

## Pre-Application Review Request

### Safe Outdoor Spaces Initiative

#### Project Summary

City Council has directed Housing and Human Services (HHS) staff to explore the possibility of providing sanctioned camping (termed “safe outdoor spaces”) within the city as an alternative to sheltering for individuals who are unwilling or unable to live in congregate settings. Council would like staff to provide approximate timelines for a site to be operational and estimated costs for each site by mid-November.

HHS staff are working to evaluate different possible options of services and programming to determine costs, impacts, and outcomes for each option. Each project option varies by sheltering type, site amenities, levels of operational staffing, and services provided. An overview of the three different project variations is below. Each option will aim to serve 30 individuals at one time. The project is being explored as a temporary pilot project with initial planning for one year.

- **OPTION 1** – Sheltering type: Camping tents. Site amenities: Port-a-lets, internet/cellular access, picnic tables, shade structures (tents), fencing (controlled access). Operational staff: part time site manager. Supportive Services: None. This option could be done in an open field. No onsite parking anticipated.
- **OPTION 2** – Sheltering type: Ice fishing tents including access to an electric heat source (electrical hookups). Site amenities: portable toilet trailer (water access), portable trailer for office use, internet/cellular access, electricity access, picnic tables, shade structures (tents), fencing (controlled access). Operational Staff: Site manager, operational staff onsite 24 hours per day. Supportive Services: None dedicated to this project. Utilizing other existing programming. This option would require grading so structures sit on even ground with access for those with disabilities. One parking spot anticipated for staff.

Tents would be comparable to this product: <https://geteskimo.com/products/fatfish-949>

- **OPTION 3** – Sheltering type: Pallet shelters (built in heat/air capability with electrical connections). Site amenities: portable toilet trailer (water access), portable shower truck (water access), portable trailer for office use, internet/cellular access, electricity access, picnic tables, shade structures (tents), fencing (controlled access). Operational Staff: Site manager, operational staff onsite 24 hours per day. Services: supportive services provided as part of program. This option would require grading so structures sit on even ground with access for those with disabilities. Two parking spots anticipated for staff.

The following are specifications for proposed pallet shelters:

<https://palletshelter.com/products/firststep-sleeper-70/>

<https://palletshelter.com/products/bathroom/>

<https://palletshelter.com/products/laundry/>

<https://palletshelter.com/products/services-office/>

For more information you can access the staff memo to Council [here](#).

Six locations within the city have been identified as potential sites for an alternative sheltering project (described in detail below after the questions). HHS staff would appreciate your assistance with the following questions, and the identification of any potential issues and future review process. In particular, HHS staff needs help evaluating the feasibility of the proposal on each site and site development improvements for each site so that staff can estimate a cost/timeline for Council.

### **Questions**

- 1. The proposed use seems most similar to an “overnight shelter” and “day shelter” use in the land use code (rather than a “camping” use). Does staff agree? What is the review process for a shelter use on each site?**
- 2. Considering that the use is intended to be temporary in nature, will a concept plan and site review be necessary if the site meets the thresholds of Section 9-2-14(b), B.R.C. 1981? What would be the process to request a waiver to the discretionary review process?**
- 3. Connections to water and sewer utilities would be necessary for the restrooms, laundry facilities, and any common buildings. Electrical services will also be necessary. Please identify any issues with connecting to utilities for each site. And the applicable review process.**
- 4. Will the city be required to provide stormwater detention and water quality on the site? Will a drainage report be necessary?**
- 5. The proposed pallet structures and insulated tents do not appear to fit into the building code or energy code. How would these structures be reviewed through the permitting process? Would a foundation be necessary for the pallet structures?**
- 6. What is the appropriate methodology to calculate required parking for the use? HHS staff is assuming that parking will only be required for the number of staff that are on site at any given time. Is this methodology appropriate? Residents with cars will not be permitted to park on site unless it is easy to provide.**
- 7. What are the flood and wetland implications on each site?**
- 8. Are there any considerations on how each site is accessed? What are the requirements for access for fire and emergency services?**
- 9. Are prairie dogs located on the sites? How could the sites be utilized with active colonies?**
- 10. Are there any other site improvements or review processes we should be aware of?**

