need for an open storage and service yard, opportunities exist along the perimeter of the site for enhanced landscape buffers that provide environmental opportunities to increase biological diversity and habitat areas. At the time of Site Review, a tree inventory is required to identify any healthy long-lived trees that may be preserved; the proposal notes that an area of mature trees at the southern edge of the site is planned for preservation.

(7) Appropriate ranges of land uses;

As shown earlier in **Figure 10**, the BVCP designates the property as "General Industrial," which

is characterized by intensive manufacturing and may include outdoor storage and warehouse uses. The continued use of the site as the Xcel Energy Operations and Fleet Service facility is consistent with the BVCP land use designation.

(8) The appropriateness of or necessity for housing.

Given the existing and proposed use of the site, it is generally not suitable for new housing.

KEY ISSUE DISCUSSION

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

As part of the future Site Review, the applicant must demonstrate that the project is consistent with the land use map and, on balance, consistent with BVCP policies as described in Site Review criterion 9-2-14(h)(1)(A), B.R.C. 1981, “BVCP Land Use Map and Policies,” which states:

The proposed project is consistent with the BVCP land use map and, on balance, with the goals and policies of the BVCP particularly those that address the built environment. In applying this, the approving authority shall consistently interpret and apply this criterion and consider whether a particular goal or policy is intended to be applied to individual development projects or is to guide city policy decisions, such as regulatory actions. The BVCP does not prioritize goals and policies, and no project must satisfy one particular goal or policy or all of them.

As mentioned above, the BVCP designates the site as “General Industrial,” and the initial city zoning designation for the site will be IG. The BVCP does not have specific policies regarding general industrial areas. The East Boulder Subcommunity Plan identifies the importance of industrial areas and seeks to preserve the ability for industrial uses to continue.

Staff recommends that additional consideration of policies in the BVCP be given to the site design at the time of Site Review. Attention should be given to the following policies:

- *2.15 Compatibility of Adjacent Land Uses* – The site is located adjacent to the Gerald Stazio Softball Fields. Enhanced buffers can be provided to mitigate the potential impacts of the use on the park. The Use Review required for outdoor storage of vehicles and materials also aligns with the goal of minimizing conflicting uses identified in this policy.
- *2.37 Environmentally Sensitive Urban Design* – Understanding the need for open operations area, consideration should be given to energy usage and reducing urban heat island effects from excessive pavement on site.
- *2.41 Enhanced Design for All Projects*
 - *c. Relationship to the public realm and j. Buildings* – While the operating characteristics of the site require the facility to be secured and not open to the public, the building design should offer defined entries for employees and authorized visitors visible from the public realm that enhances the streetscape.

- *i. On site open spaces* – Consideration should be given to employee break areas onsite and buffers around the property used to mitigate impacts to adjacent properties and enhance natural habitats.
- *3.03 Native Ecosystems* – Opportunities exist on the site for restoration of native ecosystems by creating well-designed open space areas that incorporate native plants that are beneficial to pollinator species.

Key Issue #2: Does the Board have general overall feedback on the conceptual site plan and building design's consistency with the Site Review criteria in Section 9-2-14, B.R.C. 1981?

The concept plan submittal included site plans and architectural perspectives ([Attachment A](#)). Additional details will be provided at the time of Site Review to determine conformance with the Site Review criteria. Staff has listed relevant Site Review criteria below with a brief preliminary consistency analysis, including suggestions for improvements for Planning Board consideration.

9-2-14(h)(2) Site Design Criteria:

(A) Access, Transportation, and Mobility:

(iv) The design of vehicular circulation and parking areas make efficient use of the land and minimize the amount of pavement.

Consideration must be given to the design of the site to ensure that vehicular circulation and parking areas make efficient use of the land and minimize the amount of pavement.

(B) Open Space:

(i) Useable open space is arranged to be accessible and designed to encourage use by incorporating quality landscaping, a mixture of sun and shade, hardscape areas and green spaces for gathering.

The site design should include ground level usable open space for employees and authorized visitors to the site. The site currently provides a picnic table in the front yard landscaped area, and consideration should be given to how employees will use the site on breaks. The project is required to provide 10-20% open space on site based on the proposed building height.

The site is adjacent to a public park, and the site will be used for outdoor storage and parking at property edges. Screening is required to mitigate the visual impact of outdoor storage to adjacent properties to meet the Use Review criteria in Section 9-2-15, B.R.C. 1981, and screening must be provided along parking lot edges per Section 9-9-14 – Parking Lot Landscaping Standards, B.R.C. 1981. Parking areas must also meet the interior parking lot landscaping requirements of the above code section.

9-2-14(h)(3) Building Siting and Design Criteria:

(A) Building Siting and Public Realm Interface:

(i) New buildings and, to the extent practicable, additions to existing buildings are positioned towards the street, respecting the existing conditions or the context anticipated by adopted plans or guidelines. In urban contexts, buildings are positioned close to the property line and sidewalk along a street; whereas, in lower intensity contexts, a greater landscaped setback may be provided to match the surrounding context.

(ii) Wherever practical considering the scope of the project, parking areas are located behind buildings or set back further from the streetscape than the building façade.

(vi) The building's siting and relationship to the public realm is consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, is compatible with the character of the area or improves upon that character, consistent with the intent of paragraph (3), Building Design Criteria.

The site interfaces with the public realm along 63rd Street to the east and Stazio Drive to the south. Additional design consideration must be given to the street facing facades for Building A (east facade) and Building B (east and south facades). Along the public realm, increased architectural detail must be provided, including window glazing, as well as defined building entries and other architectural enhancements that create visual interest and a sense of connection to the public realm on the eastern side of the site.

(B) Building Design:

(i) Larger floor plate buildings and projects with multiple buildings have a variety of forms and heights.

(iii) On each floor of the building, windows create visual interest, transparency, and a sense of connection to the public realm. In urban, pedestrian main street-built environments, it is a best practice to design at least 60 percent of each ground floor façade facing the street as window area. Otherwise, it is a best practice to design at least 20 percent of the wall on each floor of a building as window area. Blank walls along the most visible portions of the building are avoided.

(iv) Simple detailing is incorporated into the façades to create visual interest, without making the façade overly complicated. This detailing may include cornices, belt courses, reveals, alternating brick or stone patterns, expression line offsets, window lintels and sills, and offsets in window glass from surrounding materials.

(vi) The building's design, including but not limited to use of materials, color, roof forms, and style, is consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, is compatible with the character of the area or improves upon that character, consistent with the intent of paragraph (3), Building Design Criteria.

The buildings currently have several blank walls along the most visible, public facing facades. A variety of building forms and heights are required, including in plane changes and simple detailing to facades to create visual interest. While public access is restricted to the site, well-defined building entries are required for visitors, e.g., deliveries, contractors, or other authorized visitors to the buildings.

CONCLUSION

No action is required by Planning Board. Planning Board, public and staff comments will be documented for use by the applicant. Concept Plan review and comment is intended to give the applicant preliminary feedback on the development concepts and direction for site review applications.

Attachments:

A: Applicant's Written Statement and Proposed Plans

B: DRC Review and Referral Comments



April 22, 2026

City of Boulder
Planning & Development Services
1101 Arapahoe Avenue
Boulder, CO 80302

Re: Xcel Energy Boulder Service Center – Concept Review Written Statement

Dear City of Boulder,

On behalf of the landowner and applicant, Xcel Energy, we are pleased to present this application for a Concept Review to the City of Boulder. The subject property, located at 2655 63rd Street in Boulder County, is a 14-acre existing energy service center owned and operated by Public Service Co. of Colorado - Xcel Energy. The proposed Concept Review is tied to a larger proposed redevelopment of the site initiated by Xcel Energy in order to replace and/or renovate the existing, aging facilities. Future applications needed with the City of Boulder include Annexation into the City, initial zoning and a formal Site Review.

Project History and Site Context

Xcel Energy is a leading energy company servicing customers across Colorado, the southwest, and upper Midwest., specializing in providing electricity and natural gas services to residential and commercial customers. With a focus on sustainability and innovation, Xcel Energy aims to deliver reliable and affordable energy solutions to support the community. The Xcel Energy Boulder Service Center was originally developed in the early 1970's and is currently operational. The site consists of:

- a Service Center (office/warehouse) building (33,734 sf)
- a fleet service garage (9,241 sf)
- a Substation Metal Building (6,100 SF)
- other miscellaneous structures/out-buildings (1,640 sf)
- a fuel island
- employee and fleet vehicle parking areas
- a large storage yard for material and equipment

The site is secured with an existing chain-link fence with limited public access. There are approximately 140 employees at this site who serve Xcel Energy operations in the Boulder County area. No change in use is proposed with this application.

Surrounding Uses

The site is currently located in a largely industrial and public use area, with the majority of immediately adjacent landowners being Western Disposal, Boulder Valley School District (fleet services), and Via Mobility Services. Directly adjacent to the site to both the north and the south are the Gerald Stazio Ballfields and associated parking lots. Land to the east includes the Leggett Reservoir. Land uses to the west, across the South Boulder Creek are largely commercial and office as part of the Flatiron Office Park.

Proposed Overall Project

Xcel Energy desires to redevelop the site with new buildings to replace the existing, aging facilities. Included for reference with this application package is a concept plan of the proposed site redevelopment. The proposed redevelopment intends to include the following:

- a Service Center (office/warehouse) building (54,846 sf)
- a fleet service garage (32,611 sf)
- other miscellaneous structures/out-buildings (to remain)
- a fuel island
- employee and fleet vehicle parking areas
- a large storage yard for material and equipment



- a 10-foot perimeter fence for security

As part of the redevelopment, the relocation of existing water and sewer connections to City of Boulder infrastructure is needed. Updates to existing site detention and stormwater conveyance are also proposed, inclusive of piping the existing day-lit ditch to the east of the property. Landscaping is proposed to be updated across the site in conformance with City of Boulder standards. The proposed new perimeter fence is taller than what the City of Boulder allows; however, the height of the proposed new fence is critical to site security. Should the City allow this modification of a taller fence, it will help Xcel keep costs low - costs that go on to the rate payers. No change in existing land use is proposed. All other redevelopment of the facility is intended to be in conformance with the requirements and standards of the City of Boulder.

Phasing

All site improvements are intended to be constructed in two phases.

Phase 1 shall generally include:

- Build new Service Center in southeast parking Lot
- Demolish old Service Center (after new building is complete)
- Complete Detention Pond/ Storage Yard

Phase 2 shall generally include:

- Build New Fleet Garage
- Demolish old Fleet Garage (after new building is complete)
- Build new fence

Architectural Character

Architecture character of the new buildings includes standard, Xcel-approved materials in standard colors. These materials include fiber cement panels, metal panels, concrete panels, louvered screens, and insulated wall panels. Approved standard colors are shades of gray and tan. Architectural character sketches are also included within the Schematic Drawing package for this initial Concept Review submittal in order to tell a complete story about the proposed project.

Environmental Mitigation

The site does not currently have any open or known environmental issues or violations. Proper permits are in place for all existing conditions. Prior to any site improvement or renovations, all required testing, surveys, and permitting will be completed for proper management as it relates to construction dewatering, spill containment, fugitive dust permits, emergency generator, hazardous material disposal, and construction stormwater management. All local, state, or other jurisdictional required permits will be obtained to maintain compliance.

Traffic and Transportation

The physical site is secured by a fence and there is no public access. The site and its facilities may only be accessed by Xcel employees and authorized users via gated entrances located at 63rd Street (3 access points) and Stazio Drive (1 access point). Upon redevelopment of the site, the anticipated trips per day are expected to remain the same as the site will remain secured. All access points are existing and necessary to the flow of the site.

Compliance with the Boulder Valley Comprehensive Plan

The site, although currently located within Boulder County, has been included as part of the Boulder Valley Comprehensive Plan and larger visioning for the City of Boulder. The site is currently contemplated as a "General Industrial" land use, similar to other nearby industrial uses. The general industrial land use type is characterized by more intensive manufacturing and may include outdoor storage and warehousing.



The site is also located within the East Boulder Subcommunity. This subcommunity recommends land use changes to help an area dominated by office and industrial uses evolve into more walkable, mixed-use neighborhoods that are complemented by natural and recreational assets. The subcommunity encourages new connections for pedestrians and cyclists and suggests City backed improvements to nearby recreation and civic uses such as the 55th and Arapahoe Station Area, Valmont City Park, City Hub East, the Goose Creek path, East Arapahoe Avenue and the 55th Street corridor.

The proposed project improvements keep the use consistent with the General Industrial land use currently outlined in the Land Use Map, while improvements to infrastructure on site are in line with the regulations and requirements in Boulder.

Benefit to the City of Boulder

Xcel Energy has been a long-standing partner with the State of Colorado in providing consistent, innovative, and reliable energy services. Ever increasing demand across aging infrastructure requires Xcel to continue to invest in updating their facilities to keep up with growing demands. This service station provides support and aid to the entire Boulder Valley Region and serves approximately 51,300 residents in the City of Boulder, a figure that has been relatively stable since 2021. This data comes from the City of Boulder and Xcel Energy, who publish verified utility service data as part of their formal Energy Partnership Agreement. The facilities and employees working out of this location ensure that services remain reliable today and for years to come.

Thank you for your consideration of this Concept Review. We look forward to working with the City of Boulder to make this project a success.

Sincerely,
Norris Design

Samantha Pollmiller
Principal



CONCEPT PLAN REVIEW

XCEL - BOULDER SERVICE CENTER

Item 5A - 2655 N. 63rd St. Concept Plan

PROJECT OVERVIEW

SCOPE OF WORK

Site Description:
The existing Xcel Energy Boulder Service Center is a secure essential public utility facility that supports electric and natural gas operations for the Boulder Valley region. Developed in the early 1970s, the site currently supports approximately 92 employees, with future staffing expected to increase modestly. The facility operates during standard weekday business hours and has no public access.

Project Scope and Purpose:
Xcel Energy proposes a phased redevelopment of the site to modernize aging infrastructure and ensure continued, reliable utility service. The project includes construction of new service and fleet buildings, demolition of obsolete structures, continued outdoor storage and fueling, utility and stormwater improvements, and site upgrades. The redevelopment maintains the existing use while improving operational efficiency and long-term functionality of this essential facility.

