C I T Y O F B O U L D E R
PLANNING BOARD ITEM UNDER MATTERS

MEETING DATE: Aug. 25, 2016

AGENDA TITLE:
Boulder Valley Comprehensive Plan (BVCP) Study Session on Scenarios and Housing Prototypes, Land Use Definitions, and Key Policy Choices

REQUESTING STAFF:
David Driskell, Executive Director, Planning, Housing & Sustainability (PH&S)
Susan Richstone, Deputy Director, PH&S
Lesli Ellis, Comprehensive Planning Manager, PH&S
Jean Gatza, Senior Planner, PH&S
Caitlin Zacharias, Planner I, PH&S
Sung Han, Planning Tech, PH&S

OBJECTIVE:
Discuss the Boulder Valley Comprehensive Plan (BVCP) with Planning Board, including forthcoming land use scenarios, housing prototypes and key policy choices (related to Growth Management and community benefit, Built Environment and Housing chapters), as well as land use designations and draft trails map.

PURPOSE

The purpose of this packet and agenda item is to provide information to Planning Board related to the BVCP Update for discussion at the Aug. 25, 2016 study session. Staff is seeking the board feedback and ideas regarding the following topics:

1. General direction of land use scenarios and housing prototypes
2. Draft Land Use designations (**Attachment B**)
3. Growth Management (Sec. 1), Built Environment (Sec. 2), and Subcommunity and Area Planning (Ch. IV.) key policy choices (**Attachment C**)
4. Housing (Sec. 6) key policy choices (**Attachment D**)
5. Draft Trails map (materials to follow)

Feedback on the items listed above will help staff and consultants to refine materials and analysis that will be provided as part of an upcoming second survey and outreach in the month of October. Any additional policy changes to the sections being considered for policy updates now related to scenario analysis can be included in the final plan adoption in early 2017.

BACKGROUND

Planning Board has recently held study sessions on the BVCP (on July 28, 2016 and Aug. 11, 2016). More information about the project and schedule overall is contained in the July 28 memo and previous memos to the board, so “background” in this memo is abbreviated. Staff recently updated the schedule for engagement, hearings, and approvals and provided an information packet to City Council on Aug. 16, 2016. That revised schedule and information is provided as **Attachment A**. The project webpage contains up-to-date information about the project: www.bouldervalleycompplan.net.

LAND USE SCENARIOS, PROTOTYPES, AND VISUALIZATIONS

An important aspect of any major update is assessing whether the land use designation map and policies related to it (built form, housing, etc.) are still serving the community, or whether adjustments are necessary to respond to current conditions and trends. Through the past year of community engagement, including meetings in the community, a random sample statistical survey (link here), and other input from boards and leadership, the project has honed in on focus areas and key choices related to land use. Previous materials framed focus areas as the following:

- Housing affordability and diversity
- Balance of future jobs and housing
- Climate change, energy and resilience
- Urban design and community benefits
- Addressing local needs (e.g., through area and subcommunity planning)

Land Use Scenarios

The citywide scenarios are aimed at addressing those focus areas and objectives of this update and the plan's sustainable urban form policies. In particular, they aim to expand choices for affordable and diverse housing, better balance future jobs and housing, support climate action initiatives, address mobility and multi-modal transportation (including "15-minute" neighborhoods concept), and maintain economic vitality, among other sustainability principles addressed in the BVCP.

Building from earlier work to identify "opportunity areas" in the community – centers, corridors, industrial/innovation areas, three major concepts are being explored in the scenarios, also addressing a range of potential future housing (and jobs/housing balance). They include:

A. **The current policy** (no change to jobs or housing potential or significant changes to land use), also exploring growth management for jobs
B. **Current policy + housing in centers and corridors**, exploring additional housing in the traditionally commercial centers and in limited fashion along major corridors.
C. **Current policy + housing in industrial/innovation areas**, exploring additional housing in some parts of the light industrial districts, particularly in business parks (e.g., Flatirons) and better amenities and mix of uses in these areas that support a large part of Boulder's business and workforce.

The scenarios consider land use changes that would affect the range of housing potential, considering the following:

- **2015 estimate**: Boulder (Area I and II) has 51,450 housing units and 101,430 jobs.
- **Housing Potential:** The zoning potential for new housing units (in Area I and II) is 6,750 units, or a total of 58,200 total housing units (by 2040).
- **Jobs Potential:** 19,200 new jobs are projected (based on historic average growth rates), for a total of 120,500 jobs by 2040. The zoning potential is higher than that figure. (For BVCP Projections report, link here.)

The scenarios consider the jobs/housing balance policy and residential growth management limits and explore an increased range of new housing units within the one percent growth limit. The upper range is proposed to be a potential of 12,750 new housing units or a total of 64,200 total housing units by 2040. No land use changes are proposed that would affect the total projected number of jobs. Some minor shifts to the mix and types of nonresidential use are being explored to address business and workforce needs in East Boulder to have more local-

serving retail along 55th in the light industrial areas.