### **Attached Documents:**

1. Description of sites
2. Vicinity maps
3. Surveys and subdivision plats

**Descriptions of Sites**

**SITE 1: 5145 63<sup>RD</sup> STREET  
(FIRE STATION 6)**

**Owner:** CITY OF BOULDER

**Parcel Number:** 146310000017

**Legal Description:** A TRACT OF LAND LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, COLORADO, AS DESCRIBED PER REC NO 250581 11/7/77.

**Est. Parcel Area:** Square Feet: 86,303; Acres: 1.98

**Existing use:** northern portion is Fire Station #6, southern portion is vacant.

**Zoning:** Industrial - General (IG)

**SITE 2: 2948 47TH ST  
(VALMONT AND FOOTHILLS)**

**Owner:** CITY OF BOULDER

**Parcel Number:** 146328019005

**Legal Description:** OUTLOT A, LESS SELY TRI & NWLY PT OF LOT 4, VALMONT FOOTHILLS PARK, AND VACATED PORTION OF 47TH STREET DESCRIBED IN REC#3036726 10/20/09, COUNTY OF BOULDER, COLORADO

**Est. Parcel Area:** Square Feet: 77,249; Acres: 1.77

**Existing use:** vacant, site consists of an outlot that was intended for future right-of-way and a portion of 47<sup>th</sup> Street vacated in 2009. Prior proposed subdivision to create a developable lot (LUR2010-00028, TEC2010-00013) was never approved.

**Zoning:** Industrial - Service 2 (IS-2)

**SITE 3: 2691 30TH ST  
(ROBBS MUSIC)**

**Owner:** CITY OF BOULDER

**Parcel Number:** 146329200004

**Legal Description:** TRACT 1698 LESS ROW AS EXCEPTED PER REC 23533, COUNTY OF BOULDER, COLORADO

**Est. Parcel Area:** Square Feet: 40,854; Acres: 0.94

**Existing use:** Commercial building has been demolished. Currently vacant and used by construction trailers and overflow parking for the construction of the adjacent fire station. Extension of Bluff Street planned for the northern portion of the site.

**Zoning:** Business - Transitional 1 (BT-1)

**SITE 4: 1665 33<sup>RD</sup> ST  
(FRUEHAUFS)**

**Owner:** BOULDER HOUSING PARTNERS (as of 8/8/23)

**Parcel Number:** 146329406002

**Legal Description:** LOTS 2 AND 3, B.N.B. PARK, EXCEPT THAT PORTION OF LOT 3 CONVEYED IN DEED RECORDED APRIL 28, 1981, UNDER RECEPTION NO. 443632, COUNTY OF BOULDER, COLORADO

**Est. Parcel Area:** Square Feet: 65,759; Acres: 1.51

**Existing use:** vacant, intended for future affordable housing development.

**Zoning:** Business - Regional 1 (BR-1)

**SITE 5: 5125 PEARL PKWY  
(SOUTH OF THE YARDS)**

**Owner:** CITY OF BOULDER

**Parcel Number:** 146328052002

**Legal Description:** LOT 3A, CITY YARDS RPLT A, COUNTY OF BOULDER, COLORADO

**Est. Parcel Area:** Square Feet: 111,333; Acres: 2.56

**Existing use:** vacant.

**Zoning:** Industrial - Service 2 (IS-2)

**SITE 6: 0 PEARL PKWY  
(EAST OF THE YARDS)**

**Owner:** CITY OF BOULDER

**Parcel Number:** 146328000073

**Legal Description:** TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, COLORADO

**Est. Parcel Area:** Square Feet: 574,157; Acres: 13.18

**Existing use:** mulch pile, storage.

**Zoning:** Public (P)