
Tuesday, November 25, 2025, 6:00 PM

Council Chambers
One DesCombes Drive
Broomfield, CO 80020

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1. Concept Review

1.A. Integra at Broomfield Apartments Concept Review

2. Study Session

2.A. Economic Vitality and Development Update

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Date Posted: November 19, 2025



BROOMFIELD CITY COUNCIL

To: Mayor and City Council
From: Jennifer Hoffman, City and County Manager
Presented By: Lynn Merwin

Meeting Date: Tuesday, November 25, 2025, 6:00 PM

Agenda Category: Concept Review

Agenda Item: 1A.

Subject: Integra at Broomfield Apartments Concept Review

Goals: Thriving, Diverse, Safe and Welcoming Community

Overview

[View Correspondence](#) and visit [BroomfieldVoice.com](#)

[View Presentation](#)

Integra Land Company has submitted an application for Concept Plan Review for a proposed 312-unit apartment complex, located at 11700 Ridge Parkway. The property is approximately 11.73 acres in size and is generally located south of State Highway 128 and east of Indiana Street.

Attachments

[Council Memo Integra at Broomfield Concept Plan Review.pdf](#)

Summary

[View Correspondence](#) and [BroomfieldVoicePage](#)

[View Presentation](#)

Integra Land Company has submitted a Concept Plan Review application for a proposed 312-unit apartment complex to be located at 11700 Ridge Parkway. The property is approximately 11.73 acres in size and is south of State Highway 128 and east of Indiana Street.

The property is zoned Planned Unit Development (PUD), and is subject to the Ridge at Broomfield PUD, which identifies the property as Planning Area “Parcel C”. Per the PUD Plan, multi-unit residential is not a permitted use within Parcel C. A PUD plan amendment would be required to allow for the residential use on this site (subsequently platted as Lot 3 within The Ridge at Broomfield Final Plat) to increase the maximum number of dwelling units permitted within the PUD Plan.

Prior Council or Other Entity Actions

- [May 27, 2014](#) - City Council approved The Ridge at Broomfield PUD Plan Amendment No. 1 and a Comprehensive Plan land use map amendment by Resolution No. 2014-75.
- [July 14, 2015](#) - City Council approved the Ridge at Broomfield PUD Plan Second Amendment (text) via Resolution No. 2015-119A to allow for community gardens and associated uses not to exceed one acre on Parcel C.
- [November 1, 2016](#) - City Council approved The Ridge at Broomfield PUD Plan Amendment No. 2 and a Site Development Plan, Final Plat, and Subdivision Improvement Agreement for a 62-unit, single-unit detached residential development via Resolution No. 2016-182.
- [June 28, 2022](#) - City Council approved the Ridge at Broomfield PUD Plan Amendment No. 3 to allow for a multi-unit residential use to exceed the 75% maximum single-use that is allowed in the PUD Plan. The approval also included a site development plan for 127 townhomes and a final plat for 127 residential lots.

Boards and Commissions Prior Actions and Recommendations

Not applicable

Proposed Actions / Recommendations

Hold concept plan review discussion. There are no formal actions required.

Alternatives

No official action is taken at concept review.

Discuss any concerns regarding the proposed use of this property, such as the conversion from commercial to residential, pedestrian access, and/or vehicular access.

Key Details

Key Issues Identified By Staff

Staff have identified the following key issue categories as part of this concept plan review application:

- Financial Impact due to Land Use Change to Residential
- Comprehensive Plan
- Income Aligned Housing
- Public Land Dedication and Cash In Lieu Waiver
- Proximity to Broomfield's Detention and Training Facility and Broomfield's Firing Range
- Rocky Mountain Metropolitan Airport (RMMA)

The key issues are addressed in greater detail below.

Links to Application Materials

[Concept Plan](#)

[Project Description](#)

How to Submit Public Comments on this Proposal

Email directly to Planning@broomfield.org

Overview of Application

The applicant, Integra Land Company, is proposing a 312-unit apartment complex consisting of six apartment buildings and four carriage house buildings.

