

COMMUNITY BENEFIT PHASE 2



What is the **Community Benefit Project?**

A suite of *additional* regulations and incentives that result in specific community benefits with certain development projects, like...

Types of Community Benefit:

-  Affordable Housing (Phase 1 adopted Oct. 2019)
-  Below Market-Rate Rent Commercial Space (Phase 2 Emphasis)
-  Arts & Culture
-  Environmentally Enhanced Design
-  Social Needs



Building Height Example:

Three stories allowed in most areas of the city.



Some areas or types of projects could request an additional 1-2 stories in exchange for providing community benefits.



Stay Informed

www.bouldercolorado.gov/planning/community-benefit-project

Contacts:

Karl Guiler, guilerk@bouldercolorado.gov, 303-441-4236

Shannon Moeller, moellers@bouldercolorado.gov, 303-441-3137

We want your feedback!

Please review this document and complete the Community Benefit questionnaire online at: www.BeHeardBoulder.org

BE HEARD
Boulder

Project Background

Why?

A community benefit program has been discussed as one tool to ensure that new growth and development contribute positively to the community's quality of life. While higher quality of development is often attained through the [Site Review](#) process, in recent years community sentiment has expressed that more specific community benefits in exchange for additional height, intensity or density should be required.

Purpose

Consistent with Boulder Valley Comprehensive Plan (BVCP) policies developed and adopted in 2017 (see page 3), update the land use code to create regulations and incentives for obtaining certain community benefits when considering height modifications requests and/or additional floor area or density requests.

Project Scope (What sections of the Land Use Code may change?)

- o Code changes to Section 9-2-14, "Site Review", B.R.C. 1981 that:
 - ▶ Expand the Community Benefit program by adding new land use intensity modification criteria for community benefits beyond permanently affordable housing.
 - ▶ Revise criteria to be more prescriptive to increase the level of predictability in projects in terms of form, design and intensity and to better achieve BVCP goals of sustainability and resiliency.
 - ▶ Add design standards that address taller, larger buildings and avoid impacts to identified public view corridors.
- o Consider updates to, or repeal of, the *Appendix J map*.

What will this project aim to do?

- ▶ Determine the type and amount of community benefits that would be provided to achieve increased intensity, building height or zone district changes.
- ▶ Identify incentives to address the community economic, social and environmental objectives of the comprehensive plan.
- ▶ Clearly specify the required triggers for community benefit and identify how (or if) the benefits would be maintained in perpetuity.
- ▶ Determine additional design standards for projects requesting a height modification.

Program Eligibility

✓ Additional Building Height

Requests for a four- or five-story building when the zoning district only allows three. The height would not exceed 55 feet in any case.

✓ Additional Floor Area

Floor area is the total square footage of all the floors of a structure or building. The Floor Area Ratio is a measure of the intensity – how large a building can be relative to the land size (floor area divided by the lot size).

We will explore if projects can achieve a higher floor area ratio in exchange for community benefits.

✓ Additional Density

Require community benefits for projects that request more density (housing units per acre) than permitted by the underlying zoning district.

✓ Certain Rezonings

Require community benefits for projects requesting a rezoning to a zone that allows higher density or intensity.

Completed Q4 2019

Phase 1

2019

2020 Quarter 1

Phase 2: Expand the Community Benefit program

2020 Quarter 2

2 Additional affordable housing required

Phase 2 project development

Community Benefit Phase 2 Focus

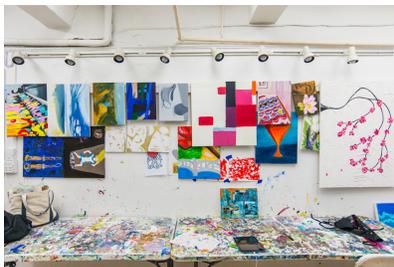
What Community Benefits are being explored?

Below Market Rate Rent Commercial

A voluntary agreement to establish a maximum rent rate of 75%, for example, of the market rate rent for local, independent and small businesses, and non-profit organizations.

Arts & Culture

Affordable space for arts and culture related uses like art studios, arts and cultural retail sales and live-work units.



Environmentally Enhanced Design

Require net zero buildings that are designed to consume less energy than what is produced on site.

Social Needs

Require a minimum square footage of space allotted for social services uses (e.g., day cares, health clinics, senior services)



What has been completed so far?

- ▶ Community Benefit Phase 1 was completed on Oct. 29, 2019, when City Council adopted an ordinance adding new Site Review criteria requiring additional permanently affordable housing requirements for proposals requesting floor area above a zoning district height limit up to 55-feet in any fourth or fifth story.
- ▶ [Appendix J](#), the map that specifies where height modifications may be requested was kept in effect, but was updated by council to include the [Alpine-Balsam Area Plan](#) area and the Residential High – 3 (RH-3) zoning district with a new sunset date of May 31, 2021 (see page 4).

BVCP Guiding Policies

1.11 Enhanced Community Benefit:

For land use or zoning district changes that result in increases in the density or intensity of development beyond what is permitted by the underlying zoning or for added height that increases intensity, the city will develop regulations and incentives so that the new development provides benefits to the community beyond those otherwise required by the underlying zoning. Any incentives are intended to address the community economic, social and environmental objectives of the comprehensive plan. Community objectives include without limitation affordable housing, affordable commercial space, spaces for the arts, community gathering space, public art, land for parks, open space, environmental protection or restoration, outdoor spaces and other identified social needs and services. Community objectives also may be identified through other planning or policymaking efforts of the city.

