

**Response to Rezoning Criteria
Section 9-2-18(e), BRC 1981
(e) 5.**

**for
Washington Village
Rezone Application
1215 Cedar Street**

**From: Laurel Fanning
Wonderland Hill Development Company, Applicant**

5. The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area

Response:

Proposed Washington Village sits on the site of the Washington School building, built in 1903 and used as a school building until recently, when it qualified for "surplus" status with the Boulder Valley School District. Since it ceased being used as a school, it has since served the purpose of accommodating other community needs, but has underutilized the potential of the site.

Our proposal is to support the longevity and purpose of this historic school site by creating a vibrant community with the school as the historic center; where community-based activities, residential activities and commercial activities can all coexist and enhance each other, as well as reflect the nature of the residential areas surrounding it.

We are starting to see redevelopment occurring all along Broadway that injects more vibrancy into the existing areas along this major street. Projects such as the Broadway Brownstones, just to the south of the site, are indicative of the trend to mix work and live areas. Our proposal to include new commercial along Broadway, along with creative multifamily housing, and new community space in the RH-2 zone, will achieve the vibrancy needed.

In order to accomplish this, and to provide a organization of structures on the site which uses the existing historic structure as the centerpiece and core of the community's activities, we are proposing that the line separating the RH-2 zone from the RL-1 zone be relocated to the east by approximately 50' (144' east of the eastern property boundary).

This will also leave the site with more than adequate RL-1 frontage along 13th St., enabling us to add 6 single family residential lots that will relate directly to the uses across 13th and across Cedar.

By simply moving the existing RH-2 zoning line, we can create a site with much more community interactive potential than what currently exists.