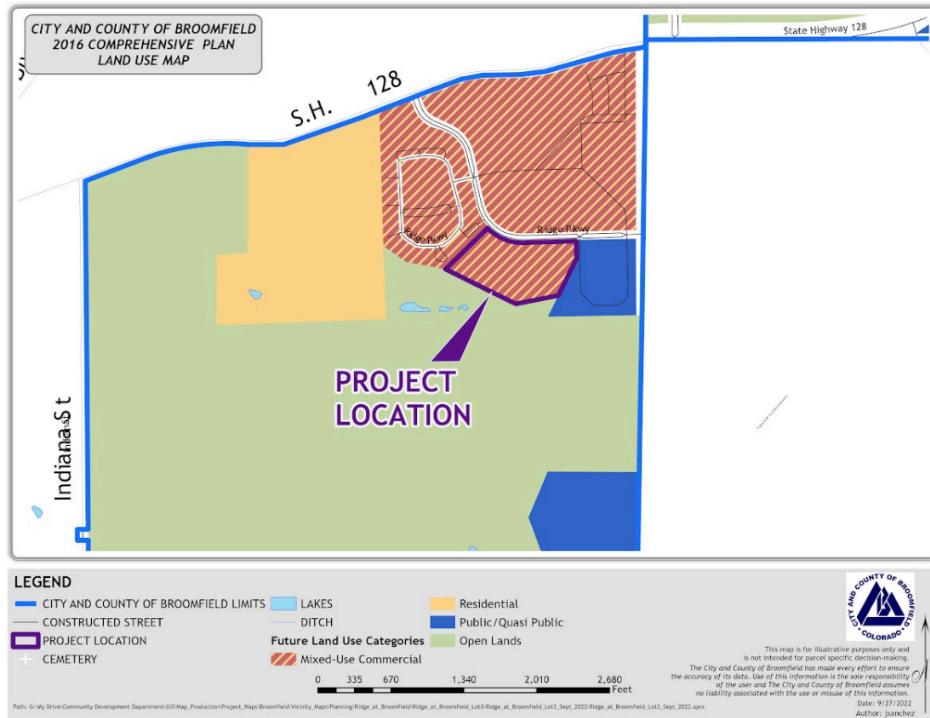
Property Owner and Applicant

Property Owner/Applicant: Level 3 Communications/Integra Land Company

Applicable City and County of Broomfield Plans

Relationship to Comprehensive Plan

The *2016 Broomfield Comprehensive Plan* land use designation for the property is "Mixed Use Commercial." The proposed use for the property is currently inconsistent with the intent of the Mixed-Use Commercial designation. This proposal would exceed the Plan's guide, indicating no more than 30% of the land area within the Mixed-Use Commercial district will be utilized for residential uses unless approved through a PUD Plan. Currently, residential uses within the Ridge at Broomfield PUD Plan comprise approximately 44% of the Ridge at Broomfield's mixed-use district. If a PUD amendment is approved, approximately 55% of the PUD Plan would be residential. The image below identifies the project location and the surrounding area within a portion of the Comprehensive Plan land use map.



Comprehensive Plan Excerpt

Goals and Policies

- Policy LUB:** “Encourage and support mixed-use developments that provide the benefits of more compact, denser development with a mix of living, shopping, and working environments.”

Economic Outcomes and Financial Plan

The proposed development is a for-rent residential apartment community comprising 312 units, with a mix of one-, two-, and three-bedroom units, and no commercial space. The planned housing would result in an estimated 560 residents, of whom a portion will be school-age children living within the Jefferson County Public School District. The developer is planning for the units to be primarily market-rate rental, with up to 78 units being restricted (as noted in this staff report).

This site is part of a larger PUD plan. The PUD originally planned for the area to be developed as a commercial campus, likely including office, technology, and research-type space and activities, and residential. The greater area includes commercial, governmental, residential, and open land (a park) uses. The proposed request would allocate a larger area for residential uses currently intended for mixed-use commercial.

The Ridge at Broomfield has two office buildings in the eastern portion of the PUD Plan area. The subject lot was expected to develop similarly at a later date. Currently, the northwest metro commercial market is experiencing soft demand, with the last year resulting in a negative office space absorption. The Ridge at Broomfield currently has two apartment complexes, including one on the northern side and the second just northwest of this site. There are also small lot, single-unit homes to the northeast along SH 128 within the Ridge development area. A fourth residential townhome development is approved for the parcel to the north, but that project has not proceeded to development.

The proposed project would result in a minimum net negative fiscal impact to Broomfield, estimated at \$210,000 annually, based on the *draft* 2026 Long Range Financial Plan (LRFP) fiscal model analysis. (Note: Broomfield's LRFP fiscal model does not include the expected revenue or expenses for governmental organizations, such as the JeffCo School District or North Metro Fire and Rescue District.)

The property, 11700 Ridge Parkway, has been held for some years and was originally planned for office and tech-related land uses. For the past several years, the property owner had sought to sell the property with a potential sale and development of a flex/light industrial use (approximately 150,000 sq ft). This activity, if it had proceeded, would have resulted in a net positive fiscal impact of about \$140,000 annually, based on the *draft* 2026 LRFP fiscal model analysis. However, the change in market activity and the financial markets and investment resulted in this proposal not moving forward.

If the subject proposal is approved and developed (along with an approved residential project to the north of this site), the Ridge Parkway area would be made up of 351,000 sq ft of commercial (office/work space) and approximately 1,100 residential units, and the area would then be fully developed. When considered as a whole, the Ridge Parkway area would result in a net negative fiscal impact of an estimated \$450,000 annually, based on the *draft* 2026 LRFP fiscal model analysis.

Broomfield staff is currently working on a full update of the LRFP and the associated modeling and data. The 2026 LRFP will be completed in the 1st quarter of 2026. Previous Long Range Financial Plans (LRFP) envisioned commercial development, which would result in a positive net fiscal impact on Broomfield's annual and long-range fiscal sustainability. Again, as reflected consistently in previous LRFPs, residential housing has a negative fiscal impact on the annual and future fiscal status of Broomfield. The current LRFP was updated and adopted in 2021, and staff have updated the existing model with more current revenue and expenditure information (2024 actual revenue and expenditures) to produce this draft financial impact.

The economic impacts resulting from the proposed PUD amendment, and the following development, may include a proportional increase in the income-aligned housing (on-site or through a cash-in-lieu payment), a portion of the housing which may be occupied by existing Broomfield residents or Broomfield firms' employee, and an increase of future customer spending and sales for local businesses (e.g. retailers, restaurants and entertainment, and professionals and personal services). These customer-serving businesses would likely see an increase in sales activity and volumes, and the associated sales/use taxes collected by these businesses.

Neighborhood/Subarea Plan

This site is not subject to a neighborhood plan or subarea plan.

Urban Renewal Plan

The property is not located within an Urban Renewal Area, so it is not subject to an urban renewal plan review.

Zoning, Previously Approved Plans and Status of the Development

Zoning and Previously Approved Plans

The property is zoned Planned Unit Development (PUD) being subject to the Ridge at Broomfield PUD Plan. The proposed use is inconsistent with the PUD Plan. The PUD Plan designates the subject property as Planning Area Parcel "C." Uses permitted include office, limited service retail, flex space, research and

development, light industrial, light assembly, and accessory uses, such as child care and food service, when secondary to the permitted uses.

The PUD has allocated a total of 944 residential units. A total of 832 units have been approved through SDP, with 704 of those units constructed. Since the maximum number of units was not achieved on the properties within the PUD designated for residential use, the applicant is requesting to utilize the remaining 240 units on Parcel C, which had not been intended for residential use. The PUD amendment would need to include a request for an additional 72 residential units (312-240=72).

The property at the easternmost portion of the PUD Plan area includes two five-story office buildings with approximately 351,000 sf of office/non-residential space. The Ridge at Broomfield was originally planned for up to 1,345,263 sf of non-residential space.