SHEET INDEX

- 1. Cover Sheet
- 2. Project Overview
- 3. Context Map
- 4. Concept Plan
- 5. Phasing Plan
- 6. Landscape/Open Space Code Compliance Plan
- 7. Landscape Precedents
- 8. Architectural Character Sketches
- 9. Architectural Character Sketches
- 10. Architectural Character Sketches
- 11. Architectural Character Sketches
- 12. Architectural Character Sketches

OWNER
Public Service Co. of Colorado
414 Nicollet Mall, Minneapolis, MN 55401

ENTITLEMENTS
Norris Design
1101 Bannock St, Denver, CO 80204

DEVELOPMENT CONSULTANT
Ronan Design Group
9234 Eagle Cliff Rd
Conifer, CO 80433

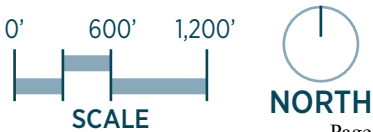
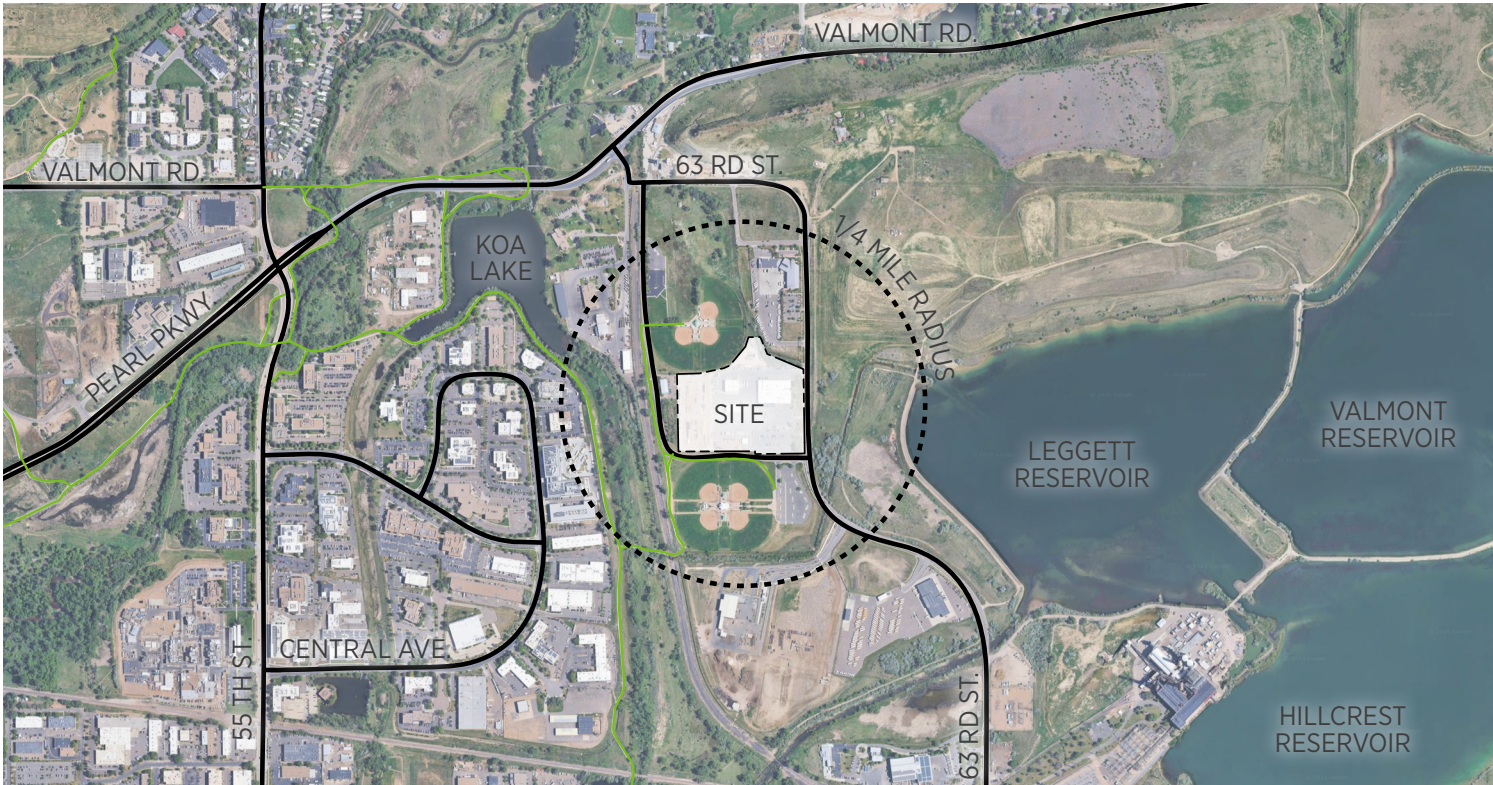
GEO-TECHNICAL ENGINEER
Terracon
7175 W Jefferson Ave Suite 4350,
Lakewood, CO 80235

LANDSCAPE ARCHITECT
Norris Design
1101 Bannock St, Denver, CO 80204

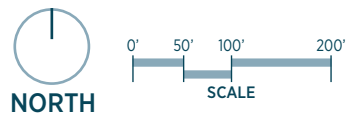
CIVIL ENGINEER
Anderson & Hastings Consultants
7175 W Jefferson Ave Suite 4350
Lakewood, CO 80235

ARCHITECT
Barker Rinker Seacat
990 S Broadway Suite 222,
Denver, CO 80209

VICINITY MAP



CONTEXT MAP



CONCEPT PLAN

Existing Zoning:Unincorporated Boulder County
Proposed Zoning:General Industrial
Total Site Acreage: 13.8 Acre
Total Building SF: 87,457 SF
 Building A SF: 32,611 SF
 Building B SF: 54,846 SF
Total Storage Yard SF: 190,374 SF
Total Passenger Vehicle Parking: 81 stalls
Total Electric Vehicle Parking: 39 Stalls
Total 15'x32' Parking: 24 Stalls
Total 15'x60' Parking: 17 Stalls
Total Bicycle Parking: 17 Stalls

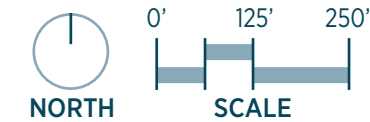
- 1 EAST ACCESS (GATED ENTRY)
- 2 PROPERTY LINE
- 3 BIKE RACKS
- 4 LANDSCAPE BUFFER
- 5 10 FT PERIMETER FENCE
- 6 SOUTH ACCESS (GATED ENTRY)
- 7 STORAGE ACCESS (GATED ENTRY)
- 8 PROPOSED COVERED PARKING



PHASING PLAN

- Phase 1:**
- Construct a new Service Center (Building B) in the southeast parking lot
 - Complete detention pond and yard improvements
 - Demolish the existing Service Center after completion of the new facility

- Phase 2:**
- Construct a new Fleet Garage (Building A)
 - Demolish the existing Fleet Garage after completion of the new facility



LANDSCAPE/OPEN SPACE CODE COMPLIANCE

Open Space Calculations - Xcel Service Station
9-8-1. - Schedule of Intensity Standards.

	Area	Contributing Area
Open Space	114,733 SF	86,191 SF
Buffer / Landscaped Areas	50,724 SF	n/a SF
Paving / Storage Yard	418,792 SF	n/a SF

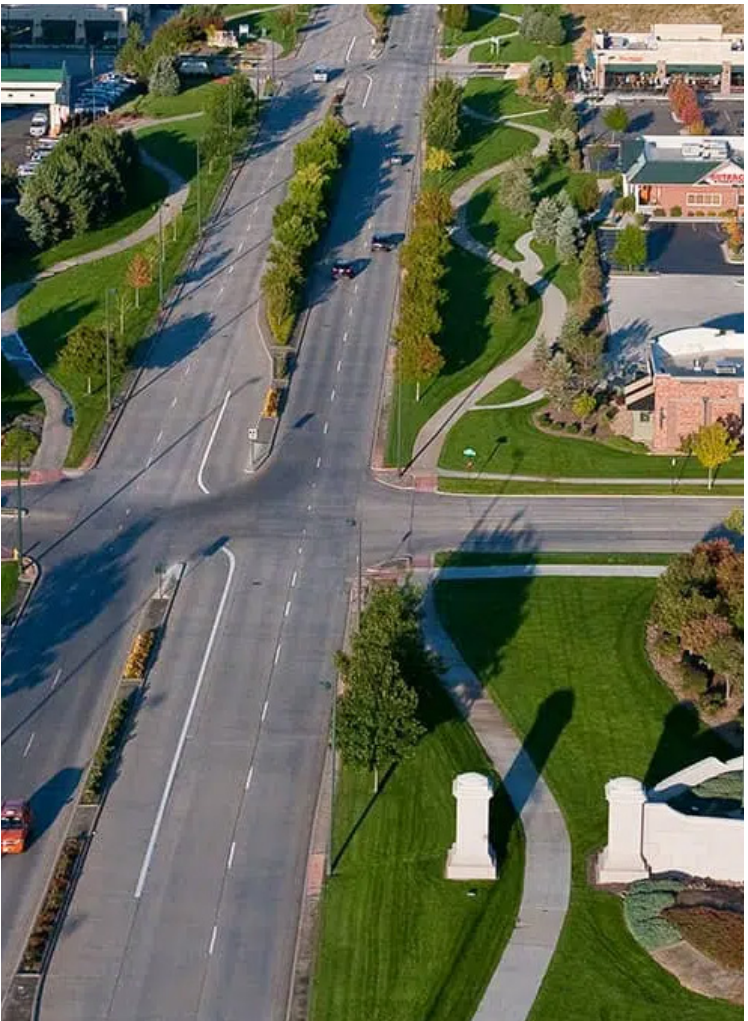
Total Property Area	584,218 SF	
Total Open Space Required	65,472 SF	10%
Total Open Space Provided	86,191	15%

- 1 9-9-12.e General Landscaping and Screening Requirements:
- 2 9-9-14.b Parking Lot Landscape Standards
- 3 9-9-14.d Parking Lot Landscape Standards
- 4 9-9-14.c Parking Lot Landscape Standards