As part of the scenarios, the consultant team is preparing a series of diagrams and visualizations to address mix of uses, character, intensity, and other amenities and features in centers, along corridors, and in the industrial/innovation areas.

Housing Prototypes

The consultants are also preparing housing prototypes for types needed in Boulder (based on housing studies and surveys) but generally not being built, particularly for middle incomes. These include: live/work; row houses and flats; and townhouses, including court style. Illustrated housing prototypes will also address lot sizes, density, unit size (range), and ownership. Photos of examples of apartments and condominiums, mixed-use residential, and micro-unit housing will also be provided.

The team is also exploring ideas related to "gentle infill" to address the rising concern in some neighborhoods that newly built big homes are negatively impacting neighborhood character and that homeowners and residents do not have enough options besides tearing down and replacing large homes. However, these options are being balanced against other neighborhood concerns about over-occupancy and impacts of student renters, traffic, and other issues. Additional discussion and criteria will be necessary to determine where and how those types of options might be appropriate in some – but not all – Boulder neighborhoods.

Forthcoming Analysis

To understand the sustainability implications of the different options and policy choices, the planning team is also working with other in-house staff and consultants Nelson Nygaard (transportation), BBC, Research and Consulting (housing case studies), and Keyser Marsten (fiscal impact and financial related to housing) to complete the analysis of the citywide scenarios, housing prototypes, and policy choices to address issues such as:

1. Jobs/housing balance;
2. Transportation and congestion impacts and benefits of scenarios;
3. Multi-modal connections and mobility, particularly for non-vehicular modes;
4. Greenhouse gas emissions;
5. Housing affordability gap for different prototypes in different parts of the community;
6. Qualitative input fiscal impact of different land use choices;
7. Analysis of housing policies (e.g., incentive based zoning and ways to obtain more affordable housing when land use changes occur that result in more intensity);
8. Examples from different communities of community benefit policies and how to address and prioritize community benefits in the development process;

Such analysis will be ready in late September for October engagement and discussion of issues and tradeoffs.

Staff will present examples of citywide materials, maps, and illustrations at the Planning Board meeting on Aug. 25 for discussion. Consultants Clarion Associates and StudioINSITE and BBC are contributing to the draft materials.

LAND USE DESIGNATIONS

Attachment B includes an initial draft of the Land Use Designations chapter. The edits include proposed organizational changes to improve legibility, as well as more substantive suggested changes or questions, as noted. New categories (or modified or consolidated designations) could emerge from the scenarios and key choices and can later be added to the draft chapter.

KEY POLICY CHOICES

For reference, this packet includes existing BVCP chapters highlighting key policy choices within: Growth Management policies (Sec. 1) and Built Environment policies (Sec. 2), and Subcommunity and Area Planning description and criteria (Ch. IV) (**Attachment C**); and Housing policies (Sec. 6) (**Attachment D**). Based on input to date, key policy choices are noted within these chapters including:

1. Growth Management and Built Environment highlights:
    - Possible nonresidential growth management policy to balance jobs and housing
    - Clarifying role, design, intensity, and mix of centers and corridors
    - Clarifying neighborhood character protection policies, transitions, etc.
    - Clarifying "community benefit" policy
2. Housing highlights:
    - Updating housing policies to support permanently affordable, diverse housing for low, moderate, and middle incomes (also relating to community benefit), including a possible new goal for middle income housing
    - Addressing size limits for homes
    - Allowing for reconfigurations of manufactured home parks
    - Addressing disposition of land for affordable housing needs and
    - Other potential policies
3. Planning Board may also want to discuss the purpose and criteria for prioritizing area and subcommunity planning. That section of Chapter IV is provided for reference.

TRAILS MAP

Each BVCP update includes a new version of the Trails Map. Staff will provide a new map and list of included updates to Planning Board on Aug. 25. The map will include updates provided by Open Space and Mountain Parks staff and others. No major changes or policy shifts are suggested by it. Open Space Board of Trustees will review the draft map Sept. 14, 2016.

NEXT STEPS AND DATES

Aug. 29, 2016	Joint City Boards and Commissions Meeting for BVCP policy integration, land use scenarios and key policy choices
Aug. 30, 2016	County Planning Commission and Board of County Commissioners Public Hearing on four-body public land use change requests
Sept. 13, 2016	City Council Briefing on BVCP scenarios and key policy choices
Sept. 16, 2016	**Planning Board** discussion about BVCP, CU South analysis Input on draft BVCP survey #2 review and input (electronic) – Sept. 22 to 30
Oct. 3 – 28	Community engagement - land use scenarios and key policy choices; survey #2
Oct. 20, 2016	**Planning Board** initial approval of policy integration updates (sections 3, 4, 5, 6, 8, and 9 only)
Nov. 10, 2016	City Council and Planning Board joint study session regarding Land Use Scenarios and Key Policy Choices

ATTACHMENT(S)