The property is undeveloped, except for a community garden at the northeast corner of the site that has been intermittently used by neighborhood residents. A prior approved amendment to the PUD plan allowed for this community garden, which is permitted to be up to one acre in size. The concept review shows the proposed residential development replacing the community garden use. Should the applicant proceed with a formal application, they would be encouraged to work with the community to disassemble the gardens if any are still being tended.

Status of the Development

In 2000, the City Council approved The Ridge at Broomfield PUD Plan, which comprises 108 acres, and a subdivision plat. The table below shows the progress of development within The Ridge at Broomfield PUD, as of October 2025, and identifies the dwelling units per acre (du/ac) with respect to each of the existing residential developments. The concept plan for the apartment complex development proposes 27 du/ac.

Summary Status of Development for The Ridge at Broomfield						
Project	Parcel Location	Land Use	Status	Acres (+/-)	Dwelling Units/Acre	Building Size: SF or Units
Stonegate Apartments	West end of PUD Plan Area	Residential Apartments	Complete	24	14 du/ac	350 units
The Views	Southeast end of PUD Plan Area	Office	Complete	11	N/A	351,000 sf
Public Open Lands Dedication	Southwest end of PUD Plan Area	Open Space	Complete	12	N/A	not applicable
Touchstone Apartment	Southeast corner of SH 128 and Ridge Parkway	Residential Apartments & Public Land Dedication	Complete	20	19 du/ac	292 units
Cityscape Single-Unit Residential	South of SH 128 & East of Ridge Parkway	Small Lot Residential	Complete	7	11 du/ac	62 units
The Ridge Park	Northeast between	Public Park	Complete	6.22	n/a	n/a

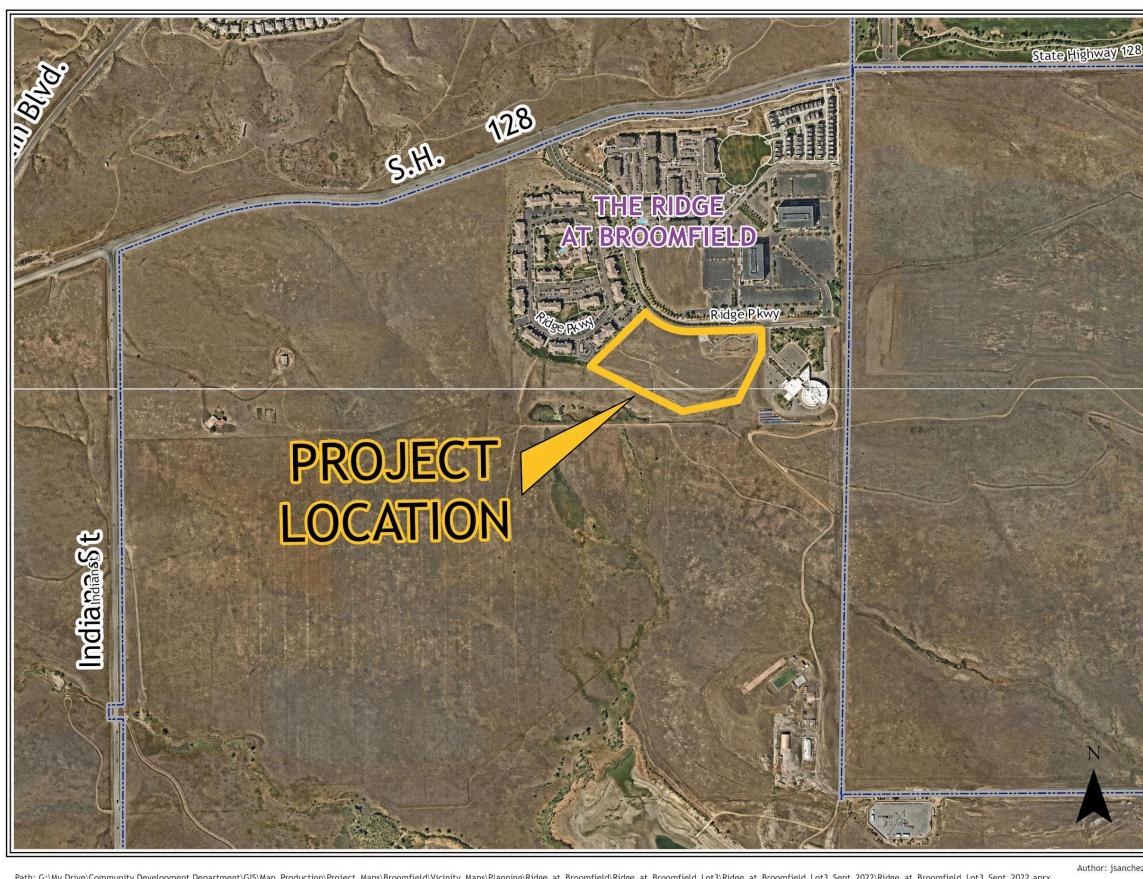
	Cityscape single-unit residential and Touchstone Apartments					
Approved 127-Unit Townhomes	Remaining Developable PUD Plan Area Portion of Parcel B	Approved Multi-Unit Residential	PUD Plan Approved, Not Constructed	5.31	24 du/ac	127 units
Proposed 312 Multi-unit Apartment Complex	Remaining Developable PUD - Planning Area Parcel C	Multi-unit Residential	Proposed Concept Plan	11.73	27 du/ac	312 units

Area Context

The Ridge at Broomfield PUD Plan area is located south of SH 128, generally between Indiana Street and Eldorado Boulevard. To the north of SH 128 is undeveloped land in the Town of Superior. Interlocken lies to the northeast. The Rocky Mountain Metropolitan Airport is located approximately one mile to the east.