PRECEDENTS: LANDSCAPE CHARACTER

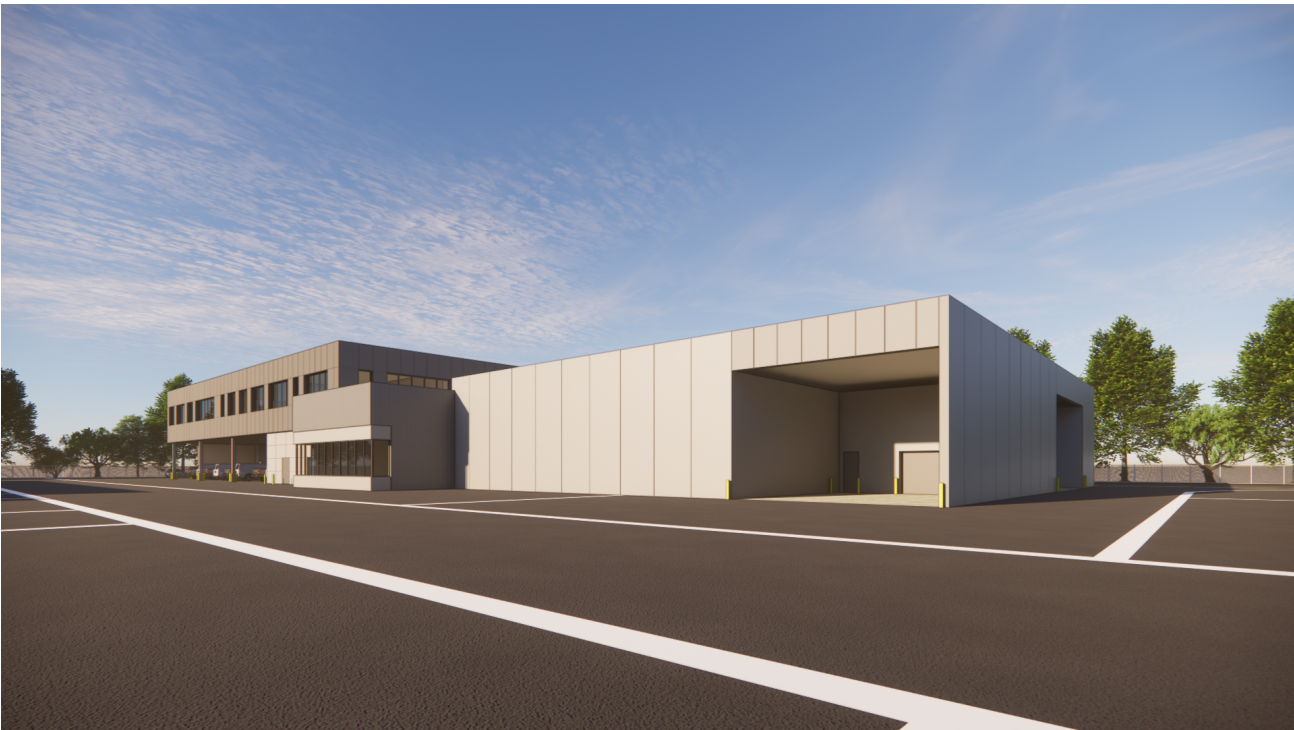




ARCHITECTURAL CHARACTER SKETCHES



SERVICE CENTER - NORTHEAST



SERVICE CENTER - NORTHWEST



SERVICE CENTER - SOUTHEAST



SERVICE CENTER - SOUTHWEST



ARCHITECTURAL CHARACTER SKETCHES



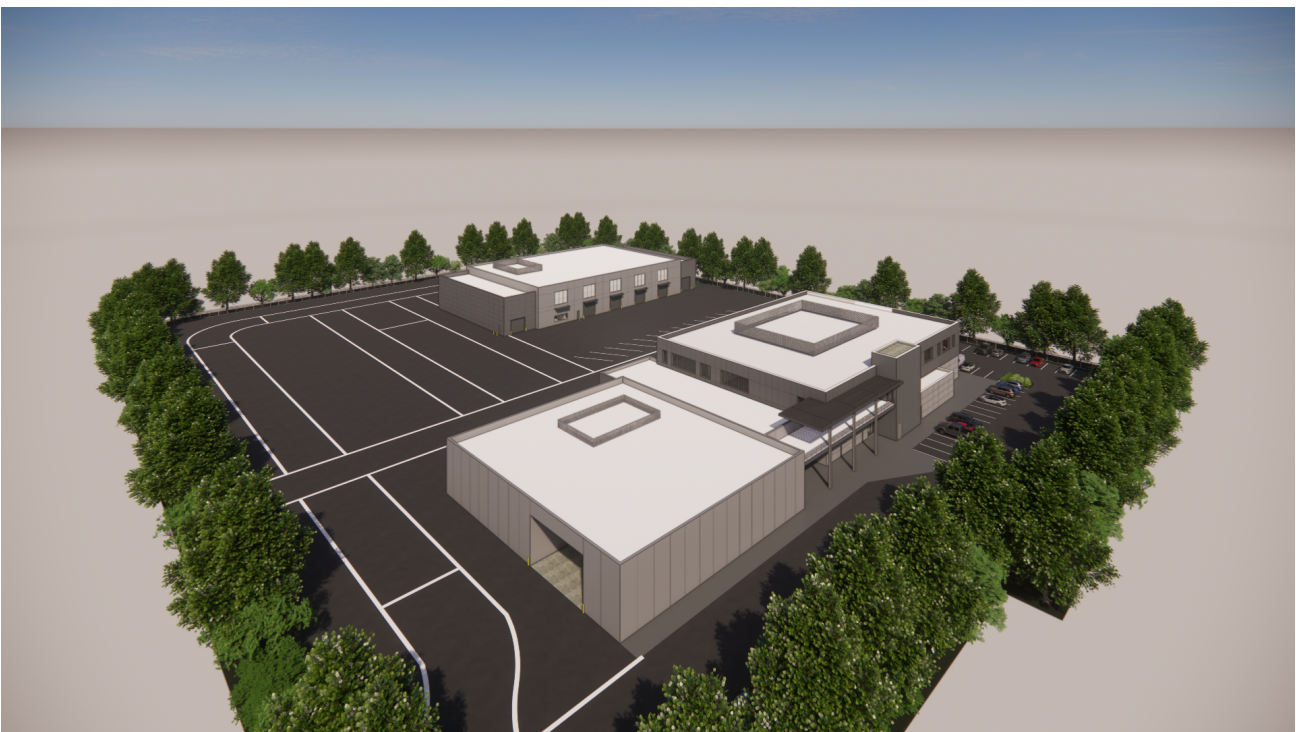
FLEET GARAGE - SOUTHEAST



FLEET GARAGE - SOUTHWEST

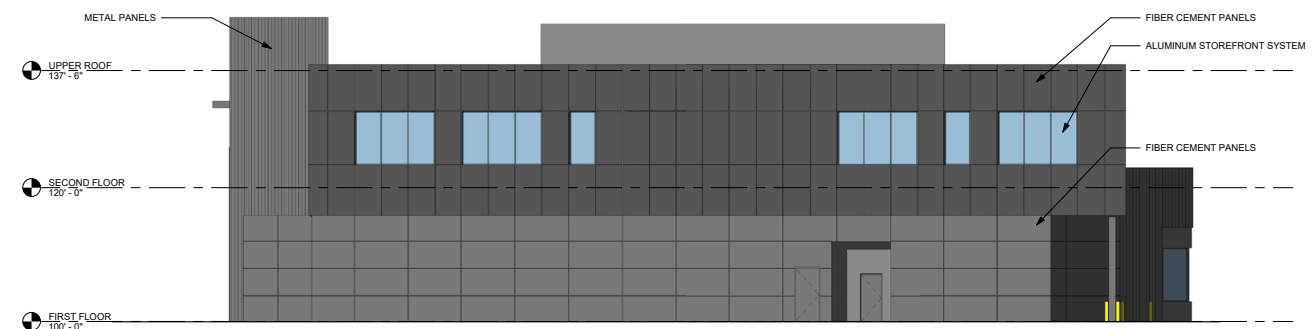
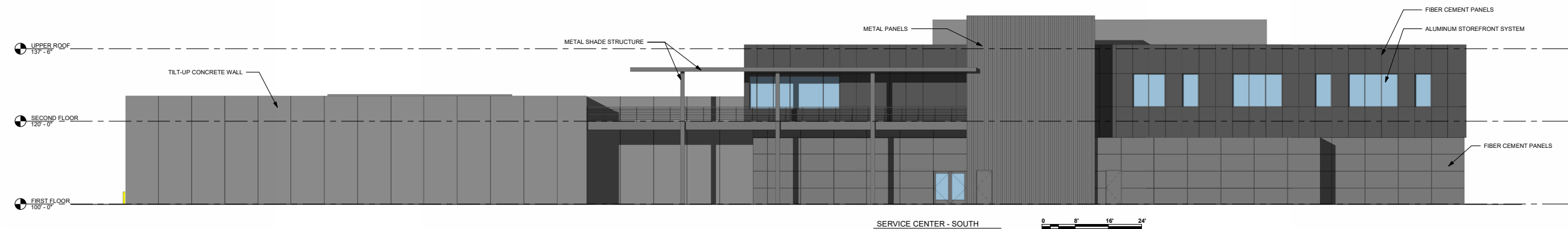
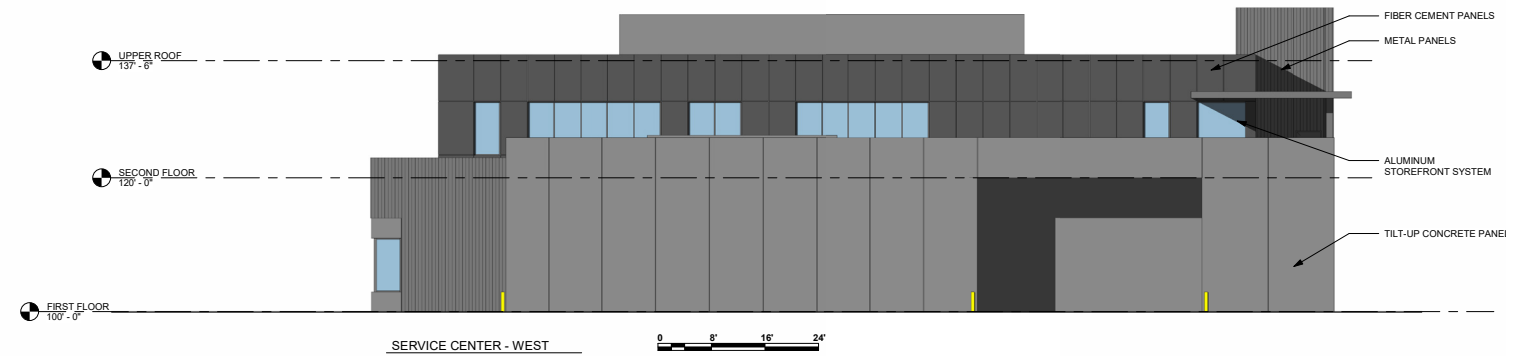
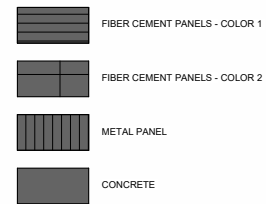


FLEET GARAGE - NORTHEAST



OVERALL SITE - SOUTHWEST

EXTERIOR WALL & MATERIAL LEGEND





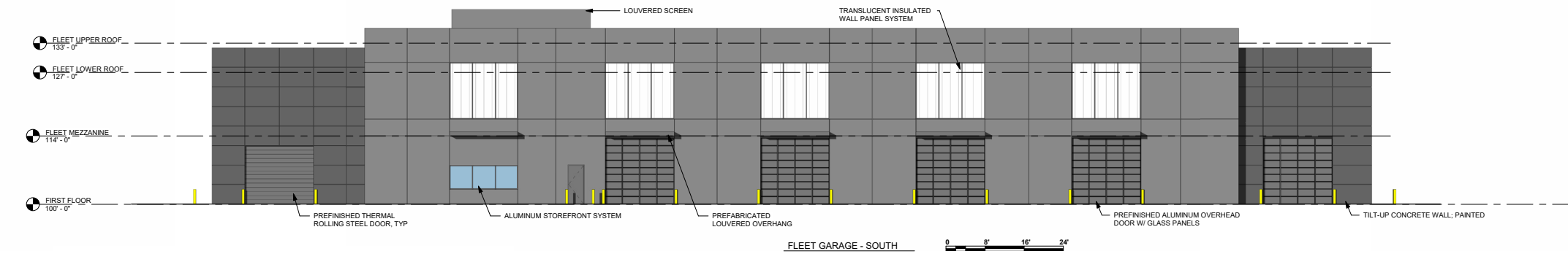
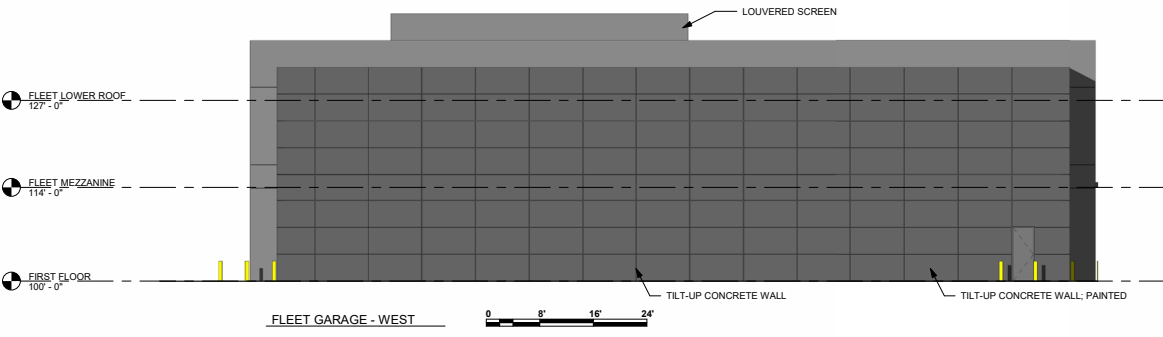
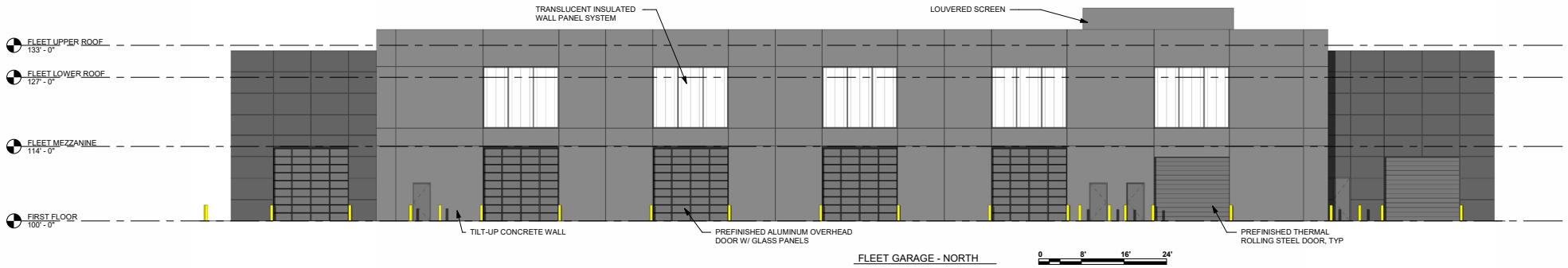
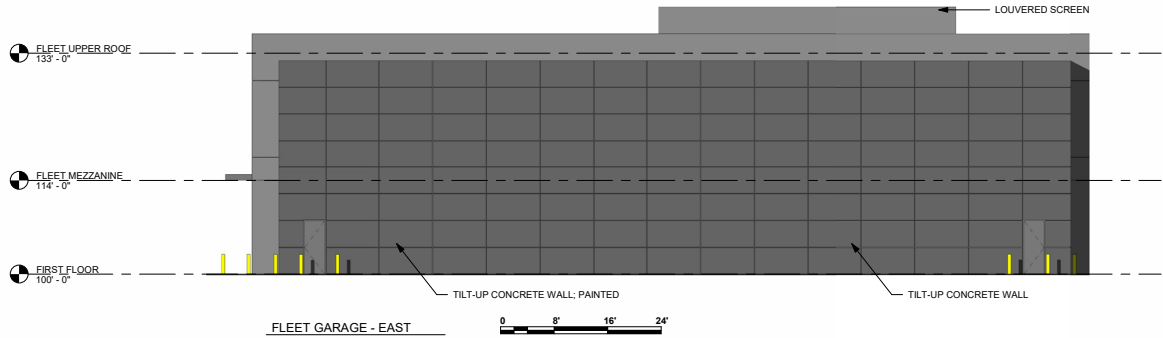
ARCHITECTURAL CHARACTER SKETCHES

EXTERIOR WALL & MATERIAL LEGEND

CONCRETE

CONCRETE

TRANSLUCENT INSULATED WALL PANEL SYSTEM





ARCHITECTURAL CHARACTER SKETCHES



TITL-UP CONCRETE PANEL



SMOOTH FIBER CEMENT PANEL



VERTICAL METAL PANEL



LOUVERED SCREEN

January 23, 2026

Mrs. Sarah Ronan Hornfeck
Ronan Design Group
2589 S. Kilmer Street
Lakewood, Colorado 80228

**RE: Traffic Assessment for Boulder, CO Xcel Service Center Reconstruction
FHU Project No. 125400-18**

Dear Mrs. Hornfeck:

Felsburg Holt & Ullevig (FHU) has completed this Traffic Assessment for the proposed reconstruction of the Xcel Energy Service Center located at 2635 63rd Street in unincorporated Boulder County, Colorado. The proposed project would replace the existing facility to improve functionality and modernize systems for current needs. The project is being developed through the City of Boulder's development review process, and a Traffic Assessment is required to report the estimated peak hour trip generation associated with the proposed reconstruction project. This letter is provided for submittal to the City of Boulder.

This Transportation Assessment letter describes the project location, scope of project and trip generation estimates. Trip generation estimates are compared with published thresholds to support determination of whether additional traffic study will be necessary to support the development review process.

Project Location

The Xcel Energy Service Center is located at 2635 63rd Street. **Figure 1** displays the site location along with the accesses to the facility and the adjacent streets. The current vehicular site accesses are described as follows:

Access	Description
1	Entry-only (westbound) connection from 63 rd Street, serving visitor and staff traffic accessing the site
2	Exit-only (eastbound) full movement connection to 63 rd Street
3	Full movement access to/from 63 rd Street, currently gated and locked
4	Full movement access to/from Stazio Drive, current gated and locked

As shown, only site accesses 1 and 2 are currently active.

January 23, 2026

Mrs. Sarah Ronan Hornfeck

Page 2

Figure 1. Study Location

Trip Generation

The Institute of Transportation Engineer's *Trip Generation Manual* (12th Edition, 2025) provides equations and rates for estimating trip generation for a wide variety of land uses. Though these uses include a "Utility" facility (LUC 170), it is unlikely that the data for this use accurately capture the usage and function of the Xcel service center. Therefore, it was determined that traffic counts would be conducted to quantify the level of trip generation associated with the current site. The proposed reconstructed Xcel facility will support, not expand, existing site functions. Therefore, current traffic patterns and vehicle-trip generation levels associated with the site are likely to remain the same post-reconstruction.

FHU collaborated with a vendor to collect bi-directional traffic count data at Accesses 1 and 2 of the Xcel Energy Service Center in Boulder, CO. Continuous traffic counts were obtained on Tuesday, November 11,

January 23, 2026

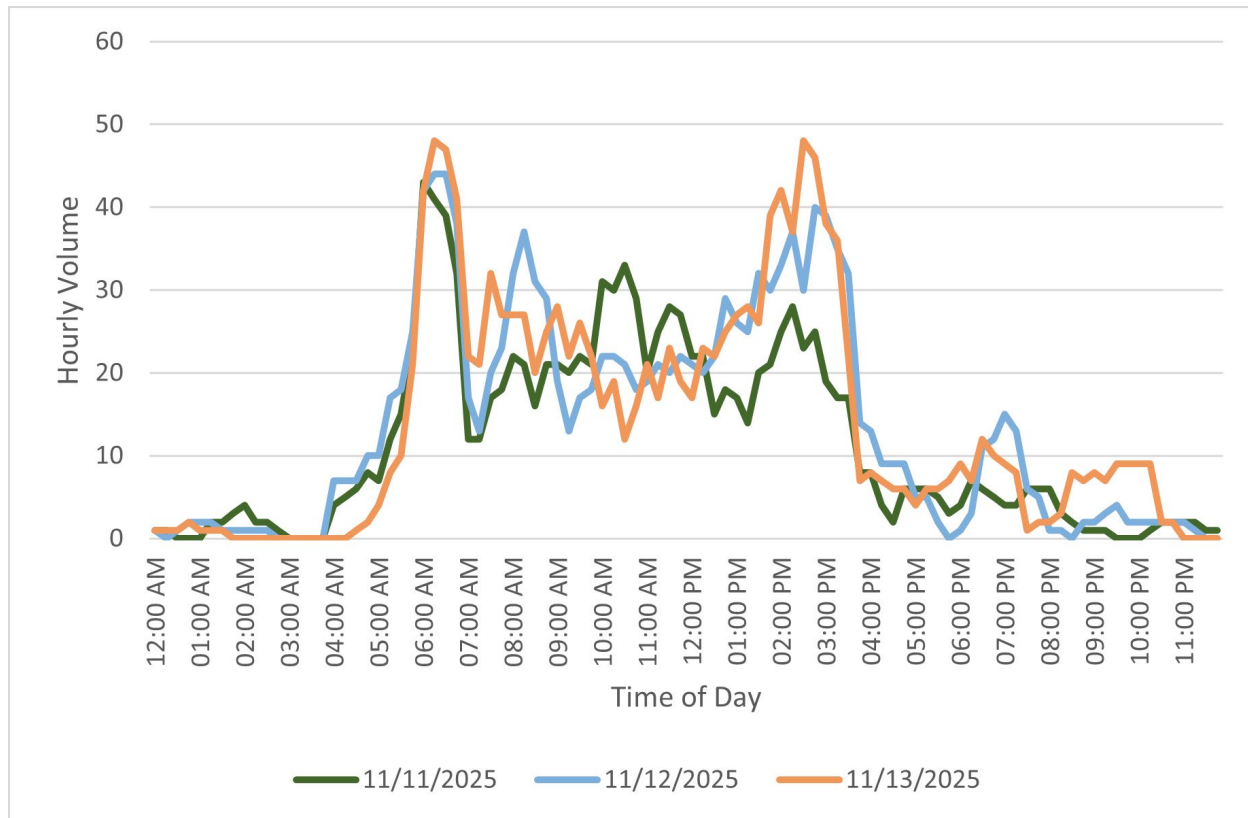
Mrs. Sarah Ronan Hornfeck

Page 3

Wednesday, November 12, and Thursday, November 13, 2025, for the full 72-hour period. It is FHU's understanding that the facility was fully occupied and operating at typical levels over this time period.