Visit the project webpage for additional policy and background information:

www.bouldercolorado.gov/planning/community-benefit-project

to include other community goals and site review criteria.

Quarter 3

Community Outreach

Quarter 4

Public Hearings, Board recommendations and ordinance drafting

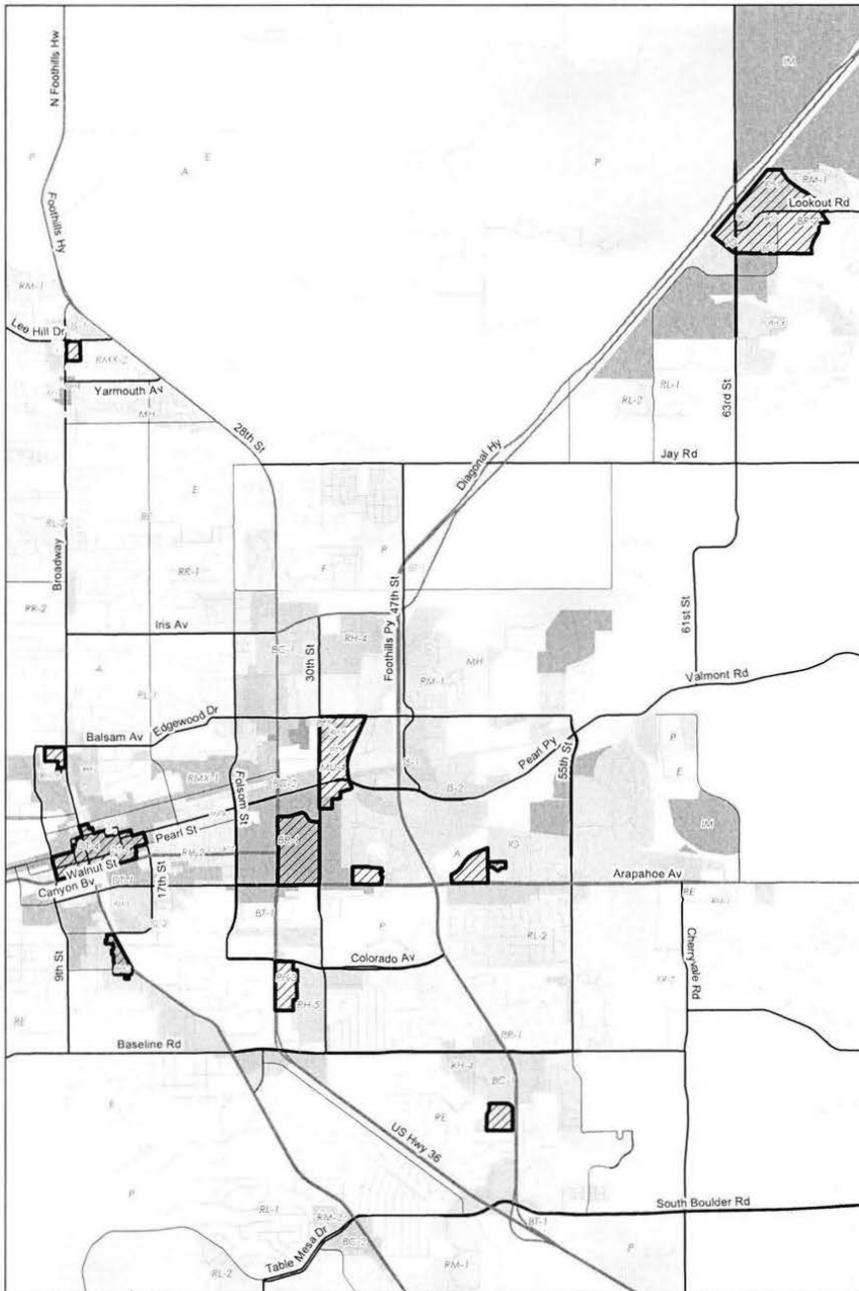
Council consideration and adoption of Community Benefit Phase 2.



Other Considerations

Appendix J Map

Appendix J, is the map in the land use code that specifies where height modifications may be requested. It was originally adopted as an interim measure by City Council in 2015 until the Community Benefit project concluded. The sunset dates applied to the map has been extended twice – with the current sunset date set at May 31, 2021. Staff will be looking at whether the city should remove the map, amend the map or keep it as it is as part of this process.



 Areas Where Height Modifications May Be Considered



Site Review Criteria Update

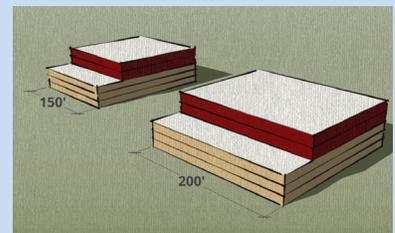
Planning staff is also looking at updating the detailed Site Review criteria that apply to larger development projects in the city to:

- ▶ Better achieve BVCP policies, particularly related to design, energy use and resiliency
- ▶ Create a greater level of predictability
- ▶ Increase the level of simplicity and reduce redundancy

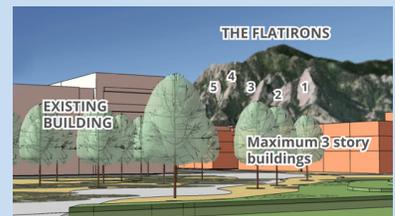
Staff is also looking at additional design requirements applied to taller buildings for enhanced compatibility and reducing impact to important public view corridors.



Higher quality building design for taller buildings



Upper floor or building length limits



Protect important view corridors