The subject site is an undeveloped 11.73-acre lot located at 11700 Ridge Parkway. The Ridge at Broomfield neighborhood is a mixed-use development. The property to the northeast is developed with two office buildings and parking. The Ridge at Broomfield also includes a neighborhood park to the north of the subject site, a single-unit neighborhood to the northeast, and two apartment complexes (Stonegate and Touchstone). As noted in the table above, there is one undeveloped parcel to the north of the subject site that has approval for 127 townhomes. The PUD plan area is bounded by City and County of Broomfield properties to the south (open space) and east (the Broomfield Detention Facility), and future residential lands to the west outside of the PUD plan boundary.

The following aerial map shows the location of the subject site in relation to the surrounding neighborhood, roads, and other improvements.



Project Location Map

On October 8, 2024, the Broomfield City Council approved a Withdrawal Agreement, which resulted in Broomfield's withdrawal from the Jefferson Parkway Public Highway Authority (JPPHA). The proposed Jefferson Parkway lies within 120 feet south of the subject property. As a part of the Withdrawal Agreement, Broomfield agreed to a delayed transfer of Broomfield's right-of-way for the parkway to JPPHA after five years. The right-of-way, if transferred to JPPHA after 5 years, would revert to Broomfield if JPPHA fails to enter into a construction agreement for the parkway within 20 years. The location of this right-of-way is shown on [this map as RW-1 and RW-2](#). Although no direct access to the parkway would be provided from this property, if the JPPHA moved forward with the parkway in the future, the proximity to the parkway may result in visual and acoustic impact to persons occupying residential units on the subject property.

Current Application - Detailed Description and Staff Review

Description

The proposed concept plan depicts six apartment buildings, four carriage house buildings that will house two dwelling units per carriage house building, a pool, a dog park, and a clubhouse. Of the six proposed buildings, four of the apartment buildings are proposed to be four stories high, while two are proposed to be either four or five stories high.

On-lot surface parking is proposed in the center of the proposed development. In addition to the clubhouse, amenities include an outdoor pool and dog park. Landscaping is proposed throughout the site. A single point of access is depicted via Ridge Parkway.

Should this development proceed past the concept plan review stage, a final plat, planned unit development plan amendment, and a site development plan would be required. The PUD Plan amendment for this property would seek to allow an additional 72 residential units, permit residential as a stand-alone use, increase the maximum density per acre from 20 du/ac to approximately 27 du/ac, and increase the maximum height from 50 ft to a 60-70 ft height limit. The proposed unit mix may include the following ratios:

- 140 one-bedroom units
- 140 two-bedroom units
- 32 three-bedroom units

According to the applicant, the estimated market-rate rents may range from \$1,700 to \$3,100, subject to market conditions.

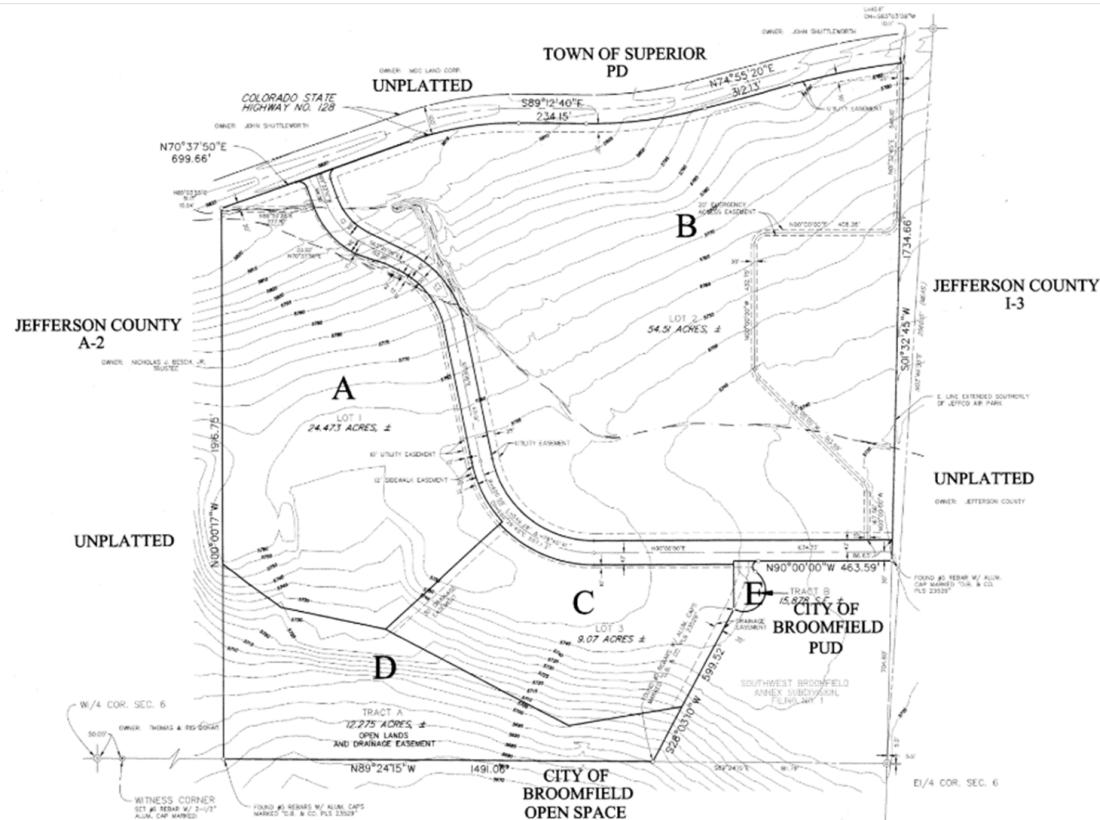


Conceptual Site Plan

Planned Unit Development Plan Amendment

The applicant is proposing an amendment to the Ridge at Broomfield PUD Plan to change the allowed uses of Planning Area Parcel C from light industrial/industrial flex, commercial uses to multi-unit residential. Parcel C is approximately 11.73 acres in size. The proposed 312-unit residential density would result in 27 dwelling units/ac (du/ac). For comparison, the property to the north, which involved a third amendment to the PUD Plan, included 127 dwelling units on a 5.77-acre lot with a residential density of 22 du/ac. The proposed PUD Plan amendment will need to capture the increase in overall du/ac, from 20 du/ac to 27 du/ac, and the architectural criteria in the PUD Plan, depending on the final design of the buildings and materials.