Figure 2 presents the observed hourly traffic volumes collected over the three-day period at the study location. The data illustrate daily traffic patterns and identify peak periods of activity.

Figure 2. Hourly Volume by Time of Day



FHU has summarized the resulting data to respond to agency requests for Service Center volume information and extracted the following information:

- Average Daily Traffic Volume: 279 vehicles per day
Average Eastbound (exiting) Volume: 140 vehicles per day
Average Westbound (entering) Volume: 139 vehicles per day
- The maximum number of vehicles observed in a single hour for the three-day weekday period was 48 vehicles per hour observed on Thursday, 13th November, from 6:15 AM to 7:15 AM and 2:30 PM to 3:30 PM.

January 23, 2026

Mrs. Sarah Ronan Hornfeck

Page 4

- The westbound movements correspond to vehicles entering the facility, and the peak is typically observed in the morning. The eastbound traffic consists of vehicles exiting the site, and its peak is typically observed in the early afternoon, as explained in the previous bullets.

The City's Transportation Design and Construction Standards (June 2024) state that a traffic study is required for any nonresidential development proposal where trip generation during the peak hour of the adjacent street is expected to exceed 100 vehicle-trips. Based on the recorded traffic counts and the understanding that the facility reconstruction will not expand vehicular trip generation, it was determined that the total turning movements in and out of the reconstructed facility would not exceed 100 vehicles per hour. Therefore, no traffic study is required.

Please consider this Traffic Assessment in support of the proposed reconstruction of the Xcel Energy Service Center in Boulder County, Colorado. Please let me know if you have any questions about this letter or need any additional information.

Sincerely,

FELSBURG HOLT & ULLEVIG



Shazal Afraaz, PE
Transportation Engineer



Lyle E. DeVries, PE, PTOE
Principal

ATTACHMENT TRAFFIC COUNTS

All Traffic Data Services

12200 W 52nd Ave

Wheat Ridge, CO 80033

www.alltrafficdata.net

Site Code: 1
Station ID: 1
NORTH ACCESS

Start Time	11-Nov-25 Tue	EB	WB							Total
12:00 AM		0	0							0
01:00		0	0							0
02:00		0	2							2
03:00		0	0							0
04:00		0	4							4
05:00		0	2							2
06:00		0	42							42
07:00		0	7							7
08:00		0	4							4
09:00		2	9							11
10:00		3	18							21
11:00		0	4							4
12:00 PM		1	14							15
01:00		0	8							8
02:00		2	7							9
03:00		0	4							4
04:00		1	3							4
05:00		1	2							3
06:00		0	2							2
07:00		0	2							2
08:00		0	3							3
09:00		0	0							0
10:00		0	0							0
11:00		0	1							1
Total		10	138							148
Percent		6.8%	93.2%							
AM Peak	-	10:00	06:00	-	-	-	-	-	-	06:00
Vol.	-	3	42	-	-	-	-	-	-	42
PM Peak	-	14:00	12:00	-	-	-	-	-	-	12:00
Vol.	-	2	14	-	-	-	-	-	-	15

All Traffic Data Services

12200 W 52nd Ave

Wheat Ridge, CO 80033

www.alltrafficdata.net

Site Code: 1
Station ID: 1
NORTH ACCESS

Start Time	12-Nov-25 Wed	EB	WB	Total
12:00 AM		0	0	0
01:00		0	2	2
02:00		0	0	0
03:00		0	0	0
04:00		0	7	7
05:00		0	3	3
06:00		0	39	39
07:00		0	11	11
08:00		0	15	15
09:00		0	9	9
10:00		0	8	8
11:00		2	9	11
12:00 PM		0	9	9
01:00		1	16	17
02:00		2	12	14
03:00		3	8	11
04:00		1	3	4
05:00		0	2	2
06:00		0	0	0
07:00		0	7	7
08:00		0	1	1
09:00		0	1	1
10:00		0	1	1
11:00		0	0	0
Total		9	163	172
Percent		5.2%	94.8%	
AM Peak	-	11:00	06:00	06:00
Vol.	-	2	39	39
PM Peak	-	15:00	13:00	13:00
Vol.	-	3	16	17

All Traffic Data Services

12200 W 52nd Ave

Wheat Ridge, CO 80033

www.alltrafficdata.net

Site Code: 1
Station ID: 1
NORTH ACCESS

Start Time	13-Nov-25	EB	WB							Total
12:00 AM		0	1							1
01:00		0	0							0
02:00		0	0							0
03:00		0	0							0
04:00		0	0							0
05:00		0	4							4
06:00		0	41							41
07:00		0	13							13
08:00		1	4							5
09:00		1	13							14
10:00		1	5							6
11:00		1	12							13
12:00 PM		0	10							10
01:00		1	15							16
02:00		2	24							26
03:00		0	5							5
04:00		1	3							4
05:00		0	1							1
06:00		3	4							7
07:00		0	3							3
08:00		0	1							1
09:00		0	5							5
10:00		1	1							2
11:00		0	0							0
Total		12	165							177
Percent		6.8%	93.2%							
AM Peak	-	08:00	06:00	-	-	-	-	-	-	06:00
Vol.	-	1	41	-	-	-	-	-	-	41
PM Peak	-	18:00	14:00	-	-	-	-	-	-	14:00
Vol.	-	3	24	-	-	-	-	-	-	26
Grand Total		31	466							497
Percent		6.2%	93.8%							

ADT

ADT 166

AADT 166

All Traffic Data Services

12200 W 52nd Ave

Wheat Ridge, CO 80033

www.alltrafficdata.net

Site Code: 2
Station ID: 2
SOUTH ACCESS

Start Time	11-Nov-25 Tue	EB	WB							Total
12:00 AM		1	0							1
01:00		0	0							0
02:00		2	0							2
03:00		0	0							0
04:00		0	0							0
05:00		5	0							5
06:00		1	0							1
07:00		5	0							5
08:00		17	1							18
09:00		10	0							10
10:00		10	0							10
11:00		16	0							16
12:00 PM		7	0							7
01:00		9	0							9
02:00		16	0							16
03:00		15	0							15
04:00		4	0							4
05:00		3	0							3
06:00		2	0							2
07:00		2	0							2
08:00		3	0							3
09:00		1	0							1
10:00		0	0							0
11:00		1	0							1
Total		130	1							131
Percent		99.2%	0.8%							
AM Peak	-	08:00	08:00	-	-	-	-	-	-	08:00
Vol.	-	17	1	-	-	-	-	-	-	18
PM Peak	-	14:00	-	-	-	-	-	-	-	14:00
Vol.	-	16	-	-	-	-	-	-	-	16

All Traffic Data Services

12200 W 52nd Ave

Wheat Ridge, CO 80033

www.alltrafficdata.net

Site Code: 2
Station ID: 2
SOUTH ACCESS

Start Time	12-Nov-25 Wed	EB	WB							Total
12:00 AM		1	0							1
01:00		0	0							0
02:00		1	0							1
03:00		0	0							0
04:00		0	0							0
05:00		7	0							7
06:00		3	0							3
07:00		6	0							6
08:00		17	0							17
09:00		10	0							10
10:00		14	0							14
11:00		8	0							8
12:00 PM		12	0							12
01:00		7	2							9
02:00		19	0							19
03:00		28	0							28
04:00		9	0							9
05:00		3	0							3
06:00		1	0							1
07:00		8	0							8
08:00		0	0							0
09:00		1	0							1
10:00		1	0							1
11:00		2	0							2
Total		158	2							160
Percent		98.8%	1.3%							
AM Peak	-	08:00	-	-	-	-	-	-	-	08:00
Vol.	-	17	-	-	-	-	-	-	-	17
PM Peak	-	15:00	13:00	-	-	-	-	-	-	15:00
Vol.	-	28	2	-	-	-	-	-	-	28

All Traffic Data Services

12200 W 52nd Ave

Wheat Ridge, CO 80033

www.alltrafficdata.net

Site Code: 2
Station ID: 2
SOUTH ACCESS

Start Time	13-Nov-25 Thu	EB	WB	Total
12:00 AM		0	0	0
01:00		1	0	1
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		1	0	1
07:00		9	0	9
08:00		22	0	22
09:00		13	1	14
10:00		10	0	10
11:00		8	0	8
12:00 PM		7	0	7
01:00		11	0	11
02:00		16	0	16
03:00		33	0	33
04:00		4	0	4
05:00		3	0	3
06:00		2	0	2
07:00		6	0	6
08:00		1	0	1
09:00		3	0	3
10:00		7	0	7
11:00		0	0	0
Total		157	1	158
Percent		99.4%	0.6%	
AM Peak	-	08:00	09:00	- - - - - 08:00
Vol.	-	22	1	- - - - - 22
PM Peak	-	15:00	-	- - - - - 15:00
Vol.	-	33	-	- - - - - 33
Grand Total		445	4	449
Percent		99.1%	0.9%	

ADT

ADT 150

AADT 150

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS



**City of Boulder
Planning & Development Services**

DATE OF COMMENTS: **June 8, 2026**
CASE MANAGER: **Alex Pichacz**
PROJECT NAME: **2655 N 63RD ST ANNEX**
LOCATION: **2655 63RD ST**
REVIEW TYPE: **Concept Plan Review & Comment**
REVIEW NUMBER: **LUR2026-00026**
APPLICANT: **PUBLIC SERVICE CO OF COLORADO - XCEL C/O LEANNA CHAPMAN
MALLORY MOONEY, NORRIS DESIGN**
DESCRIPTION: **A Concept Plan for the expansion of the existing Xcel Energy Service Station located at 2865 N. 63rd St. The property is currently located in unincorporated Boulder County and the proposed redevelopment will require applications for Site Review, Use Review, and Annexation.**

I. REVIEW FINDINGS

This application will be neither approved or denied, but rather is an opportunity for the city staff, the Planning Board, and the public to comment on the general aspects of the proposal. Refer to review comments below for staff's initial review comments and information regarding the Planning Board hearing.

II. CITY REQUIREMENTS

The section below addresses issues that must be resolved prior to project approval.

III. INFORMATIONAL COMMENTS

1. Land Use, Alex Pichacz, pichacza@bouldercolorado.gov

The property at 2655 63rd Street is a 14-acre site currently owned and operated by Xcel as a utility service and operations center. The site is currently an enclave of Boulder County and zoned General Industrial (GI) under the Boulder County land use code. The property is adjacent to the Gerald Stazio Softball Fields, Via Mobility Services fleet and operation center, and the Leggett Reservoir. Upon annexation into the city, the site will be zoned General Industrial (GI) which is consistent with the current Boulder Valley Comprehensive Plan (BVCP) designation and surrounding land uses in the area.

The site was initially developed for its current use in the 1970s and includes a service center building used for office and warehouse uses, a fleet service garage, a substation metal building and other miscellaneous outbuildings, as well as a fuel island, employee and fleet vehicle parking, and a large outdoor storage yard for materials and equipment. There are approximately 140 employees who work on site. The proposed use of the site and number of employees will remain the same upon annexation and redevelopment of the site.

2. Review Process, Alex Pichacz, pichacza@bouldercolorado.gov

The applicant proposes to annex the property at 2655 63rd Street and redevelop the site to expand the existing use as an Xcel service and operations center, including vehicle repair and the outdoor storage of equipment and materials. The size of the site and scope of redevelopment requires the project to be reviewed through the following land use review processes, which should be submitted and reviewed concurrently:

Annexation Review to annex the property into the City of Boulder jurisdiction.

Site Review to ensure the character and quality of the redevelopment is compatible with the surrounding area. A Site Review is required per section 9-2-14(b), B.R.C. 1981

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

Use Review for outdoor storage is required by Table 6-1 Use Table, B.R.C. 1981 to analyze and mitigate potential impacts to surrounding properties. Screening of outdoor storage areas to mitigate the visual impacts to adjacent properties will be required. The Use Review criteria is found in section 9-2-15.

Application requirements can be found at the following link:
<https://bouldercolorado.gov/development-review-application-requirements>

3. Drainage, Scott Kuhna, kuhnas@bouldercolorado.gov

- A. A Storm Water Report and Plan will be required for proposed changes to the site. All plans and reports shall be prepared in accordance with the City of Boulder Design and Construction Standards, including LID Techniques, Quality Design Standard Compliance, Selection and Design of SCM's, Preliminary Infiltration Feasibility Screening, Treatment Approach Selection Criteria, Soil and Infiltration Test, etc. Also, please note the required stormwater checklists and templates at:
<https://bouldercolorado.gov/design-and-construction-standards-and-related-files>
- B. Per Section 7.15(C)(6) of the City of Boulder Design and Construction Standards, all SCMs shall be located in a public easement. The easement shall grant to the City at a no charge a permanent right to inspect, maintain, and reconstruct the SCMs. No owner of land or other applicant shall obtain a Final Drainage Plan, unless the owner first grants to the City the easement for all SCMs. A separate Technical Document Review (TEC Doc) application is required for this easement dedication, which must be approved prior to approval of this Technical Document Review application.
- C. A construction storm water discharge permit is required from the State of Colorado for projects disturbing one (1) acre of land or more. The applicant is advised to contact the Colorado Department of Public Health and Environment.

4. Energy Conservation, Alex Pichacz, pichacza@bouldercolorado.gov

On March 3, 2020, the City of Boulder adopted the 2020 City of Boulder Energy Conservation Code (COBECC) which prescribes minimum energy efficiency and conservation standards for new buildings and for additions and alterations to existing buildings, and the latest revision was approved by City Council on June 6, 2024, and went into effect on Dec. 1, 2024.

The city updates the energy code on a three-year cycle with the goal of attaining net-zero energy, outcome-verified code by 2031 to meet broader city-wide climate commitment goals. Although compliance with the COBECC is not required until time of building permit review, staff recommends starting energy modeling as part of site review since characteristics of the project like building materials, building orientation, etc. will impact the energy performance of the project.

All projects that require permitting on or after Dec. 1, 2024, must adhere to the new 2024 CoBECC standards. Additional information is available at: <https://bouldercolorado.gov/services/energy-conservation-code>

Additionally, per 9-2-14(d)(20), B.R.C. 1981, for projects with any new building or addition exceeding 30,000 square feet of floor area, preliminary energy modeling or any other documentation necessary to demonstrate compliance with the greenhouse gas emissions reduction standards of Subparagraph 9-2-14(h)(1)(C), B.R.C. 1981 shall be provided with the application documents.

