

## 4401 & 4481 Broadway Property Fact Sheet



### Purpose

This Property Fact Sheet provides baseline information and research and does not represent a complete zoning, code or regulatory analysis. Information provided is limited to the uses identified by the client in initial conversations (i.e. attached residential, ELUs, commercial, etc) and does not provide a full analysis of all the uses and requirements for the site. Links to the [Title 9: Land Use Code of the Boulder Revised Code B.R.C.](#) are provided where applicable. Please note that the City of Boulder is consistently updating the B.R.C. and the most recent information will be found online. For additional questions, please contact Trestle Strategy Group or the City of Boulder.

## Property Information

| Address  | 4401 Broadway   | 4481 Broadway                 |
|--|---|-------------------------------|
| <b>Owner</b>                                   | EMERALD INVESTMENTS I LLC   | URBAN SHOPS LLC               |
| <b>Parcel Number</b>                           | 146113136001  | 146113100011                  |
| <b>Year Constructed</b>                        | Unknown   |                               |
| <b>Acres</b>                                   | 2.52  | 0.64                          |
| <b>Area Square Feet</b>                        | 109,702   | 27,838                        |
| <b>Subcommunity</b>                            | North Boulder   |                               |
| <b>Subdivision</b>                             | PLAZA - BO  | TR, NBR 191, 192 - COMMERCIAL |
| <b>Zoning</b>                                  | RM-1 & MU-2   | MU-2                          |
| <b>Land use</b>                                | MR & MUB  | MR                            |
| <b>Special District</b>                        | North Boulder Arts District   |                               |
| <b>Transportation Plan</b>                     | North Broadway Reconstruction   |                               |
| <b>Historic District</b>                       | N/A   |                               |
| <b>Historic Landmark</b>                       | N/A   |                               |
| <b>Floodplain Effective</b>                    | 500-year & 100-year   | 100-year                      |
| <b>Creek Presence</b>                          | Possibly (unidentified blue line running east-west along southern property line)  | N/A                           |
| <b>Wetland Area</b>                            | N/A   |                               |
| <b>Concept Plan and Site Review Thresholds</b> | MU-2 zoning: Required for 3+ acres or 50,000 square feet of floor area.<br>RM-1 zoning: Required for 2+ acres or 20 dwelling units. |                               |

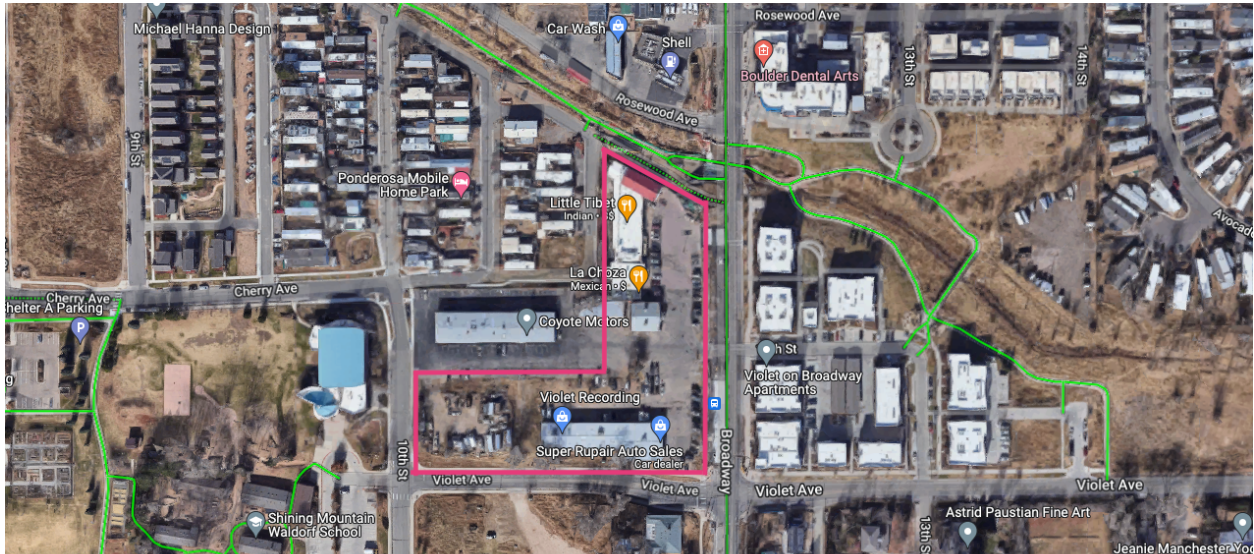
Sources: City of Boulder's [eMap](#), [Flood Hazard Zones](#), and [Transportation Map](#) sites