The overall PUD Plan map with Parcel C shown in relation to the original PUD Plan planning areas is shown below for reference.



The Ridge at Broomfield PUD Plan with Planning Areas (north is up)

Income-Aligned Housing

The applicant is proposing to provide 78 units at the following income-aligned for-rent area median income (AMI) percentages:

- 5% (15 units) at 70% AMI
- 20% (63 units) at 80% AMI

The [Broomfield Municipal Code\(BMC\) Chapter 17-76](#) requires apartment complexes for rent at the following ratio: 20% of the units at 60% AMI, a cash-in-lieu fee, or an alternative negotiated proposal if approved by the city council. The applicant's proposal, at a blended AMI rate of 79% AMI, does not meet the required minimum 60% AMI code provision. The applicant intends to seek approval of this as an alternative proposal. Staff has identified this as a key issue.

Vehicular Access, Circulation, and Parking

Ridge Parkway provides access from State Highway 128 into the Ridge at Broomfield neighborhood. The proposal shows a single point of access from Ridge Parkway into the apartment complex at the western side of the complex. The North Metro Fire Rescue District reviewed the proposal and indicated acceptance, provided all buildings are sprinklered. A secondary emergency vehicle access to this overall PUD Plan area is provided at the northeast corner of the PUD boundary from Sky View Lane to SH 128.

The Ridge at Broomfield includes sidewalk connections along Ridge Parkway and George Parkway (serving the neighborhood park and development to the northeast of the subject site). Designated pedestrian crossings are also at the intersection of Ridge and George Parkways. The proposed site design includes approximately 487 parking spaces, which meet the allowed parking requirements for multi-unit residential. The subject property is not located within a mapped parking reduction area. Per the BMC, one space for every 8 units is to be provided for guests. Based on the above-listed ratios and number of bedroom units, approximately 453 parking spaces would be required; however, since the BMC allows for parking maximums of 125% of the minimum, 487 spaces would meet the parking requirements. A minimum of nine Americans with Disabilities Act accessible parking spaces is required. The [BMC, Chapter 17-32-050](#), requires the following parking spaces based on bedroom unit type:

Parking Ratios	Units Proposed	Parking Spaces Required/Allowed
1 parking space per one-bedroom unit	140 one-bedroom units	140 spaces
1.5 parking spaces per two-bedroom unit	140 two-bedroom units	210 spaces
2 parking spaces per three-bedroom unit	32 three-bedroom units	64 spaces
1 guest space per each 8 units	-	39 spaces
Total	312 apartment units	453 spaces min/487 proposed spaces* *Up to 125% of the minimum

Per the BMC Chapter 15-33, Colorado Model Electric Ready and Solar Ready Code, electric vehicle parking is also required at the following ratios and categories:

- 5% of spaces, or 24, EVSE Installed
- 15% of spaces, or 73, EV Ready
- 10%, or 49 EV Capable
- 30%, or 146 EV Capable Light

Bicycle parking requirements are divided into short and long-term parking spaces. Long-term parking is required at one space per two units. Given that 312 units are proposed, 156 long-term bicycle spaces are required. One space per 10 units of short-term bicycle parking is required, resulting in 31 short-term bicycle spaces. Details regarding the bicycle parking will be required at the time of the SDP.

A traffic study is required with the formal development review application.

Transit Access and Walkability

The site is within the Regional Transportation District's (RTD) Interlocken/Westmoor FlexRide service area. The closest RTD bus stop is located approximately one and one-half miles to the east at the intersection of Interlocken Loop and Network Parkway. The closest Park-n-Ride facility is the US 36/East Flatiron Circle Park-n-Ride located approximately three miles northeast of the site along US 36. This transit stop is served by three RTD lines providing access to Boulder and Denver along US 36.

Ridge Park, which is a public park, is located approximately 0.28 miles to the northeast of this subject site via sidewalk extensions along Ridge Parkway and George Parkway.