Section 9-2-14(h)(1)(C), B.R.C. 1981 states: "Reducing Greenhouse Gas Emissions: Any new commercial building greater than 30,000 square feet in floor area and any 30,000 square feet or greater addition to a commercial building shall either have a net site energy usage index (EUI) of zero or is designed to achieve a net site EUI that is 10 percent lower than required under the City of Boulder Energy Conservation Code. It shall be a condition of approval that the applicant demonstrate compliance with this criterion at time of building permit. For the purpose of this requirement, "commercial building" shall have the meaning defined in the City of Boulder Energy Conservation Code."

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

5. EV Parking Requirements, Josh Hanson, hansonj@bouldercolorado.gov

C405.13, 2024 CITY OF BOULDER ENERGY CONSERVATION CODE (COBECC). The concept plans indicate a total of 81 parking spaces, including 39 EV parking spaces. As the project progresses, please ensure compliance with the minimum EV infrastructure requirements of Section C405.13, including the following at minimum: 5% (4 spaces) EVSE Installed, including at least one dual-port charger; 10% (8 spaces) EV Ready; 10% (8 spaces) EV Capable; 20% (16 spaces) EV Capable Light. Additionally, if accessible parking spaces are provided, at least one accessible space shall be EVSE Installed or EV Ready in accordance with Section C405.13.

6. Irrigation Ditches, Scott Kuhna, kuhnas@bouldercolorado.gov

- A. Prior to first reading of the annexation ordinance, the applicant shall sell and convey, or execute an agreement to sell and convey, to the City any interests in water or water rights associated with, or appurtenant to the Subject Property including any and all interests, be they contractual interests or otherwise.
- B. The applicant is responsible for obtaining written approvals and/or agreements for any relocations or modifications to irrigation ditches or laterals or easements from the impacted ditch company. This includes the crossing of any irrigation ditch or lateral for vehicular or utility purposes, limiting access to the ditch or lateral or easement, changes in scope of maintenance or landscaping within the ditch or lateral easement, and the release of stormwater runoff into any ditch or lateral. The applicant is advised that revisions to any approved city plans necessary to address ditch company requirements may require reapplication for city review and approval at the applicant's expense.

7. Landscaping, Chris Ricciardiello, ricciardiellloc@bouldercolorado.gov

Landscape requirements are not anticipated at the time of concept plan review. However, new development and redevelopment shall be subject through subsequent land use review processes and building permit landscape review to the landscaping standards per Land Use Code, Sections 9-9-12, 9-9-13, and 9-9-14, B.R.C. 1981 and the City of Boulder Landscape Manual. Applicable requirements include street tree plantings and overall site landscape plantings as outlined in 9-9-12(e) and 9-9-13, interior parking lot landscaping per section 9-9-14(d), and parking lot screening per section 9-9-14(b). Include a summary table of landscape requirements per section 9-9-12(d)(1)(J) B.R.C. 1981 to determine the extent of required baseline landscape improvements. In addition, in development of the site review submittal information, provide a landscape plan and tree inventory (9-2-14(d) prepared by an ISA certified arborist licensed to work in Boulder detailing proposed landscape improvements consistent with the Landscape Site Review Criteria (9-2-14(h)(2)(C), B.R.C. 1981).

8. Site and Building Design, Alex Pichacz, pichacza@bouldercolorado.gov

Based on a review of the preliminary plans submitted with the Concept Plan application, staff have identified some key areas of focus for the Site Review application. Additional information is required for staff to provide a complete analysis of the Site Review criteria. Significant changes to the building facades will be necessary to become compliant with the Site Review criteria.

Boulder Valley Comprehensive Plan (BVCP) Criteria – Section 9-2-14(h)(1):

- BVCP Land Use Map and Policies: Consideration of policies in the BVCP must be given to the site design, including but not limited to the Built Environment and Natural Environment sections of the BVCP. Attention should be given to Policy 2.37 “Environmentally Sensitive Urban Design” regarding energy usage and reducing urban heat island effects, and Policy 2.41 “Enhanced Design for All Projects.” Opportunities exist on the site for restoration of native ecosystems, identified in Policy 3.03, by creating well-designed open space areas that incorporate native plants that are beneficial to pollinator species.
- Reducing Greenhouse Gas Emissions: Given the size of the proposed buildings, the project will be required to meet the City of Boulder Energy Conservation code.
- Urban Edge Design: The site is located within an urbanizing edge of the city and is located on a major street shown in Appendix A, B.R.C. 1981, which requires attention to be given to the building design elements visible upon entry to the city. Building design criteria are discussed below.

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

Site Design Criteria - Section 9-2-14(h)(2), B.R.C. 1981:

- Access and Transportation: Consideration must be given to the design of the site to demonstrate vehicular circulation and parking areas make efficient use of the land and minimize the amount of pavement.
- Open Space: The site design should include ground level usable open space for employees and visitors to the site. The site currently provides a picnic table in the front yard landscaped area, and consideration should be given to how employees will use the site on breaks. The project is required to provide 10-20% open space on site, based on building height. See sections 9-8-1, and 9-9-11, B.R.C. 1981 for details.
- Landscaping and Screening: The site is adjacent to a public park and will be used for outdoor storage and provide parking at property edges. Screening is required to mitigate the visual impact of outdoor storage to adjacent properties to meet the Use Review criteria in section 9-2-15, B.R.C. 1981, and screening must be provided along parking lot edges per section 9-9-14 – Parking Lot Landscaping Standards, B.R.C. 1981. Parking areas must also meet the interior parking lot landscaping requirements of the above section.

Building Siting and Design Criteria - Section 9-2-14(h)(3) B.R.C. 1981.

- Building Siting and Public Realm Interface: The site interfaces with the public realm along the 63rd Street to the east, and Stazio Drive to the south. Additional design consideration must be given to the street facing facades for Building A (east facade) and Building B (east and south facades). Along the public realm, increased architectural detail must be provided, including window glazing, well defined building entries and other architectural enhancements that create visual interest and a sense of connection to the public realm on the eastern side of the site.
- Building Design: The buildings currently have several blank walls along the most visible, public facing facades. A variety of building forms and heights are required, including in plane changes and simple detailing to facades to create visual interest. While public access is restricted to the site, well defined building entries are required for visitors including deliveries, contractors, or other authorized visitors to the buildings.
- Building Materials: Additional attention should be given to the building materials criteria in section 9-2-14(h)(3)(C) as they relate to expressing primary building features.

9. Transportation, Will Johnson, johnsonw@bouldercolorado.gov

- A. Site Access: At time of future annexation application, the applicant is required to address the multiple driveways proposed and currently existing on the property. Per section 9-9-5(c)(1) of the Boulder Revised Code (BRC), 1981, one access point or curb cut per property will be permitted, unless a site plan or traffic study, approved by the city manager, demonstrates that additional access points and curb cuts are required to adequately address accessibility, circulation, and driveway volumes, and only where additional accesses and curb cuts would not impair any public use of any public right-of-way, or create safety or operational problems, or be detrimental to traffic flow on adjacent public streets. Access must be taken from the lowest category street. Driveways/curb ramps shall also be reviewed to ensure compliance with 2010 ADA Standards for Accessible Design and City of Boulder Design and Construction Standards Chapter 11 Technical Drawings 2.07 and 2.21.
- B. Parking: At time of future annexation application, Applicant shall provide additional information to demonstrate compliance with City of Boulder vehicular and bicycle parking requirements. Section 9-9-6(d) of the BRC 1981 identifies the vehicular parking design standards. Please ensure that accessible parking stalls are provided as required by Table 208.2 of the 2010 ADA Standards for Accessible Design and Section 9-9-6(d)(2)(C) of the BRC 1981 and all Electric Vehicle Charging requirements are met. Additionally, please note that per Section 9-9-6(d)(5)(B) of the BRC 1981, all parking areas shall be paved with asphalt, concrete or other similar permanent hard surface for the site. Section 9-9-6(e) of the BRC 1981 identifies the bicycle parking requirements and necessary design criteria for providing short term and long-term bicycle parking.
- C. Dedication: At time of future annexation application, the applicant is required to dedicate public right-of-way (ROW) and public access easement (PAE) to the City for existing infrastructure located along 63rd St. 63rd St. requires a 60-ft ROW where 50-ft is currently provided. A PAE shall extend from back of curb (or ROW) to 2-ft beyond the edge of sidewalk. Private improvements such as fencing are not permissible within the ROW or PAE

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

and would be required to be removed.

- D. Sidewalks: At time of future annexation application, Applicant shall provide detached sidewalks along 63rd St. and Stazio Dr. at least 6-ft in width with a 8-ft wide planting strip per Section 2.08 of the Design and Construction Standards.

10. Utilities, Scott Kuhna, kuhnas@bouldercolorado.gov

- A. The applicant is advised that any proposed street trees along the property frontage may conflict with existing or proposed utilities, including without limitation: water, wastewater, storm drainage, flood control, gas, electric, telecommunications, drainageways, and irrigation ditches, within and adjacent to the development site. It is the applicant's responsibility to resolve such conflicts with appropriate methods conforming to the Boulder Revised Code 1981, the City of Boulder Design and Construction Standards, and any private/franchise utility specifications.
- B. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.

11. Next Steps, Alex Pichacz, pichacza@bouldercolorado.gov

A Concept Plan is neither approved or denied but rather is an opportunity for the city and community members to comment on the general aspects of the proposal. These comments and any neighborhood correspondence received will be forwarded to the Planning Board for review. The Planning Board hearing for the Concept Plan Review and Comment has been scheduled for the August 4, 2026 Planning Board meeting which begins at 6 p.m.

While the applicant is welcome to submit a written response to the concept plan comments found herein prior to that hearing, it should be noted that the Concept Plan process is not an iterative process and that alternative designs cannot be considered without an additional Concept Review application.

Staff will forward a final staff memorandum to the applicant upon completion.

IV. FEES

Please note that the application fee includes an initial and two subsequent reviews. If further substantive review is required following the third review, an additional fee will need to be paid for the fourth and each subsequent review. This additional fee does not apply for: Annexation/Initial Zoning, Concept Plan Review, BVCP land use designation change, Vacation Feasibility Study, Right-of-Way/Access Easement Vacation, or CDOT Access Permit.

V. APPROVAL CONDITIONS ON CASE

The section below provides conditions that will need to be met if your project is approved.

1. Irrigation Ditches, Scott Kuhna, kuhnas@bouldercolorado.gov

Prior to first reading of the annexation ordinance, the applicant shall sell and convey, or execute an agreement to sell and convey, to the City any interests in water or water rights associated with, or appurtenant to the Subject Property including any and all interests, be they contractual interests or otherwise.



CITY OF BOULDER
PLANNING BOARD INFORMATION ITEM

TO: Planning Board

FROM: Brad Mueller, Director of Planning & Development Services
Charles Ferro, Development Review Senior Planning Manager
Karl Guiler, Development Code Amendment Manager
Lisa Houde, Principal City Planner
Eliza Blood, City Planner

DATE: August 4, 2026

SUBJECT: State Legislation and State Funding Code Changes

EXECUTIVE SUMMARY

The purpose of this item is to introduce the Planning Board to several code changes that will be reviewed by the board over the next two years in response to state legislation and state funding. This item will also provide an overview and summary of recently adopted city ordinances in reaction to state bills on land use. This item is for informational purposes only and does not require Planning Board action at this time.

This memorandum focuses on three pieces of state legislation that are yet to be addressed by the city in the Land Use Code. They include:

- **Proposition 123**, a voter initiative that created affordable housing state funding for jurisdictions that facilitate expedited or fast track reviews of applications and permits for affordable housing projects and committing to increase existing affordable housing units by 3% a year. Since its adoption, the Colorado legislature has amended the affordable housing program originally created by Proposition 123 through several state bills.

- **Housing for Transit Oriented Communities**, which seeks to establish higher density housing along transit corridors with a specified Housing Opportunity Goal in efforts to mitigate increasing housing costs and in turn, increase transit use.
- **Housing Opportunities Made Easier (HOME) Act**, which intends to increase the number of affordable housing units across the state by making local zoning regulations more flexible by increasing housing stock on underutilized land (like school district properties) typically not used for multi-unit housing projects.

Where prior bills were aimed at changing technical land use requirements, such as removing local growth limits, allowing more accessory dwelling units, or removing limits on how many people can occupy a home, recent state bills have taken aim at review process and discretion, as these have been identified by the state and localities as zoning barriers to housing. More specifically, the common themes of the three state initiatives are:

- Allowing more residential projects through administrative review (staff level) with no call up or public hearing requirements
- Removing subjective standards that add uncertainty into the process and allowing for review of residential projects solely for compliance with on objective standards

FEEDBACK REQUESTED FROM THE PLANNING BOARD

Staff is seeking input on the following specific topics:

- Does Planning Board have any questions or feedback on Proposition 123 changes to establish an expedited review process for affordable housing projects?
- Does Planning Board have any questions about the Housing in Transit-Oriented Communities (TOC) bill or any feedback on the proposed approaches to comply?
- Does Planning Board have any questions about the Housing Opportunities Made Easier (HOME) Act or any feedback on the proposed approaches to comply?
- Does Planning Board have any other key issues to discuss related to these changes?

PROJECT BACKGROUND

Over the last few years, Colorado legislators have passed many land use related bills. Some of these have prompted staff to prepare ordinances to comply with state bills like those related to accessory dwelling units, occupancy, and the Residential Growth Management System, all of which are summarized in this memorandum.

In addition, in 2022 voters passed Proposition 123, a voter initiative, which established new affordable housing funding for jurisdictions that meet certain requirements. Much of the state legislation seeks fewer discretionary reviews and more administrative approvals of land use applications. Whether it has been specifically requiring administrative approvals, eliminating zoning requirements like minimum parking, requiring a certain level of density to be approved administratively, or establishing a maximum review timeline, zoning-related process and approval barriers have been a main target of housing reform at the state level. Board and council review of applications have been highlighted as an impediment to housing affordability due to impacts on approval timelines.

Many city efforts in the last few years have also aimed to simplify and streamline development review processes. To align the city with these new state initiatives, several changes to the land use code have been passed recently and others are still needed.

ANALYSIS

A brief summary of the changes that were made in recent years to address state legislation, as well as the anticipated future changes in response to state bills and state funding requirements are provided below.

2022-2025 State Efforts and City of Boulder Code Changes

Below are several state bills related to local land use that have been passed in the last four years. Most intend to remove asserted zoning and land use barriers to new housing units and mitigate increasing housing costs. To align with these state bills, Boulder has adopted nearly 10 ordinances in the last three years to comply with state legislation. Each of these ordinances was reviewed by the Planning Board prior to adoption.

Residential Growth Management System (RGMS)

On May 8, 2023, the Colorado Legislature adopted [HB23-1255](#), intended to prohibit enforcement of “anti-growth” laws defined as “*a land use law that explicitly limits either the growth of the population in the governmental entity’s jurisdiction or the number of development permits or building permit applications for residential development or the residential component of any mixed use development submit to, reviewed by, approved by, or issued by a government entity for any calendar or fiscal year.*”

To comply with this legislation, City Council adopted [Ordinance 8600](#), which removed Boulder’s Residential Growth Management System, which previously limited the number of building permits for residential units per year with exceptions.

Accessory Dwelling Units

In 2024, the Colorado legislature passed legislation regarding accessory dwelling units (ADUs). [HB24-1152](#) establishes certain requirements for ADUs and creates a grant program for ADU supportive jurisdictions to support development of ADUs. City Council adopted [Ordinance 8650](#) in February 2025 to align Boulder’s accessory dwelling unit regulations with the recently adopted state legislation.