The property is bordered by Violet Avenue to the South, Broadway to the East, 10th Street to the West, and the Four-Mile Creek Path to the North. Direct neighbors to the site include:

- The Ponderosa Mobile Home Community;
- The Shell gas station;
- Cottonwood Custom Builders and Coyote Motors;
- The Shining Mountain Waldorf School;
- Residents of the Violet on Broadway Apartments;



- The future North Boulder Branch Library.
- Connections to Foothills parks and trails
- Entrance to North Boulder Arts District



There are currently two main buildings on the site: the Super Repair Auto Sales car dealership and a small shopping center with a landscaping company (Sustainable Village), a couple restaurants (La Choza, Little Tibet), a liquor store, and a grocery store (La Loma Carniceria).



*View on the site from Violet, looking North*





View on the site from Broadway, looking North-West

## Zoning Map

Currently 4401 Broadway has split zoning (RM-1 on the western half, and MU-2 on the east along Broadway) and 4481 Broadway is MU-2.





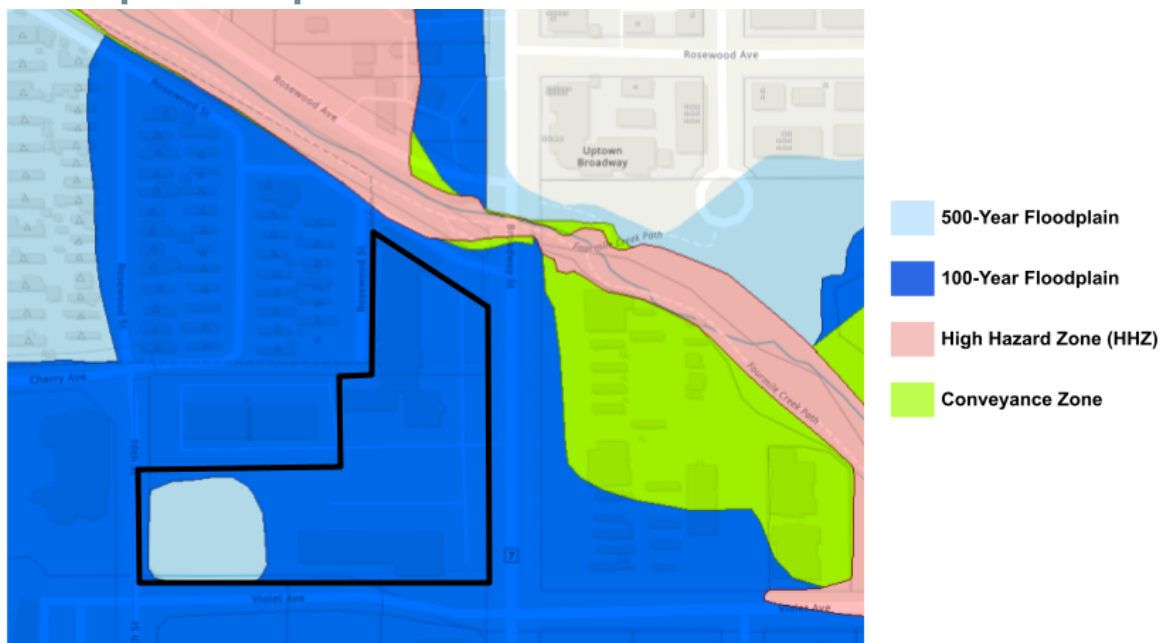
| Zoning District |                                      | Code ( <a href="#">link</a> ) Description  |
|-----------------|--------------------------------------|--|
|                 | <b>Residential Medium - 1 (RM-1)</b> | Medium density residential areas which have been or are to be primarily used for attached residential development, where each unit generally has direct access to ground level, and where complementary uses may be permitted under certain conditions.  |
|                 | <b>Mix-Use 2 (MU-2)</b>              | Mixed use residential areas adjacent to a redeveloping main street area, which are intended to provide a transition between a main street commercial area and established residential districts. Residential areas are intended to develop in a pedestrian-oriented pattern, with buildings built up to the street; with residential, office, and limited retail uses; and where complementary uses may be allowed |

