

City of Boulder
April 27, 2017
Planning and Development Services
1739 Broadway
Via: Email
Boulder, Colorado 80302
USPS
Attention: Ms. Elaine Mclaughlin, Senior Planner

Re: Site and Use Review for The Academy at Mapleton Hill,
311 Mapleton Ave.

Dear Elaine,

The attached Analysis of Compliance with the Boulder Revised Code (BRC) on Intensity Standards for the above referenced applicant indicates their application is not in compliance with the code.

The application is for 131 independent living (IL) units, 41 Medicare short-term rehabilitation rooms designed for hospital use, and 10 Memory Care rooms. The applicant has indicated that the dwelling unit equivalents is 79 units as a result of the congregate care provisions which allow for increased density if certain standards provided in the BRC are met.

The applicant has applied for certain increases in density allowed for congregate care facilities. The BRC establishes three separate categories for this. Sleeping Rooms are allowed a 5:1 increase without meeting any specified standards. Attached Dwelling Units (with kitchens) are allowed a 3:1 increase, but must meet several specific standards to qualify. Detached Dwelling Units are not allowed an increase in density. The applicant fails to meet the standards set for the increase in density in Attached Dwelling Units as outlined in the attached analysis. As a result of this the application is requesting 137.2 dwelling unit equivalents in the application.

The primary difference between the applicant's dwelling unit equivalent of 79 and the 137.2 shown in the attached analysis is the increase in density allowed for attached dwelling units (with kitchens). To qualify the average must not exceed 1,000 square feet and no individual attached unit can exceed 1,200 square feet. The applicant has stated that 95 of their units in this category qualify for the 3:1 increase in density. However, of the 103 units within this group, 90 units (87%) exceed 1,000 square feet, 6 units in Annex L are 2,519 square feet each, and the average for all of the attached dwelling units with kitchens is 1,275 square feet. They also do not meet the required standard of no individual unit exceeding 1,200 square feet. Six units in Annex L, 19 cottages, and Building H are all individual dwellings that exceed the 1,200 square feet limit. Clearly the specific standards required by the BRC to obtain this increase in density have not been met.

The BRC clearly states the Intensity Standard allowed within each zoning district. The Public Zoning District is allowed 6.2 dwellings per acre. After removing the 1.06 acres of land under the Existing Medical Building (which will remain and be developed in the future) from the 15.77 acre site, the applicant is allowed 91.2 dwellings.

Without the use of the above equivalency adjustment, the application is for 137.2 equivalent residential dwellings and the Intensity Standard set by BRC 8-1 allows only 91.2 residential dwellings. Since the application is 46 dwellings over the number allowed by code and therefore noncompliant, the application should be rejected.

Please email or contact us if you have any questions on this matter or the detailed analysis that follows.

Sincerely,

Citizens For Sanitas

Russell Henriksen
Alan Delamere

Roger Koenig
Randi Stroh

Betsey Jay

C.C. David Gehr, Interim Director