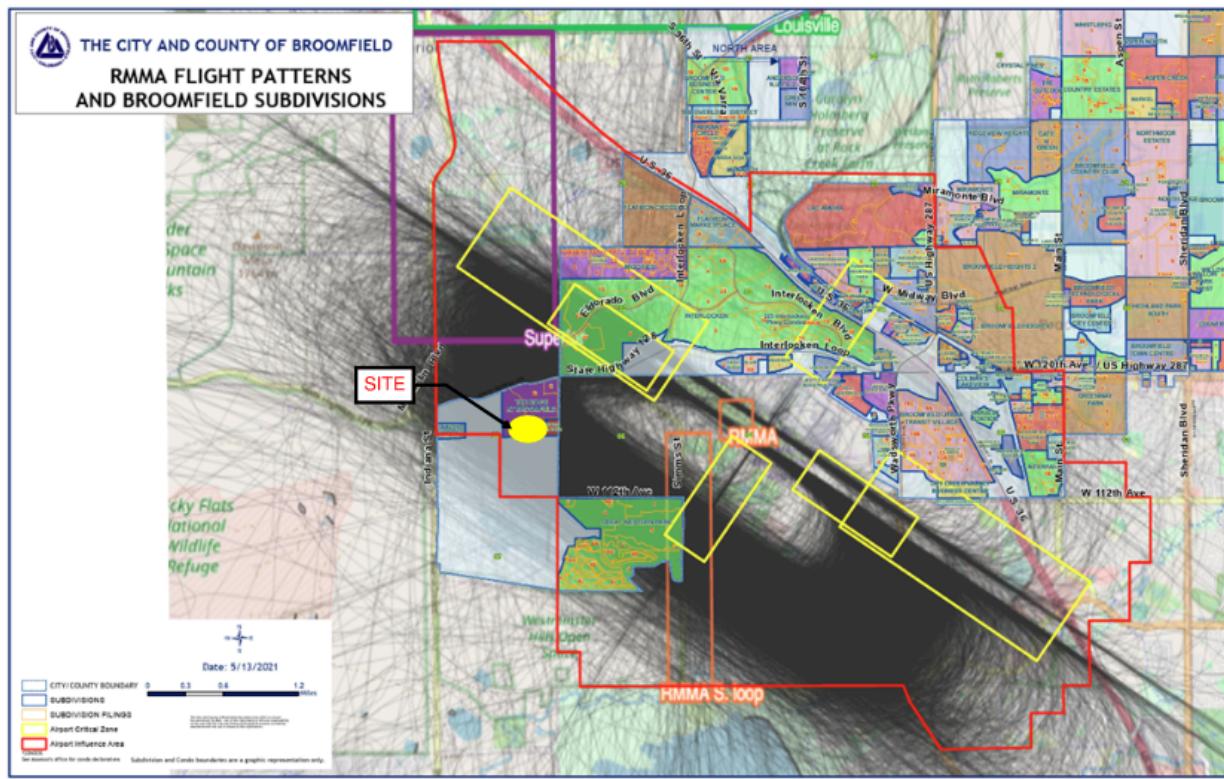
Drainage and Utilities

There is an existing drainage easement adjacent to the eastern property line. Based on Broomfield's GIS mapping, there is a public storm line crossing this lot that will need to be moved to be located within that easement. This pipe will then outflow to a stormwater detention and water quality facility to the south on Broomfield-owned open lands.

In addition, there is potential that a portion of the units on site will not be able to drain to the sanitary sewer in Ridge Parkway to the north. As of now, an alternative solution would be to drain those units to the east, along the south side of the Detention Center, to a main that continues east through the Verve development in unincorporated Jefferson County. This option would require coordination with the Broomfield Police Department, Open Space, Public Works, and the Verve development to ensure necessary easements are dedicated, maintenance access is provided, and fees are collected for the impact on Broomfield facilities.

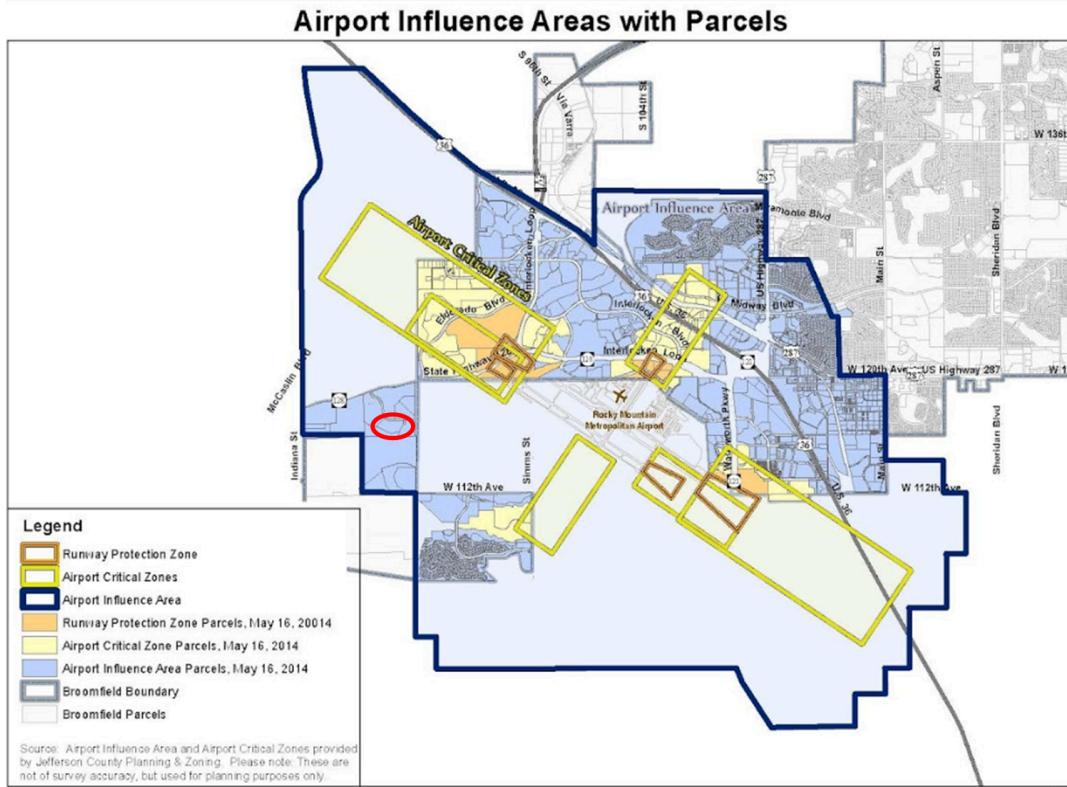
Proximity to Rocky Mountain Metropolitan Airport (RMMA)

The project area is located northwest of RMMA. The project is located within the Airport Influence Area (AIA), but is outside of the Airport Critical Zones and the Runway Protection Zones. The AIA is an area that is subject to significant overhead flights from frequent takeoffs and landings. Due to this, the site would be subject to noise impacts from regular aircraft flights and could impact the quality of living for residents in this area should the development move forward. Staff have identified the proximity to the airport as a key issue. The following map shows the flight patterns in relation to the site, which is highlighted with a yellow dot.



Flight Patterns in Relation to the Site

The following map shows the project location with a red circle in relation to the Airport Influence Areas as identified by the RMMA.