### Split Zoning: Zoning Standards for Lots in Two or More Zoning Districts

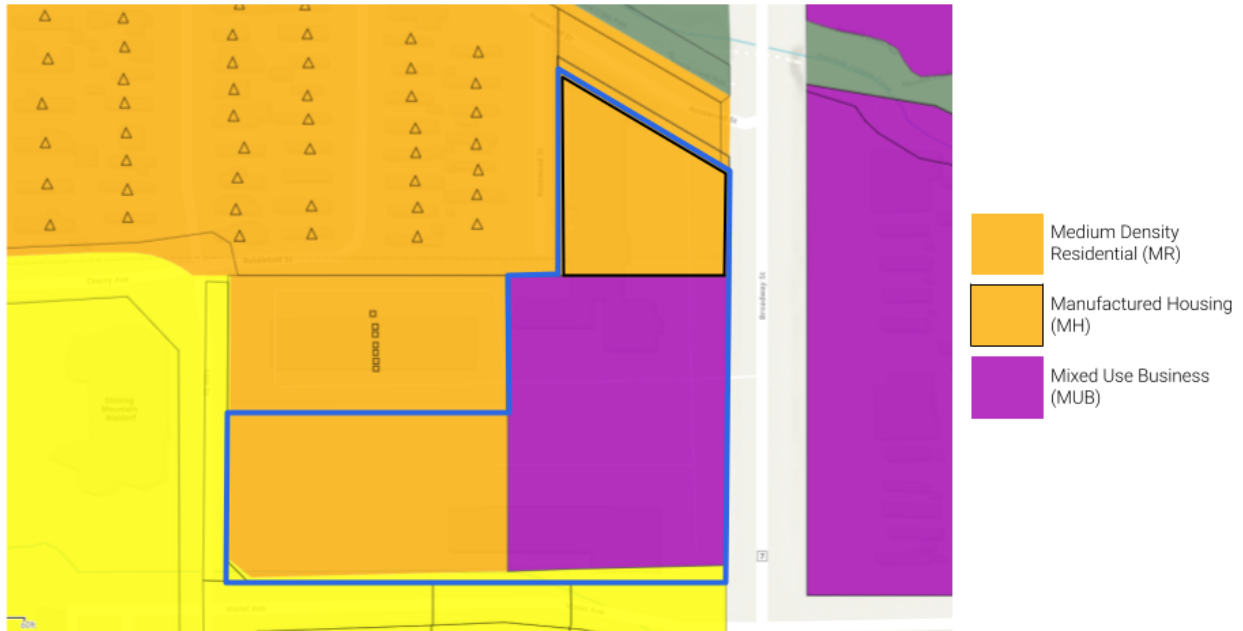
Existing buildings located in more than one zoning district shall be regulated according to the applicable use standards for the zoning district in which the majority of the existing building is located. Any building additions or site improvements shall be regulated according to the zoning district in which such additions or improvements are located. In the event that an existing building is split in half between two zoning districts, the city manager shall determine which use standards shall apply based upon the historic use of the building and the character of the surrounding area.