Occupancy

Also in 2024, the Colorado legislature adopted [HB24-1007](#), which prohibits occupancy limits based on how many unrelated people can live together. The bill allows local governments to enact and enforce residential occupancy limits based on demonstrated health and safety standards like international building code standards, fire code regulations. In response to this legislation, City Council adopted [Ordinance 8651](#), which repealed the city’s occupancy limits specified in the land use code. The city continues to enforce the [International Property Management Code](#) to ensure life safety occupancy limitations.

Minimum Parking Requirements

The state legislature passed [HB24-1304](#) in 2024. The bill states that local governments may not enact or enforce local laws imposing minimum parking requirements on multifamily residential development if the local government is part of a metropolitan planning organization, like the Denver Regional Council of Governments. Council adopted [Ordinance 8696](#) in 2025, which builds upon requirements for multifamily residential development under HB24-1304 and applies the changes citywide to all land uses.

Wildland Urban Interface (WUI)

In 2023, [SB23-166](#) was adopted which established a wildfire resiliency code board to adopt model codes, requiring governing bodies with jurisdiction in an area within the WUI to adopt codes that meet or exceed the model code standards. In 2025, the board adopted a state model WUI code with standards for the hardening of structures and reducing fire risk in the defensible space surrounding structures. Last year, City Council passed [Ordinance 8695](#) to adopt the 2024 International Wildland Urban Interface Code with local amendments.

Natural Medicine

In 2022, Proposition 122 (Access to Psychedelic Substances) was passed by Colorado voters and focused on making natural medicine available as a tool for treating mental health issues. The act, referred to as the [Natural Medicine Health Act of 2022](#), allows local governments to regulate the time, place, and manner of the operation of healing centers licensed under the act. In 2023, Colorado Senate Bill 23-290 amended the act to clarify and establish a regulatory framework for a regulated natural medicine program in Colorado. City Council adopted [Ordinance 8665](#) in 2025 to meet this state legislation.

Small Cell Updates

Several recent Colorado house bills have been passed that relate to how small cell telecommunication facilities are regulated in the state. These bills are [HB17-1193](#) and [HB25-1056](#). To comply with these bills, Boulder has passed the following ordinances in 2025 and 2026, respectively: [Ordinance 8694](#) and [Ordinance 8745](#).

The following state bills and initiatives are those that are yet to be addressed in the land use code.

Proposition 123 – State Affordable Housing Fund Expedited Review Timelines

Background

State Affordable Housing Fund

Colorado voters approved Proposition 123 in 2022 to create the State Affordable Housing Fund, a dedicated revenue stream for affordable housing development. Funded by 0.1% of state income tax revenue, the program supports a broad range of housing initiatives, including new construction, preservation, land banking, and rental assistance. Funding is provided by the Department of Local Affairs (DOLA) and Colorado Office of Economic Development and

International Trade (OEDIT) through grants and loans to nonprofit agencies, community land trusts, nonprofit and for-profit developers, and local governments.

To be eligible for the funding, affordable housing projects must be located in a jurisdiction that has completed a Proposition 123 Local Government Affordable Housing Commitment to increase existing affordable housing units by 3% a year.

As part of the commitment for the next cycle (2027-2029), local governments must also demonstrate that they have implemented a fast-track review process to remain eligible for future Proposition 123 funding and commitment cycles. The fast-track review process means that final decision of a complete application must be made within 90 calendar days. (Note, however, that this “final decision” can be denial or recommendation for denial, if appropriate due to a non-compliant application.) The process is required for housing developments where 50% or more units are affordable. It is not required for every application type.

A list of other communities that have already adopted a fast-track process is [available here](#) and is regularly updated by DOLA.

In the first three-year funding cycle (2023-2026), the following projects within the City of Boulder received grant and loan funding through the State Affordable Housing Fund:

- \$2.84 million: City of Boulder, Homeownership, Rehabilitation
- \$2.6 million: Thistle Communities, Land Banking, Rental
- \$2.5 million: Koelbel and Company, Concessionary Debt, LIHTC Gap
- \$2.2 million: Various providers and agencies, Persons Experiencing Homelessness

In addition, Proposition 123 funds are distributed to regional programs that support projects within the city. For example, \$14 million was awarded to the state chapter of Habitat for Humanity to fund affordable homeownership throughout the state. The local chapter of Habitat (Flatirons) has received a portion of these dollars to help fund affordable homeownership at the Ponderosa community (approximately \$70,000 per home). In addition, \$2.1 million was awarded to the Boulder County Regional Housing Partnership for homeownership scattered site acquisition and rehabilitation projects. Lastly, approximately \$1.4 million was awarded to regional entities for programs that support homelessness. While these funds are not specific to the city, they help support a wide range of housing initiatives within the city.

Applicable Projects

For future cycles, funding will only be available in jurisdictions that have an approved fast-track review process for eligible projects. The process must be available for all applications where 50% or more of the units are affordable, which is defined as:

- Rental housing units: monthly rent is less than or equal to 30% of the monthly income of a household earning at or below 60% Area Median Income (AMI).
- For-sale housing units: monthly mortgage payments are less than or equal to 30% of the monthly income of a household at or below 120% AMI.

Over the last six years, five projects built in Boulder would have met this affordability threshold:

- 2021: Rally Sport, 2727 29th St – Site Review, Height Modification
- 2022: Grace Commons, 1603 Walnut St – Site Review, Height Modification
- 2024: Alpine Balsam, 1015 Alpine Ave – Form Based Code Review

- 2024: Geological Society, 3300 Penrose Place – Site Review, Height Modification
- 2024: 34th Street Neighborhood, 3125 34th St – Site Review

Four additional projects were approved in the last six years that did not meet the 50% threshold of affordable housing but could potentially have been included in the expedited review program if the qualification criteria were expanded beyond the state minimum.

Timeline

In order to maintain the city’s eligibility for this funding, and to enable funding for developers of these projects within the city, a fast-track review process must be in place by December 31, 2026.

Potential Changes

Many recent code changes have focused on simplifying and streamlining development review processes to speed up approval timelines in Boulder. For land use reviews, staff has studied the existing processes and identified two major impediments to the feasibility of reviewing projects within the 90-day timeline: call-ups and automatic public hearings for projects with certain characteristics. These represent the most significant opportunity for time savings in the overall development review process.

Call-Ups

Boulder’s land use code allows many application types to be decided administratively by the City Manager (delegated to staff), but then Planning Board members have the opportunity to call up the City Manager’s decision. The applications that may be called up are summarized in [Table 4-1](#). Once called up, the Planning Board holds a public hearing at a future meeting and makes a decision on the application. Similarly, the City Council has the authority to call up any Planning Board decision but may only call up an application on a majority vote. In addition, an applicant or any two interested people can appeal any staff decision.

Call-up memos describe the application and staff provides a full analysis of the request and ultimate staff decision. Most of the applications brought to the Planning Board are not ultimately called up. However, the call-up procedure provides an opportunity for the Planning Board to discuss and decide on an application directly.

Application types that are currently subject to call-up by the Planning Board are:

- | | | |
|----------------|--------------------|---------------------|
| - Expansion of | - Form-Based Code | - Minor Subdivision |
| Nonconforming | Review | - Site Review |
| Use | - Geophysical | - Site Review |
| - Final Plat | Exploration Permit | Amendment |
| | - Minor Amendment | - Use Review |

Between 2018-2023, 174 applications were brought to the Planning Board for potential call-up, for an average of about 29 per year. After City Council passed [Ordinance 8622](#) in 2024, call-up requirements were removed for floodplain permits, wetland permits, and use reviews for nonresidential uses without site changes. Additionally, the code was amended to require two Planning Board members or community members, rather than just one, to appeal or call an item up.

After these changes went into effect, from July 2024 – July 2026, 31 applications were brought to Planning Board for potential call up, for an average of 16 per year. As expected, the changes in Ordinance 8622 reduced the number of call-ups reviewed by Planning Board by 45% on average annually. In 2024-2026, three applications were called up by the Planning Board, for a 9.6% call-up rate. The previous call-up rate was 3.4%. One application was appealed by neighbors. Due primarily to scheduling constraints, on average the items that were called up by Planning Board or appealed by community members did not reach final decision for 93 additional days beyond the initial potential call-up review by Planning Board.

The potential for call up is often an uncertain aspect of development review for applicants. Even if not called up, the call up process can add a significant amount of time to the review of projects.

In 2024, the Minor Use Review process was created which is essentially a Use Review without a call up. Since then, 18 Use Reviews have been processed instead as Minor Use Reviews. While the median time for a Use Review approval from 2018-2023 was 200 days, the Minor Use Reviews have been reviewed in a median of 76 days, a reduction of 62%. When accounting for time outside of the city's control, in the first year the city's review time was reduced by 85%. Removing the call-up option and potential public hearing for these Use Reviews has had a very significant impact on overall approval timelines.

Automatic Planning Board Public Hearings

Other applications always require a public hearing at Planning Board, rather than a potential call-up. Previous requirements for automatic hearings for nonresidential uses in residential zoning districts and residential uses in the Public zoning district were removed during the process simplification changes in 2024. Prior to 2025, projects requesting parking reductions over 50% were also required to be heard at Planning Board. While this is more predictable than a call-up, it adds substantial time to the review process.

Currently, Use Reviews for oil and gas operations require an automatic Planning Board public hearing per [9-2-15\(d\)\(1\)](#). In addition, per [9-2-14\(g\)](#), all Site Review applications are reviewed administratively (with potential for Planning Board call-up), except for projects with the following, which are automatically referred to the Planning Board for decision:

- A reduction of the open space or lot area requirements
- Height over the maximum permitted by [Section 9-7-1](#)

In the last two years, 17 Site Review or Site Review Amendment applications were reviewed at a Planning Board public hearing. 12 of these (71%) included a height modification request.

Proposed Code Change

As evidenced by the success of the Minor Use Review process in vastly decreasing review times, eliminating both call-up and automatic Planning Board public hearings would allow the city to comply with the 90-day fast-track review requirement for affordable housing projects. Without these changes, it is unlikely that the city could be compliant and would lose eligibility for Proposition 123 affordable housing funds. As noted earlier, this ineligibility applies not just to city projects but partners such as Boulder Housing Partners, Thistle, Habitat, and for-profit affordable housing developers as well.

DOLA staff implementing Proposition 123 legislation has interpreted that appeals are not subject to the 90-day expedited review timeline, under that interpretation, creating a process for appealing applications would remain an option. This would take an appeal out of the 90-day timeline and allow for public hearings at Planning Board and potentially City Council providing due process.

Staff is also considering recommending to extend the eligibility of the 90-day process to projects that have affordable housing units on site but fewer than 50% of the units are affordable. This would likely result in one more project per year being reviewed under the 90-day timeline and would further support affordable housing.

Proposed Process Changes

In addition to changes to the land use code, staff proposes creation of a new process to ensure accurate tracking of the 90-day timelines, communication and expectation setting with applicants, as well as more thorough completeness checks prior to accepting applications. These would all be administrative actions taken in management of department activities.

Housing in Transit-Oriented Communities (HB24-1313)

Background

Colorado House Bill 1313 ([HB24-1313](#)) was adopted by the state legislature in May 2024. The bill is intended to address the current housing crisis by requiring communities to ensure that their local zoning regulations enable the potential for a specified amount of housing units along transit corridors. HB24-1313 specifically requires jurisdictions to:

- **Calculate the “Transit Area”** in the community based on existing bus and bus rapid transit (or light rail) routes that have a peak service of at least every 15 minutes during peak periods per the Regional Transportation District (RTD) optimization plan. The Transit Area includes the total land area of transit corridors that are ¼ mile from any qualifying route, not to be confused with the “Transit Centers” discussed below.
- **Determine the Housing Opportunity Goal (HOG)** specific to the community based on the Transit Area acreage. The calculation in the state bill is to achieve a minimum density of 40 dwelling units per acre (du/ac) along the corridors within the Transit Area. The HOG results in a total number of units that zoning should be calibrated to allow.
- **Analyze existing zoning density requirements and determine whether the HOG will be met** at the 40 du/ac figure.
- **Designate “Transit Centers”, which are areas/zoning districts** where the combined Transit Center areas (subsets of the total Transit Area) will enable at least the potential number of housing units per the HOG. The state bill allows an additional ¼ mile buffer area beyond the Transit Area to be used to calculate the capacity for purposes of meeting the HOG. The bill states that zoning districts that only allow less than 15 dwelling units per acre may not be designated Transit Centers. This results in the exclusion of most zones that are predominantly detached dwelling units and many medium density zones.
- **Establish an administrative approval process (by-right) for multi-unit residential development on parcels within designated Transit Centers that are 5 acres or less in**

size. An administrative review process means a process where a development application is approved, approved with conditions, or denied by local government staff solely based on objective standards set forth in the local law and does not require, and cannot be elevated to require, a public hearing, a recommendation, or a decision by an elected or appointed public body or hearing officer (e.g., no discretionary review). This is to streamline the creation of housing without required call-up procedures, public hearings, or subjective criteria. Discretionary approvals like Site Review are specifically targeted, because such processes can delay projects or deter developers from moving forward with projects due to the uncertainty and the extra cost and time.

Timeline

HB24-1313 states that jurisdictions must submit a report to DOLA by the end of 2026 on whether their zoning meets the HOG or not. If the jurisdiction does not meet the HOG, the bill states that jurisdictions would have to update their zoning to meet the minimum requirements by the end of 2027.

Potential Changes

Staff's current analysis indicates that the HOG for Boulder would be just over 123,000 housing units. For reference on the scale of this number, Boulder currently has roughly 48,000 housing units. While the HOG is significant in number, it is important to note that this is an aspirational figure and the state bill does not specify that this number of units must be built. Rather, it means that zoning in designated Transit Centers allows the city to hypothetically reach that number through by-right review on parcels 5 acres or less in size or with Site Review on properties greater than 5 acres within designated Transit Centers.

Staff's current estimate of the number of housing units allowed to be included in the HOG is close to 120,000 housing units and may be just shy of meeting the amount. This means that land use code changes may be necessary in 2027 if the city is to comply with HB24-1313. At present, the following potential changes to the land use code have been identified:

- **Remove the call up provision for Form-Based Code (FBC) reviews.** This would enable the FBC areas used as designated Transit Centers and may add just enough units to confidently meet the HOG. Alternatively, the call up provision could be removed for properties 5 acres or less but retained for larger sites.
- **Remove discretionary reviews (e.g., Site Review and Use Review) for Residential in Industrial zone projects.**
- **Modify the Site Review minimum site size threshold in certain zones in areas designated as Transit Centers to be no less than 5 acres.** Some zoning districts require Site Review on properties of two or three acres in size. These minimum thresholds for required Site Review could be changed to 5 acres, which would likely reduce the number of Site Reviews and increase by-right applications. However, developers and applicants could still elect to go through Site Review in many instances to allow modifications or to ask for additional height and floor area, as allowed. This is consistent with the TOC bill. Changing the minimum thresholds would enable more projects to move forward by right and would enable the possible number of units to be added to the HOG. Residential

projects that are greater than 5 acres and ones less than Site Review thresholds may be added to the HOG.

- **Remove or reduce the restrictions related to residential uses on the ground floor in business zoning districts.** The Business Regional (BR) and Business Community (BC) zones only allow residential uses on the ground floor with Use Review approval. This is intended to reserve ground floor space for commercial uses.
- **Create minimum design standards for by-right projects.** If more projects are made to be administrative (no call up or public hearings), the building and site design quality ensured by Site Review could be diminished, especially for highly visible projects along transit corridors. As the TOC bill allows objective standards similar to the FBC, minimum design standards could be added to the code applying to either all by-right projects or those within Transit Centers or along specified corridors. Examples of such standards are minimum building material requirements (e.g., percentage of brick, wood, or metal), minimum amount of window openings on façades, requirements for parking to be behind buildings and not fronting on the street, and/or requiring building entries to front on a street.