Project Location Related to Airport Influence Area, Critical Zones, and Runway Protection Zones

Proximity to Broomfield's Detention Center and Outdoor Firing Range

The project is located immediately west of the Broomfield Detention Center and northwest of Broomfield's outdoor firing (gun) range. The firing range is located south of the Broomfield Detention Center. While the proposed development is outside of the pathway of the firing range, it is within 0.34 miles of the outdoor facility. There is a potential for firing range sounds to impact future residents. This is identified as a key issue. The hours and days of operation that the firing range can be in use are 7:00 am to 9:00 pm Monday through Saturday. The majority of the time it is Monday through Friday, 7:00 am to 5:00 pm.

Architecture

The conceptual site plan depicts six apartment buildings, four carriage house buildings that will house two dwelling units per carriage house building, and a clubhouse. Four of the apartment buildings are proposed to be 4 stories high, while two are proposed to be either 4 or 5 stories high or 60-70 feet in height. The maximum allowed building height within this PUD Plan is 50 ft, provided that the building height is in conformance with the following provision:

“Building height shall not exceed 28 ft above the elevation of the centerline of State Highway 128 as measured at a point on SH 128 perpendicular from the proposed building at its centerpoint.”

Given that this site slopes to the south and sits lower than SH 128, it is unlikely that the five-story buildings will be higher than that threshold, but they will likely exceed 50 ft. Additional review of building heights

will need to be verified to ensure this threshold is not exceeded should this development proceed to the formal development review process.

The conceptual architectural design mimics the vernacular design that can be seen on mountain lodges in the Rocky Mountains. The proposal includes four- and five-story buildings with steeply pitched gabled roofs. The conceptual materials are dark-toned horizontal siding with natural wood accents that invoke Craftsman-style bungalows that were popular during the early part of the 20th Century. The carriage-style two-story row homes are of a similar architectural style and are placed in the center of the proposed development. Should the applicant move forward with this design, including the proposed materials, the PUD amendment should be updated to address the proposed materials and architectural style.

Per the PUD Plan, residential buildings must be constructed with high-quality permanent, durable materials. A minimum of 50% of the exterior - excluding doors and windows- must be constructed with masonry materials. The type of material includes, but is not limited to, brick, stucco, and cultured stone. There are other design requirements with respect to window placement and trim detailing, and groupings.

The following image provides a rendering of the proposed apartment complex as it would be viewed from Ridge Parkway looking south.



Rendering of the proposed apartment complex

Landscaping and Lighting

The applicant's drawings and project narrative indicate that the proposed development will transition from the more formal Ridge Parkway streetscape to a naturalized palette that complements the open space parcel that is to the south of the subject site. A low-water, native plant selection will be used to achieve the landscape code requirements for tree, shrub, and groundcover plantings.

Exterior light fixtures are not discussed or shown on the conceptual drawings; however, during staff review of the proposal, staff indicated that all exterior light fixtures must have full cutoff shields and the

development should ensure that light levels do not exceed 0.0 foot candles at the property lines. Staff will work with the applicant to ensure the lighting plan meets Broomfield exterior lighting standards.

Public Land Dedication (PLD)

Residential developments require a public land dedication (PLD). The PLD is formally calculated as part of a site development plan application, as it is based upon the actual number of units being proposed, and the number and type of inclusionary housing units proposed, among other site-specific factors.

Based on the proposed number of units at this concept review stage, the residential development would require a minimum onsite PLD obligation of 2.35 acres, which may be met with a combination of an onsite dedication and cash in lieu fee as outlined in the BMC. The applicant's project narrative indicates that they are proposing to provide approximately 1.48 acres as an on-site dedication, consistent with providing a minimum of 15% of the site as an on-site dedication but no cash-in-lieu (CIL) payment for the remaining balance of the PLD obligation as required by the ordinance. Since this proposal does not meet the full PLD obligation established in Broomfield's newly adopted PLD ordinance, the PLD shortfall (not meeting the CIL requirement) is identified as a key issue. In addition, upon preliminary review, the proposed 1.48-acre onsite PLD is not considered usable public space since it does not provide public access and is comprised of remnant land on a slope along the southern edge of the property. The applicant will be expected to revise their formal proposal to comply with the code or request a variance as part of their formal application.

Sustainability

Sustainability initiatives are not addressed at this time. Both EV parking and low-water landscaping are required per the BMC. In addition, if the applicant proceeds, they will be invited to address any other voluntary sustainability measures they anticipate incorporating in the project.

Schools

The project area is located within the Jefferson County R-1 School District. Staff sent the school district a referral regarding the concept plan application. The district has not provided any written comments to date. Should the project proceed to formal development review, the school district will be referred to the application material and asked to provide an analysis of the schools' respective capacity and any anticipated impacts to the schools as a result of this development.

Oil and Gas Facilities

The project area does not have any pre-production, producing, shut-in, or plugged and abandoned wells within the boundaries of the project or within 2,000 feet of the site.

Variances

Should this proposal proceed to a formal development review application for a PUD Plan amendment, site development plan and final plat, a variance to the maximum 50 ft height limit may be required. An analysis of the building heights as compared to SH 128, would need to be provided with the formal application to evaluate the thresholds of the variance request. The applicant can either propose a variance to the current height limit or propose to amend the height in the PUD amendment specific to this property.

Additionally, if the applicant declines to amend their formal application to comply with the full public land dedication requirements, as currently proposed, they would need to request a variance.

Notices and Neighborhood Outreach

Staff created a [Broomfield Voice page](#) for this concept plan review. This webpage provides information about this proposal for general information and public engagement. Staff provided general information and shared submittal documents on this page with respect to the concept plan review process. A summary report including the public comments from the Broomfield Voice page has been added to the correspondence folder. Any public comments received by 12 Noon in advance of the hearing on November 25, 2025, will also be added to the correspondence folder for this application.

The City and County of Broomfield standard public notice requirements have been met. These requirements include:

- Mailed notices to all property owners within 1,000 feet of the project boundaries.
 - Note: the radius for addresses was extended to capture the single-unit detached development to the northeast corner of the Ridge at Broomfield PUD Plan.
 - An online concept plan was publicized to area residents; however, after the notices were mailed and the scope of key issues was identified, the City Manager determined that an in-person meeting with the City Council would be more appropriate.
- Posted sign(s) on the property to advertise the public hearing.

