



City of Boulder Planning & Development Services

May 30, 2019

Greetings:

We are writing to notify you that the City of Boulder Planning and Development Services Center has received the following development review application:

LOCATION: 5801 ARAPAHOE AV, 5847 ARAPAHOE AV
PROJECT NAME: WATERVIEW
DESCRIPTION: (1) **SITE REVIEW:** Request to develop a 14.88-acre vacant property with 376 residential units and roughly 14,700 square feet of ground floor commercial space for office, retail, and restaurant uses. The proposal includes constructing 10 buildings surrounding a loop drive, with one access from Arapahoe Avenue. Four hundred ninety parking spaces are proposed, 344 of which are located in a central parking structure. The development would include 40% permanently affordable housing. Proposed residential units would consist of 170 efficiency units (less than 475 square feet), 158 one-bedroom, 39 two-bedroom, and 9 four-bedroom units. Buildings would be 3- and 4-stories in height, with the exception of the community building that would be 2-stories.

As part of the application the applicant requests the following:

- Approval of vested rights pursuant to Section 9-2-20, "Creation of Vested Rights," B.R.C. 1981;
 - Height modifications to permit the following:
 - Building A1 at 40'-8" in height where 35-feet is the by-right limit in the zone;
 - Building A2 at 41'-6" in height where 35-feet is the by-right limit in the zone;
 - Building C1 at 53'-11" in height where 40-feet is the by-right limit in the zone;
 - Building C2 at 50'-9" in height where 40-feet is the by-right limit in the zone;
 - Building E at 54' in height where 40-feet is the by-right limit in the zone; and
 - Building F at 53'-2" in height where 40-feet is the by-right limit in the zone.
- (2) **USE REVIEW:** Request for Use Review approval of the following uses within the development:
- Residential uses within the IG zone district;
 - Professional, technical, or other offices in Buildings A1 and A2 in the RH-4 zone district;
 - Convenience retail sales in Buildings A1 and A2 in the RH-4 zone district; and
 - Restaurant, brewpub, or tavern within the RH-4 zone district with 60 indoor and 32 outdoor seats.

REVIEW TYPE: Site Review, Use Review
REVIEW NUMBER: LUR2019-00021, LUR2019-00022
APPLICANT: BILL HOLICKY, COBURN PARTNERS
ZONING: Residential - High 4 (RH-4), Industrial - General (IG)

What is allowed on this property?

The project site is zoned both Industrial General (IG) and Residential High-4 (RH-4). The IG zone district is defined as: "General industrial areas where a wide range of light industrial uses, including research and manufacturing operations and service industrial uses are located. Residential uses and other complementary uses may be allowed in appropriate locations". The RH-4 zone district is defined as: "High density residential areas primarily used for a variety of types of attached residential units, including, without limitation, apartment buildings, and where complementary uses may be allowed". For more information about this zoning, refer to the city's land use regulations at https://library.municode.com/co/boulder/codes/municipal_code?nodet=TIT9LAUSCO or contact Planning and Development Services Staff at 303-441-1880.

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Why is this review required?

The project site consists of two properties. One of the properties (5801 Arapahoe Ave.) is included in the Boulder Auto Park Planned Unit Development (PUD) (#P-85-15). Previously approved valid PUDs may be amended consistent with the provisions of Site Review. Further, Site Review is required for projects in the IG zone district on properties over 5 acres. Planning Board review at a public hearing is required due to the proposed height modifications and request for vested rights.

What are the criteria for review?

The Planning Department will review the proposed application for compliance with the Site Review criteria of Section 9-2-14(h), B.R.C. 1981 and the Use Review criteria of Section 9-2-15(e), B.R.C. 1981 and make a recommendation to Planning Board. You can review these criteria in the city's land use regulations at the link described above or contact Planning and Development Services Staff at 303-441-1880.

When will a decision be made?

The project will require review and approval from the Planning Board. The timing of the development review process depends on several factors, including the complexity of the project and the number of times the proposal is revised. Staff welcomes inquiries and comments from the public throughout the review process. All public comments received will be transmitted to the Planning Board and the applicant.

Will a neighborhood meeting be held?

The applicant will hold at least one neighborhood meeting. The date, time, and location will be determined in the near future. Notification of each neighborhood meeting will be mailed out to property owners within 600 feet of the site and advertised in the Boulder Camera Sunday edition under, "News from City Hall." The city's project website (see below) will also be updated with meeting information.

How can I find out more?

For more information or to comment on the application, contact the Planning Department:

By Phone: 303-441-1880

By Mail: P.O. Box 791, Boulder, CO 80306

By Fax: 303-441-3241

By Email: waterviewdev@bouldercolorado.gov

Or review the project file at the Planning and Development Services Center, 1739 Broadway, 3rd floor, during regular office hours. Electronic copies of the Development Review Project Documents for this application are available online at: <https://maps.bouldercolorado.gov/development-review>.

FOR MORE INFORMATION:

For up to date information, key dates, and announcements, please visit the city's project website at: <https://bouldercolorado.gov/plan-develop/waterview-development>.