The current data is a snapshot of the analysis thus far. If land use code changes are not pursued, staff is also looking at other updates to the data that could get to the 123,000 HOG number, but these would necessitate meetings with DOLA to confirm that the calculations are consistent with the TOC bill. For instance, projects in higher intensity zones like Business Regional (BR) could be updated with a maximum height of four stories instead of three stories, since many projects in BR have four stories consistent with design guidelines and area plans. Staff has met with DOLA regularly before and after passage of the TOC bill and plans to meet with them in the near future on the latest figures.

If the ultimate calculations fall short of meeting HB24-1313, staff recommends the removal of the FBC Review call up requirement to meet the HOG. Staff suggests this as the original intent of FBC was to remove discretion and increase predictability by applying objective standards that would not require call up or public hearings. This is a best practice and core intent of other form-based codes across the nation. In 2016, City Council and Planning Board were hesitant to remove the call up discretion as the FBC at the time was a pilot and thus, it was kept in the code.

Staff acknowledges the Planning Board's recent concerns about some FBC Review projects and suggests a work program item to assess the FBC standards to support desirable design outcomes. If an ordinance is to proceed to remove call up for FBC projects, staff could address the suggestions as part of the ordinance. Additional FBC updates could be done in the future based on observation as well. Staff is always monitoring the land use code for areas of improvement.

Housing Opportunities Made Easier (HOME) Act (HB26-1001)

Background

House Bill 26-1001, [Housing Opportunities Made Easier \(HOME\) Act](#) was passed in March 2026. The stated purpose of the HOME Act is to increase the number of affordable housing units across the state by making local zoning regulations more flexible and by quickening the approval process for certain affordable housing developments. This bill supports the development of

underutilized land into housing stock in areas of Boulder that have not historically been used for housing. This legislation supports City Council’s goals to streamline processes, which intend to accelerate development timelines and reduce construction costs for future affordable housing projects.

Qualifying Properties

The bill defines land subject to its standards as “qualifying properties” that are no larger than five acres. These qualifying properties must be owned by school districts, state colleges or universities, boards of cooperative services¹, housing authorities, local or regional transportation authorities, nonprofits with a history of providing affordable housing, or nonprofits who have entered into an agreement with (an)other nonprofit(s) with a history of providing affordable housing to develop a residential development on the property. See **Attachment A** for a list of exemptions to this bill.

Per the HOME Act, residential development of a Qualifying Property cannot be denied on the basis of:

- Height, if the maximum height of the development is no taller than three stories, or no taller than 38 feet, or no taller than the height standard that applies to similar housing constructed within the jurisdiction, whichever is most permissive
- Standards, if the regulations are more restrictive than the regulations of similar multi-unit residential developments elsewhere in the jurisdiction
- Density (du/ac) or number of dwelling units, if the development otherwise meets the applicable form and bulk standards

See **Attachment A** for more details of these provisions.

Additionally, where the zoning allows or conditionally allows the following use types on a qualifying property, they must also be allowed in the residential development of such parcel:

- On-site childcare
- Any uses that provide “recreational, social, or educational services” to the community

The housing projects produced are subject to administrative approval, meaning the review for these projects would be conducted by staff using objective standards established in this bill and in Title 9.

Timeline

The bill states that jurisdictions must begin fulfilling the expectations of this bill by December 31, 2027. Full compliance of the bill is set for June 30, 2028.

¹ Defined in Section 22-5-103(2) Colorado Revised Statutes as a regional educational service unit designed to provide supporting, instructional, administrative, facility, community, or any other services contracted by participating members. Participating members can, for example, be boards of education of two or more school districts.

Potential Changes

Staff recommends moving forward with changes to the code, as granting flexibility to use regulations, density requirements, and building height maximums on qualifying parcels will produce more affordable housing in Boulder. Future analysis should study which zoning districts qualifying parcels exist in to better understand the process required to accommodate these demands. Additionally, staff intends to explore how neighboring Colorado communities are meeting the expectations of this new bill.

Administrative Approval

The State notes that affordable housing produced under the HOME Act is subject to administrative approval or administrative review. Administrative approval process has the same definition under the HOME Act as the TOC Bill, described above. The process requires staff to make decisions about these projects based solely on objective criteria (no site review and no Planning Board or City Council call-up or public hearing) ([9-2-2](#)). This procedural change would be implemented through a code change ([9-2-1](#)).

Other Potential Code Changes

To comply with the bill, this new development option would require additional code changes related to form and bulk standards, definitions, and, potentially, to use standards. These potential code changes are listed below:

- Adjust maximum height requirement for principal buildings and uses ([Table 7-1](#)) as stated in the bill (38 feet or greater depending on context)
- Update definitions with new terminology, including “Boards of Cooperative Services,” “Exempt Parcel,” “Historic District,” “Nonprofit Organization,” “Qualifying Entity,” “Qualifying Property,” “Recreational, Social, or Economic Services,” “Similar Housing,” “Subject Jurisdiction,” and “Transferable Development Rights Program,” ([9-16-1](#))
- Explore changes to use permissions for “Daycare Center,” “Home Daycare,” and all uses related to “Recreational, Social, or Educational Services” so they are allowed or conditionally permitted per existing zoning district regulations ([Table 6-1](#))

PUBLIC AND STAKEHOLDER ENGAGEMENT

For the most part, these state-related code changes have focused on an *inform* level of engagement, though each approach has been tailored to the specific topic. Depending on the scope of the changes for each of the future projects, a public engagement plan will be developed in more detail.

NEXT STEPS

Staff is providing this introduction to familiarize the board with the anticipated changes prior to staff bringing drafted code language to the board. Initial feedback from the Planning Board will help to guide staff’s scoping and drafting. The Proposition 123 changes are expected to come to Planning Board in September. The TOC changes, if necessary, are expected in 2027 and the HOME Act changes are anticipated for 2027 or early 2028 at the latest.

Consistent with the intent of the state laws, staff intends to continue exploring code changes that would:

- Allow more residential projects through administrative review (staff level) with no call up or public hearing requirements, and
- Remove some subjective standards for residential projects.

Such changes will likely be in discrete ordinances directly tied to the state bills discussed in this memorandum and others may be included as part of anticipated future changes to the Land Use Code intended to implement the upcoming Boulder Valley Comprehensive Plan update.

ATTACHMENTS

Attachment A- HOME Act Exemptions and Provisions

Housing Opportunities Made Easier (HOME) Act Exemptions and Provisions

Exemptions

A parcel is found to be exempt if it is:

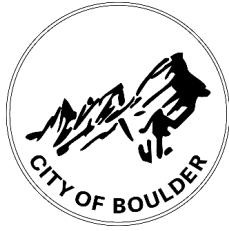
- Not owned by a qualifying entity;
- Larger than five acres;
- Adjacent to another qualifying property that is five acres or less because of a recent subdivision process within the past five years;
- “Not served by a domestic water and sewage treatment system, as defined in Section 24-65.1-104 (5) [Colorado Revised Statutes];
- Served by a well that is not connected to a water distribution system, as defined in Section 25-9-102 (6); or
- Served by a septic tank, as defined in Section 25-10-103 (18);
- A parcel where residential use is prevented or limited by state regulation, federal regulation, or deed restriction pursuant to:
 - Federal aviation administration restrictions pursuant to 14 CFR 77 or 49 U.S.C. Chapter 471;
 - An environmental covenant pursuant to Sections 25-15-318 to 25-15-323; or
 - Flammable Gas Overlay zoning district restrictions;
- A parcel that is subject to a conservation easement;
- A parcel that is zoned or used primarily for industrial use, which, for purposes of this subsection means a business use or activity at a scale greater than home industry involving manufacturing, fabrication, mineral or gravel extraction, assembly, warehousing, or storage;
- A parcel that is subject to an intergovernmental agreement or annexation agreement that limits residential development;
- A parcel that is zoned for agricultural use;
- A parcel that is zoned for forestry, natural resource preservation, or open space;
- A parcel that is in a floodway or in a one-hundred-year floodplain, as identified by the federal emergency management agency;
- A parcel that is located within an Airport Influence Area; or
- A historic property that is located outside of a historic district,” excerpted from Section 29-35-502-2 of the [HOME Act](#).

Provisions

The HOME Act states that a jurisdiction cannot deny an affordable housing project on the basis of:

- Certain building height maximum;
- The number of dwelling units; and
- Site Design standards that are more restrictive than the standards that apply to similar housing constructed in the city, including those related to:
 - “Structure setbacks from property lines;

- Lot coverage or open space;
- On-site parking requirements;
- Numbers of bedrooms in multi-unit structures;
- On-site landscaping, screening, and buffering requirements;
- Solar access;
- Minimum dwelling units per acre; or
- Other objective setback standards that apply to residential dwellings, such as setbacks from oil and gas facilities and operations, stream corridors, riparian areas, wetlands, and sensitive wildlife habitats,” excerpted from Section 29-35-504-1-d of the [HOME Act](#).



City of Boulder

City Council Agenda Item

Meeting Date: August 6, 2026

Agenda Title

Introduction, first reading and consideration of a motion to order published by title only, Ordinance 8753 vacating and authorizing the City Manager to execute a deed of vacation for a portion of an access easement generally located at 900 Walnut St. (LUR2025-00052).

Staff Contact

- Julie DeFoe, City Planner/Revocable Lease Administrator
- Brad Mueller, Planning & Development Services (P&DS) Director

Draft Motion Language

Motion to introduce on first reading and order published by title only Ordinance 8753 vacating and authorizing the City Manager to execute a Deed of Vacation for a portion of an access easement generally located at 900 Walnut St.

Executive Summary

The purpose of this item is for City Council to consider the vacation of three square feet of an access easement located at 900 Walnut St. The public purpose for which the access easement was originally dedicated will be maintained through the dedication of an additional public access easement. The vacation is needed for the placement of a structural column to support the development of the proposed hotel and conference space (LUR2023-00046).

A public access easement can only be vacated by ordinance with City Council approval. Refer to **Attachment A** for the draft ordinance and **Attachment B** for the draft deed of vacation.

Council Action Options

Option	Outcome
Approve the application	If the application is approved by City Council motion, the public access easement will be vacated, and the property will be transferred per the executed Deed of Vacation.
Approve the application with additional conditions	Council would need to draft any modifications to the draft motion language and approval based on the criteria for review.
Deny the application	If the application is denied by City Council motion, the portion of public access easement will remain in ownership of the city, and the proposed development may not move forward, as the structural column is crucial to the development of the site.

Background

Property Description & Site Context

The portion of public access easement to be vacated is located at 900 Walnut St. Refer to **Figure 1** below.



Figure 1: Vicinity Map

The portion of access easement in **Figure 2**, dedicated in 2003, will be replaced by an additional access easement dedication. The proposed vacation will facilitate the development of the site by allowing the placement of a structural column. The development will provide meeting space and additional hotel rooms (LUR2023-00046).

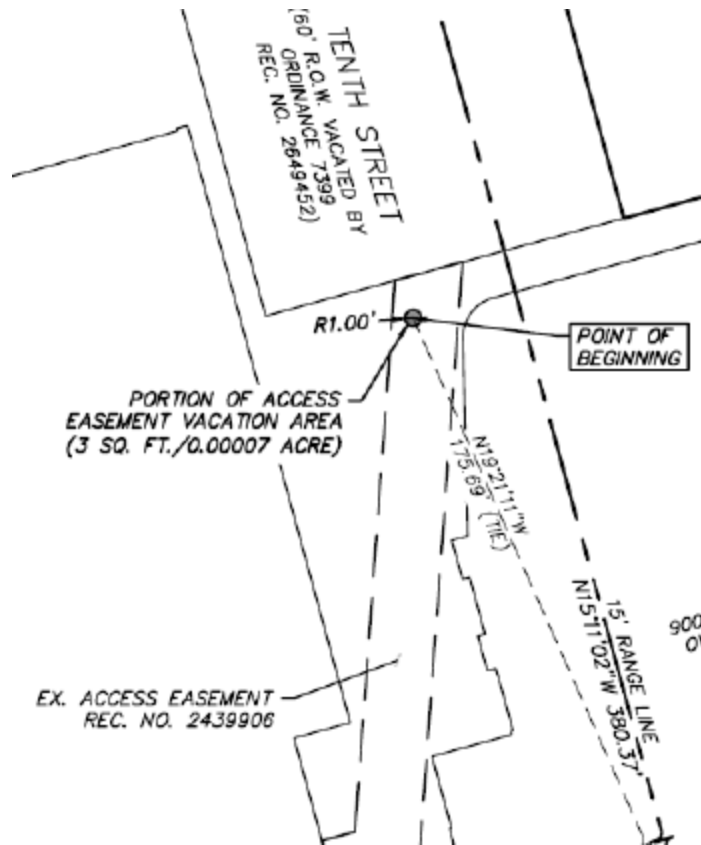


Figure 2: Proposed Area of Vacation

Application Description

Application LUR2025-00052 is a request for the vacation of three square feet of public access easement located at 900 Walnut St.

Application History

Notification will be sent to the Planning Board on August 4, 2026, in conformance with Section 79 of the Boulder City Charter.

Public Comment

All notice requirements of Section 9-4-3, "Public Notice Requirements," B.R.C. 1981, have been met. Public notice of this proposed vacation was sent to property owners within 600 feet of the project on October 8, 2025. Staff did not receive any written or verbal comments opposed to the vacation.

Criteria for Review

Applicable Boulder Revised Code Sections

Section 8-6-9, "Vacation of Public Rights-of-Way and Public Access Easement," B.R.C. 1981.

Section 9-4-3, "Public Notice Requirements," B.R.C. 1981.

Analysis

This access easement was dedicated to the City of Boulder and recorded in the records of the Boulder County Clerk and Recorder at Reception No. 2439906 on May 12, 2003. As such, the subject access easement must be vacated by an ordinance approved by City Council. In order for the subject access easement to be vacated, council must conclude that the criteria under Subsection 8-6-9(c), B.R.C. 1981, are met. Staff has reviewed this vacation request and concluded that the criteria have been met as follows:

- (1) The applicant must demonstrate that the public purpose for which an easement or right-of-way was originally acquired or dedicated is no longer valid or necessary for public use:**

The three square feet of access easement proposed for vacation will be replaced by an additional access easement dedication preserving the purpose of the access easement.

- (2) All agencies and departments having a conceivable interest in the easement or right-of-way must indicate that no need exists, either at present or conceivable in the future, to retain the property as an easement or right-of-way, either for its original purpose or for some other public purpose unless the vacation ordinance retains the needed utility or right-of-way easement:**

The proposed three square foot access easement vacation at 900 Walnut St. has been evaluated by the Planning and Transportation departments, and it has been collectively concluded that the public entities would have no conceivable future interest in this portion of easement, and the purpose of this portion of access easement will be upheld by an additional easement dedication.

- (3) The applicant must demonstrate, consistent with Boulder Valley Comprehensive Plan and the City's land use regulations, either:**
 - (A) That failure to vacate an existing right-of-way or easement on the property would cause a substantial hardship to the use of the property**

consistent with the Boulder Valley Comprehensive Plan and the City's land use regulations; or

Failure to vacate the three square feet of access easement would restrict reasonable development of the property consistent with the Boulder Valley Comprehensive Plan and the City's land use regulations. The vacation would allow for the placement of a structural column to support the development of conference space and additional hotel rooms.