Residents of the Ridge at Broomfield have posted comments about the proposal on the [Broomfield Voice webpage](#). Concerns include impacts related to traffic, wildlife, increased density, the lack of a direct connection from Ridge Parkway to Simms Street, the additional noise generated by the new apartment complex, and views of the open space parcel that is to the south of the subject property. The summary report generated from the webpage provides more information and is included in the [City Council Correspondence folder](#) for ease of reference.

The applicant will be required to host a neighborhood meeting before submitting formal development applications for a PUD Plan Amendment, final plat, and site development plan.

Staff Review of Key Issues

Staff has preliminarily identified the following key issues:

1. **Financial Impact due to Land Use Change to Residential** - The PUD amendment specific to this planning area will need to be amended to permit the proposed residential use. This change in use would result in a net negative impact on Broomfield's Long Range Financial Plan.
2. **Comprehensive Plan** - The property is identified as "Mixed-Use Commercial" per the Comprehensive Plan land use map. The proposed use for the property is currently inconsistent with the intent of the Mixed-Use Commercial designation in that this proposal would exceed the Plan's guide, indicating no more than 30% of the land area within the Mixed-Use Commercial district will be utilized for residential uses unless approved through a PUD Plan.
3. **Income Aligned Housing** - The applicant is proposing an alternative method for achieving Broomfield's income-aligned housing requirement, which does not meet the requirement to provide 20% of the units on site at 60% AMI, the cash-in-lieu alternative or a combination of two. Instead, the applicant is proposing to provide 20% of the units at a blended rate of 79% of AMI. The BMC allows for a negotiated alternative agreement if approved by the city council. Although an alternative agreement can be proposed, staff believe the applicant should modify their proposal to provide a blended rate that achieves the required 60% AMI or provides a combination of cash-in-lieu with units to achieve the equivalent of the required 20% of units at 60% AMI.

4. **Public Land Dedication and Cash In Lieu Waiver** - Based on the concept proposal, the preliminary PLD calculation would result in a PLD obligation of 2.35 acre which can be met with a minimum on site dedication equal to 15% of the site with the balance of the obligation provided as additional on site dedication, a cash in lieu payment or a combination of the two. The applicant's project narrative indicates that they are proposing to provide 1.48 acres for the on-site public land dedication, which meets the minimum required on-site dedication of 15% of the site. However, as indicated above, staff have identified concerns with the area proposed for dedication as it appears to be remnant parcels impacted by slope that will have limited public benefit. The application also indicates that they expect to request a cash-in-lieu fee waiver for the balance of the obligation. Per the recently adopted public land dedication requirements, full waiver of cash-in-lieu is reserved only for projects that are 100% affordable. Additionally, the proposed blended 79% AMI does not meet the minimum Income-Aligned housing requirements that would allow for a partial cash-in-lieu waiver request. Even if the proposal met the minimum 60% AMI, the code allows for a reduction in the CIL, but not a full waiver, since the proposal is not a 100% affordable project. Per the BMC Chapter 17-76, the minimum requirement for rental units is 60% AMI. The applicant will be expected to revise their formal proposal to comply with the code or request a variance as part of their formal application.
5. **Proximity to Broomfield Detention and Training Facility and Outdoor Firing Range** - The site is immediately to the east of the Broomfield Detention and Training Facility. There is no fence or barrier to keep residents away from the facility, although there is signage. To the south of the facility is Broomfield's Firing Range. Future residents would likely experience noise from periodic training in this area. While Broomfield recommends that future residents should be made aware of these impacts through the lease agreement, Broomfield does not dictate or regulate these private party agreements and would not be able to verify that these notices were provided to each new resident.
6. **Rocky Mountain Metropolitan Airport (RMMA)** - The site is within the RMMA's Airport Influence Area but outside of the airport's critical zones. RMMA recommends a land use that is more compatible with airport operations, such as strictly commercial, industrial, or institutional uses. Buildings will need to be constructed with materials that provide for sound attenuation to achieve a 25-dB sound reduction of outside to inside noise levels. The leasing agent should provide airport proximity disclosures to prospective tenants to inform them of the site's location underneath air traffic.

Next Steps

Should the applicant opt to proceed with a formal development proposal, the next step would be for the applicant to hold a required neighborhood meeting, followed by submittal of a formal development application for a PUD Plan Amendment, final plat, and site development plan.



BROOMFIELD CITY COUNCIL

To: Mayor and City Council
From: Jennifer Hoffman, City and County Manager
Presented By: Robert Smith

Meeting Date: Tuesday, November 25, 2025, 6:00 PM

Agenda Category: Study Session

Agenda Item: 2A.

Subject: Economic Vitality and Development Update

Goals: Financial Sustainability and Resilience

Overview

[View Correspondence](#)

[View Presentation](#)

Economic Development will provide an update on current departmental activities and initiatives within the City and County of Broomfield.

Attachments

[EVD UPDATE PRESENTATION- MEMO.pdf](#)

Summary

[View Correspondence](#)

[View Presentation](#)

Economic Development will provide an update on current departmental activities and initiatives within the City and County of Broomfield. They will highlight recent progress in business attraction, retention, and expansion efforts, as well as ongoing collaborations with regional partners to support a strong and resilient local economy. These efforts are part of Broomfield's ongoing commitment to supporting a diverse and resilient local economy, fostering job creation, and maintaining a strong business climate that aligns with the community's long-term vision for balanced and sustainable growth.

This presentation is provided for information only. While staff welcomes feedback on the department activities and initiatives, staff is not seeking any particular direction from Council at this time.

Financial Considerations

N/A

Prior Council or Other Entity Actions

N/A

Boards and Commissions Prior Actions and Recommendations

N/A

Proposed Actions / Recommendations

Information only.

Alternatives

N/A