[Land Use Code 9-9-2\(d\).](#)

### Floodplain Map



## Future Land Use Map



Note that the future land use for the parcel at 4481 Broadway (most northern part of site) is Manufactured Housing (MH) even though it is currently not a mobile home park (as opposed to the Ponderosa community directly to the West, which future land use is Medium Density Residential). One can assume that this was not correctly updated in the BVCP latest update, but this may need to be brought up to the City.

| Land Use Category                      | Boulder Valley Comprehensive Plan ( <a href="#">link</a> ) descriptions  |
|--|--|
| <b>Medium Density Residential (MR)</b> | <p><b>Characteristics and Locations:</b> MR is characterized by a variety of housing types. Medium Density areas are generally situated near neighborhood and community shopping areas or along some of the major arterials of the city.</p> <p><b>Uses:</b> Consists of a variety of housing types ranging from single-family detached to attached residential units such as townhomes, multiplexes and some small lot detached units (e.g., patio homes), not necessarily all on one site.</p> <p><b>BVCP Density/Intensity:</b> 6 to 14 dwelling units per acre</p> |



| Land Use Category                | Boulder Valley Comprehensive Plan ( <a href="#">link</a> ) descriptions   |
|----------------------------------|---|
| <b>Manufactured Housing (MH)</b> | <p><b>Characteristics and Locations:</b> This designation applies to existing MH parks. The intent is to preserve the affordable housing provided by the existing MH parks and allow for future affordable housing.</p> <p><b>Uses:</b> Consists of manufactured housing units. BVCP Density/Intensity: Varies</p> <p><b>BVCP Density/Intensity:</b> Varies</p>   |
| <b>Mixed Use Business (MUB)</b>  | <p><b>Characteristics and Locations:</b> MUB development may be appropriate and will be encouraged in some business areas. (Generally, the use applies to areas around 29th Street as well as North Boulder Village Center, the commercial areas near Williams Village and other parcels around Pearl, 28th and 30th Streets.) Specific zoning and other standards and regulations will be adopted which define the desired form, intensity, mix, location and design characteristics of these uses.</p> <p><b>Uses:</b> Consists of business or residential uses. Housing and public uses supporting housing will be encouraged and may be required.</p> |

## North Boulder Sub Community Plan

The property is at the heart of the North Boulder Sub Community, as defined in the [North Boulder Sub Community Plan](#) adopted in 1995 and last amended in 2020.

Being at the heart of North Boulder, and located in the plan’s Proposed Neighborhood Center, the North Boulder Creative Campus is a perfect fit for the North Boulder Sub Community Plan Vision Statement:

*“[The Vision for North Boulder is] a beautiful, diverse, inclusive and adaptive community that sustains itself in a healthy state of perpetual novelty.*

*To achieve its vision, the city, North Boulder residents, property owners, business owners, and developers will work together to:*

- *Find and pursue opportunities to improve, enhance, and make our surroundings more beautiful and visually delightful.*
- *Promote and build diversity in housing, workplaces, and play places throughout our community.*
- *Preserve and enhance the existing diversity and character of North Boulder’s neighborhoods.*
- *Preserve and reinforce important views and open spaces.*
- *Provide safe and enjoyable pedestrian and bike paths, and transit facilities.*

- *Create a center for the community with a mixture of retail, housing, civic and park uses.*
- *Include all points of view regardless of age, sex, race, beliefs, resources, or skills in determining and steering toward the future of our community.*
- *Be alert, ready and willing to embrace change in order to move closer to realizing our community vision.*
- *Recognize the interconnectedness of all aspects of our community's environment in including plants, trees, animals, rocks, water, hills, birds and people alike.*
- *Improve and reinforce opportunities for all members of our community.*
- *Create and preserve environments which promote sound and robust physical, mental, emotional, spiritual, economic, and artistic health in our community.*
- *Create a sustainable environment for future generations.*
- *Our community will constantly move its vision. So doing, it is ever improving, ever evolving, and involving its members."*

*North Boulder Sub Community Plan, p. 2*

In addition, the North Boulder Creative Campus fulfills the following key concepts from the North Boulder Sub Community Plan:

- **"An improved land use pattern in new areas, including:**
  - *A village center with a traditional main street character and a mix of uses, as the symbolic "heart" of the subcommunity.*
  - *Land uses adjacent to the village center that provide appropriate transitions to the surrounding areas.*
  - *New "live/ work" areas close to the village center where people can live, work, shop, and recreate within close proximity.*
  - *New mixed density, mixed income housing neighborhoods with good connections to parks, shops, office, and civic uses.*
- **New community and civic attractions, including:**
  - *A branch library in the village center.*
  - *A day care center and branch post office in the village center.*
  - *Public schools located in North Boulder and just outside the subcommunity to relieve overcrowding at existing schools, provide a center for new neighborhoods, and encourage children to walk or bike to school.*
  - *Transit centers at the village center, North Boulder shops, and the County Complex to make transportation by bus more desirable.*
- **An emphasis on design quality and improved site design in new areas, including:**
  - *A connected street system with short, walkable blocks.*
  - *Beautiful, tree-lined streets that are pleasant for all modes of travel.*
  - *Well-placed pedestrian and bicycle trails that connect to neighborhood amenities and make neighborhoods more walkable and interesting.*
  - *Buildings, front doors, or front yards facing the street, rather than parking lots, back yards, or garages.*
  - *Compatible land uses facing one another across streets."*

*North Boulder Sub Community Plan, p. 1*



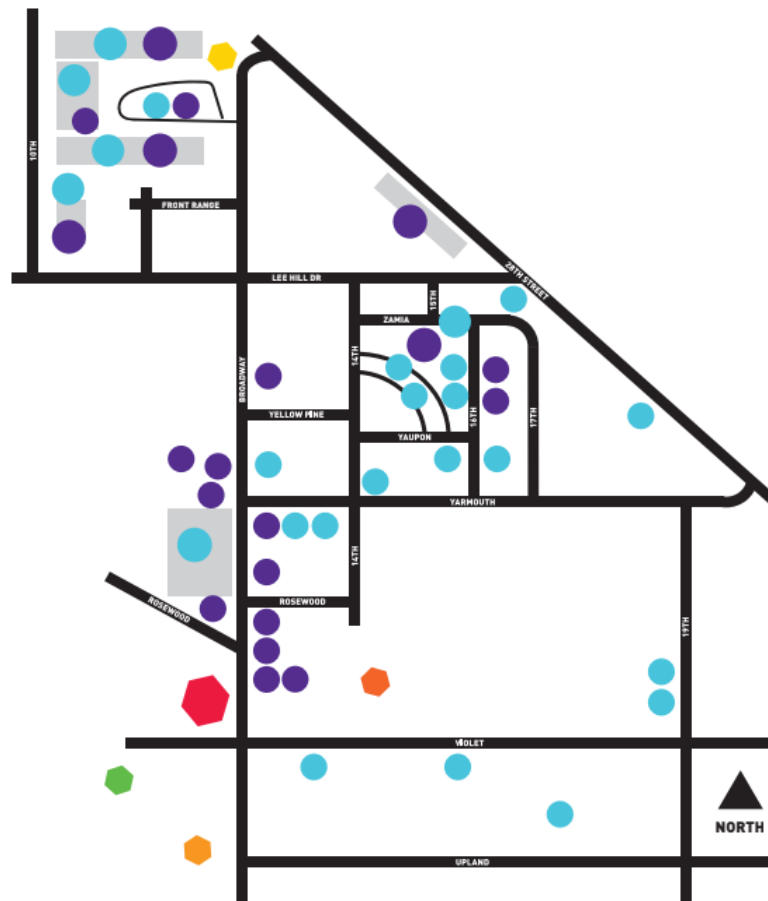
## NoBo Arts District

The project site is located at the heart of the [North Boulder Arts District](#), whose mission is to “elevate the arts in Boulder, continue the artistic and economic development in North Boulder and support and enhance the local community.

[The North Boulder Arts District] achieves these goals by:

- Providing opportunities for artists to enrich and advance their careers;
- Continuing to build the NoBo Art District as an artistic and business destination;
- Providing the community with events, education opportunities and creative outlets.”

Nobo Art District Map



KEY

- Future BMoCA Site
- Creative Businesses
- Artist Studios
- Swoon Art House
- Shining Mountain Waldorf School
- NoBo Art Center
- Future North Boulder Library Site

With the new and anchor branch of the Boulder Museum of Contemporary Arts, its studio spaces dedicated to artists, and

live-work housing units, the North Boulder Creative Campus will fit right in the NoBo Arts district and contribute to making North Boulder a destination for generations to come.