(B)That vacation of the easement or right-of-way would actually provide a greater public benefit than retaining the property in its present status.

Not applicable.

Fiscal Note

Review of this project is part of the P&DS team's standard workplan, and its impacts are incorporated into the annual revenue forecasting as part of the Budget office's annual budget development. Therefore, review of the project will not have a meaningful fiscal impact outside what has already been included in the approved budget.

Current Year Estimated Fiscal Impact

Fund(s): 2120FD

Department(s): Planning & Development Services

Program(s): All P&DS programs

Item	FY 2026 Budget	FY 2026 Estimated Impact	FY 2026 Net Change
Beginning Fund Balance	\$18,200,885	\$0	\$0
Total Forecasted Revenue	\$15,179,491	\$0	\$0
Total Estimated Expenses	\$17,735,173	\$0	\$0

Ending Fund Balance(s) After Reserves	\$12,646,701	\$0	\$0
FTE	122.65	0	0

Three-Year Estimated Fiscal Impact

Item	FY 2026	FY 2027	FY 2028
Total Forecasted Revenue	\$0	\$0	\$0
Total Estimated Expenses	\$0	\$0	\$0
Net Estimated Impact	\$0	\$0	\$0

Findings

Staff finds that the criteria of Section 8-6-9, "Vacation of Public Rights-of-Way and Public Access Easement," B.R.C. 1981, are met and recommends that City Council approve the vacation with the suggested motion language.

Accessibility Statement

The City of Boulder is committed to digital accessibility. Some content may not be fully accessible due to technical limitations or issues. For alternate formats or accommodations, please visit [Accessibility | City of Boulder](#) or contact accessibility@bouldercolorado.gov.

Attachments

A: Proposed Ordinance 8753

B: Proposed Deed of Vacation

ORDINANCE 8753

AN ORDINANCE VACATING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED OF VACATION FOR A CIRCULAR (0.00007 ACRE) PORTION OF AN ACCESS EASEMENT GENERALLY LOCATED AT 900 WALNUT STREET, AND SETTING FORTH RELATED DETAILS.

THE CITY COUNCIL OF THE CITY OF BOULDER FINDS AND RECITES THAT:

A. St. Julien Partners LLC, a Colorado limited liability company, the owner of the property located at 900 Walnut St., Boulder, CO, known as the St. Julien Hotel, has requested that the city vacate a circular (0.00007 acre) portion of an access easement; and

B. The City Council is of the opinion that the requested vacation is in the public interest and that said portion of access easement is not necessary for the public use.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. The City Council vacates and authorizes the city manager to execute a deed of vacation for a circular (0.00007 acre) portion of an access easement dedicated to the City of Boulder and recorded in the records of the Boulder County Clerk and Recorder at Reception No. 2439906 on May 12, 2003, more particularly described in **Exhibit A** attached.

Section 2. This ordinance is necessary to protect the public health, safety, and welfare of the residents of the city, and covers matters of local concern.

Section 3. The City Council deems it appropriate that this ordinance be published by title only and orders that copies of this ordinance be made available in the office of the city clerk for public inspection and acquisition.

1 INTRODUCTION, READ ON FIRST READING, AND ORDERED PUBLISHED BY
2 TITLE ONLY this 6th day of August, 2026.

5 _____
6 Aaron Brockett
Mayor

7 Attest:

8 _____
9 Elesha M. Johnson
10 City Clerk

11 READ ON SECOND READING, PASSED, ADOPTED, AND ORDERED
12 PUBLISHED BY TITLE ONLY this 20th day of August, 2026.

15 _____
16 Aaron Brockett
Mayor

17 Attest:

18 _____
19 Elesha M. Johnson
20 City Clerk

EXHIBIT A

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

VACATING A PORTION OF AN ACCESS EASEMENT IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BOULDER,
COUNTY OF BOULDER, STATE OF COLORADO, BEING A CIRCLE HAVING A RADIUS OF 1.00 FOOT
CENTERED ABOUT THE POINT OF BEGINNING, AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF CANYON BOULEVARD AND TENTH
STREET EXTENDED, BEING A 2.5" ALUMINUM CAP IN CONCRETE, FROM WHENCE THE RANGE POINT
SITUATED IN THE INTERSECTION OF NINTH STREET AND CANYON BOULEVARD, BEING A #5 REBAR
IN RANGE BOX, BEARS S74°47'00"W, 379.81 FEET, THENCE N19°21'11"W, 175.69 FEET TO THE POINT
OF BEGINNING;

CONTAINING 3 SQUARE FEET OR 0.00007 ACRE, MORE OR LESS.

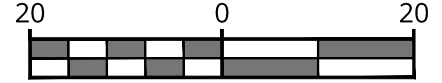
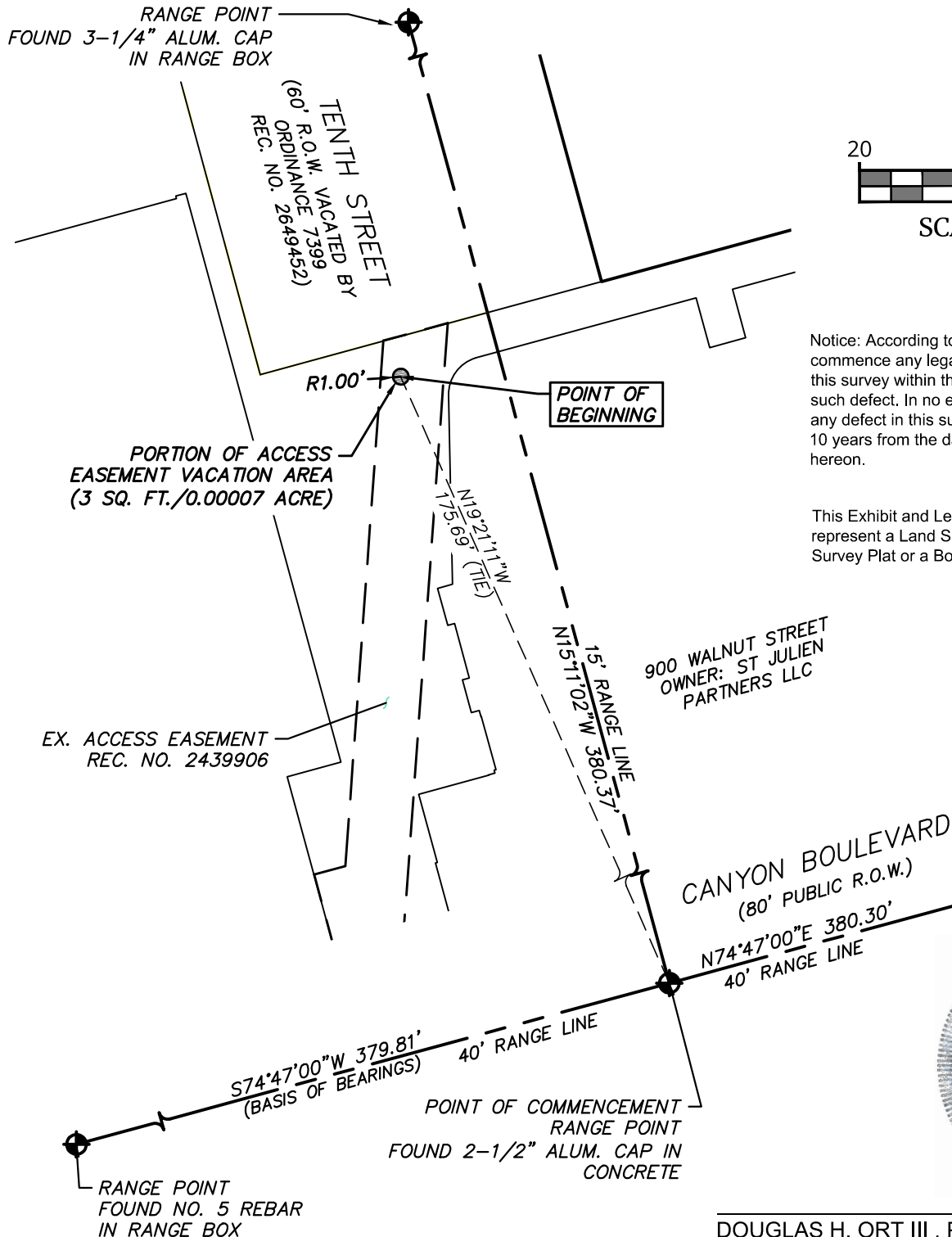


EXHIBIT A

SHEET 2 OF 2

EASEMENT VACATION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO



SCALE : 1" = 20'

U.S. SURVEY FOOT

Notice: According to Colorado State Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than 10 years from the date of the certification shown hereon.

This Exhibit and Legal Description does not represent a Land Survey Plat, an Improvement Survey Plat or a Boundary Survey.



DOUGLAS H, ORT III , PLS 37066 April 15, 2026
For and on Behalf of Colliers Engineering and Design



Engineering
& Design

Item 6B - Informational Item:

900 Walnut St First Reading City Council Meeting

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EXHIBIT

FOR

JVA, INC.

SOUTHEAST QUARTER OF SECTION 25,
AND THE SOUTHWEST QUARTER OF
SECTION 30, TOWNSHIP 1 NORTH,
RANGE 71 WEST OF THE 6TH P.M.
CITY OF BOULDER,
COUNTY OF BOULDER,
STATE OF COLORADO



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PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION
OF EXCAVATORS, DESIGNERS, OR
ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE
ANYWHERE IN ANY STATE

EXHIBIT

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04.15.26	DMF	DHO
PROJECT NUMBER:	23007063A		
VACATION & DEDICATION			

SHEET TITLE:
EASEMENT VACATION

SHEET NUMBER:
2 of 2

For Administrative Purposes Only

Address: 900 Walnut St.

Case No. LUR2025-00052

DEED OF VACATION

The City of Boulder, Colorado, does hereby vacate and release to the present owner of the subservient land, in the manner prescribed by Section 43-2-302, C.R.S., and Section 8-6-9, B.R.C. 1981, the following circular (0.00007 acre) portion of an access easement previously dedicated to the City of Boulder and recorded in the records of the Boulder County Clerk and Recorder at Reception No. 2439906 on May 12, 2003, located at 900 Walnut St. and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The above easement vacation and release of said easement at 900 Walnut St. shall extend only to the portion and the type of easement specifically vacated. The within vacation is not to be construed as vacating any rights-of-way, easements or cross-easements lying within the description of the vacated portion of the easement.

Executed this _____ day of _____, 2026, by the City Manager after having received authorization from the City Council of the City of Boulder, Colorado, pursuant to Ordinance 8753, adopted by the City Council of the City of Boulder, Colorado.

CITY OF BOULDER, COLORADO

By: _____
Nuria Rivera-Vandermyde, City Manager

Attest:

City Clerk

Approved as to form:

City Attorney's Office

Date

EXHIBIT A

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

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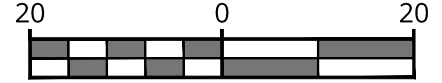
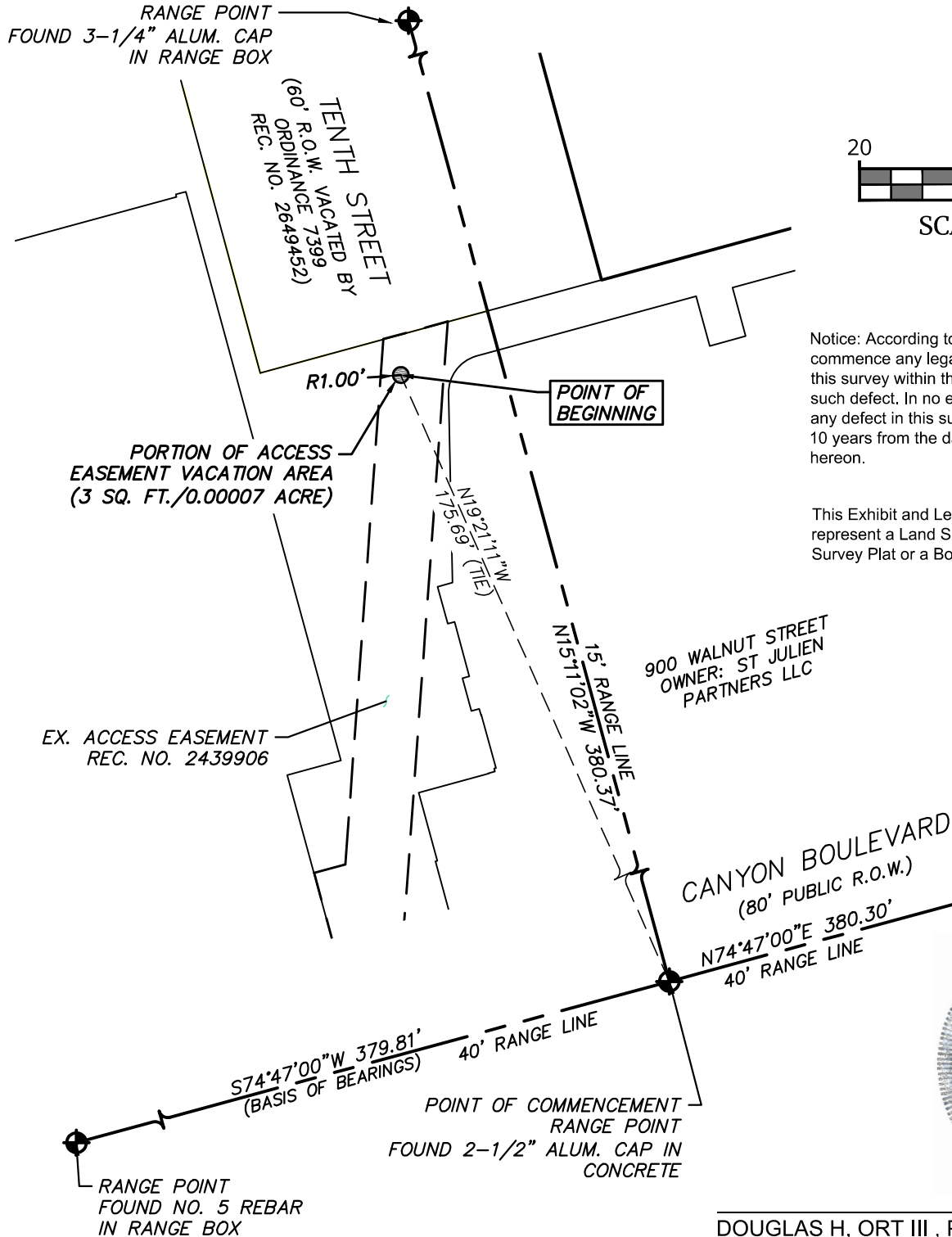


EXHIBIT A

SHEET 2 OF 2

EASEMENT VACATION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
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DOUGLAS H, ORT III , PLS 37066 April 15, 2026
For and on Behalf of Colliers Engineering and Design



Engineering
& Design

Item 6B - Informational Item:

900 Walnut St First Reading City Council Meeting

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EXHIBIT

FOR

JVA, INC.

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AND THE SOUTHWEST QUARTER OF
SECTION 30, TOWNSHIP 1 NORTH,
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CITY OF BOULDER,
COUNTY OF BOULDER,
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04.15.26	DMF	DHO
PROJECT NUMBER:	23007063A		
23007063A ST JULIEN VACATION & DEDICATION BSMTS			

SHEET TITLE:
EASEMENT VACATION

SHEET NUMBER:
2 of 2