A. BVCP - Fall 2016 Schedule (Aug. 16 City Council Information Packet)
B. Land Use chapter initial draft (for Land Use Designation map link here.)
C. Growth Management (Sec. 1), Built Environment (Sec. 2), and Subcommunity and Area Planning description and criteria (Ch. IV) key policy choices
D. Housing (Sec. 6) key policy choices

INFORMATION PACKET MEMORANDUM

TO: Members of City Council

FROM: Jane S. Brautigam, City Manager
David Driskell, Executive Director, Planning, Housing & Sustainability (PH&S)
Susan Richstone, Deputy Director of Planning, PH&S
Lesli K. Ellis, Comprehensive Planning Manager, PH&S
Jean Gatza, Senior Planner, PH&S
Caitlin Zacharias, Planner I, PH&S

DATE: August 16, 2016

RE: Information Item: Boulder Valley Comprehensive Plan Update (BVCP) Schedule and Community Engagement Plan

---

PURPOSE

As requested by the Council Agenda Committee, the purpose of this memo is to provide information to City Council on the Boulder Valley Comprehensive Plan (BVCP) Update schedule (**Attachment A**) and upcoming community engagement for Phase 3 (**Attachment B**)

BACKGROUND

The BVCP is the community's plan for the future. Its policies are intended to guide decisions about growth management, development, preservation, environmental protection, economic vitality, transportation, housing and neighborhoods, arts and culture, and other topics. The Land Use and Area I, II, III Maps define the desired land-use pattern and location, type, and intensity of development. The BVCP is updated every five years to respond to changed circumstances or evolving community needs and priorities.

Project Timeline

The BVCP update has four phases, each with extensive community dialogue and engagement. The webpage for the project is: **www.bouldervalleycompplan.net**, which also includes a link to the 2010 plan and maps. **Attachment A** includes the project timeline and schedule.

Phase 1—Foundations and Community Engagement Plan (completed)
Phase 2—Issues Scoping with Community (completed)
➔**Phase 3—Analyze and Update Plan Policies and Maps** (spring-fall 2016)
Phase 4—Prepare Draft Plan for Adoption, Extend IGA (fall 2016/early 2017)

Currently, Phase 3—Plan Analysis and Updated Policies and Maps are in progress. As with the first two phases, Phase 3 entails multiple opportunities for community engagement, described in detail below. To update the plan, the planning team and consultants will:

- address policy refinements and additions to better align the plan with master plans and adopted city and county policies,
- develop land use choices and policy analysis, advancing the 3D modeling and visualization tools to help convey options and tradeoffs, and do further research and analysis to support a community conversation,
- prepare analysis and site suitability for University of Colorado (CU) south campus to inform potential land use changes and agreements between the city and CU,
- identify metrics to measure plan outcomes, and
- update the Land Use Plan and Area maps, reflecting input and analysis from the public request process as well as the scenario analysis.

A joint Board and Commission discussion will occur, as well as additional localized (subcommunity) public events, pop up meetings, and a second survey in the fall. Detailed milestones for each task and plan component are also identified in **Attachment A**.

Next is Phase 4—Draft Plan and IGA (Fall 2016 – Early 2017). Phase 4 will synthesize all the previous phase deliverables into a draft plan for consideration/adoption, include metrics and measurements, and will have further opportunities for public review and engagement. Additionally, the "Comprehensive Development Plan Intergovernmental Agreement" (IGA) between the city and county (valid through Dec. 31, 2017) will need to be updated.

Community Engagement

Staff, with feedback from the process subcommittee, have refined the approach for community engagement for the remainder of the update process. This is described in more detail in **Attachment B**, which describes the approach to share information and gather feedback about preferences around type and location for potential land use changes in different scenarios as well as policies regarding community benefits, growth management, and housing and neighborhood character. Engagement includes:

- **Joint Advisory Board Meeting (Aug. 29) -** The meeting will include presentation of initial land use scenarios and policy choices with small group discussion among board members.
- **Targeted Outreach to Community Groups** - Staff is reaching out to civic and neighborhood organizations and joining them to share information and get input about scenarios and policy choices. These meetings are being scheduled through October.
- **Pop-Up Meetings –** Staff will schedule "pop-up" meetings in local gathering places (coffee shops, parks, etc.) in September.
- **Statistically-Valid Survey (Oct./Nov.) –** City Council and others will be able to review the draft survey and provide feedback beginning Sept. 22 through Sept. 30, 2016. Staff will provide information at the briefing on Sept. 13, 2016.
- **Local Area Meetings (Sept./Oct.) –** Building on the Listening Sessions that occurred in fall 2015, a series of four to five meetings will be hosted to share land use scenarios and policy choices and facilitate discussions among community members to gather feedback.

Public Request Land Use Changes

- **Open Houses (Aug. 8 and Sept. 26) –** Staff will share information and draft recommendations and gather feedback on public request land use changes.

NEXT CITY COUNCIL EVENT

Sept. 13, 2016 City Council briefing

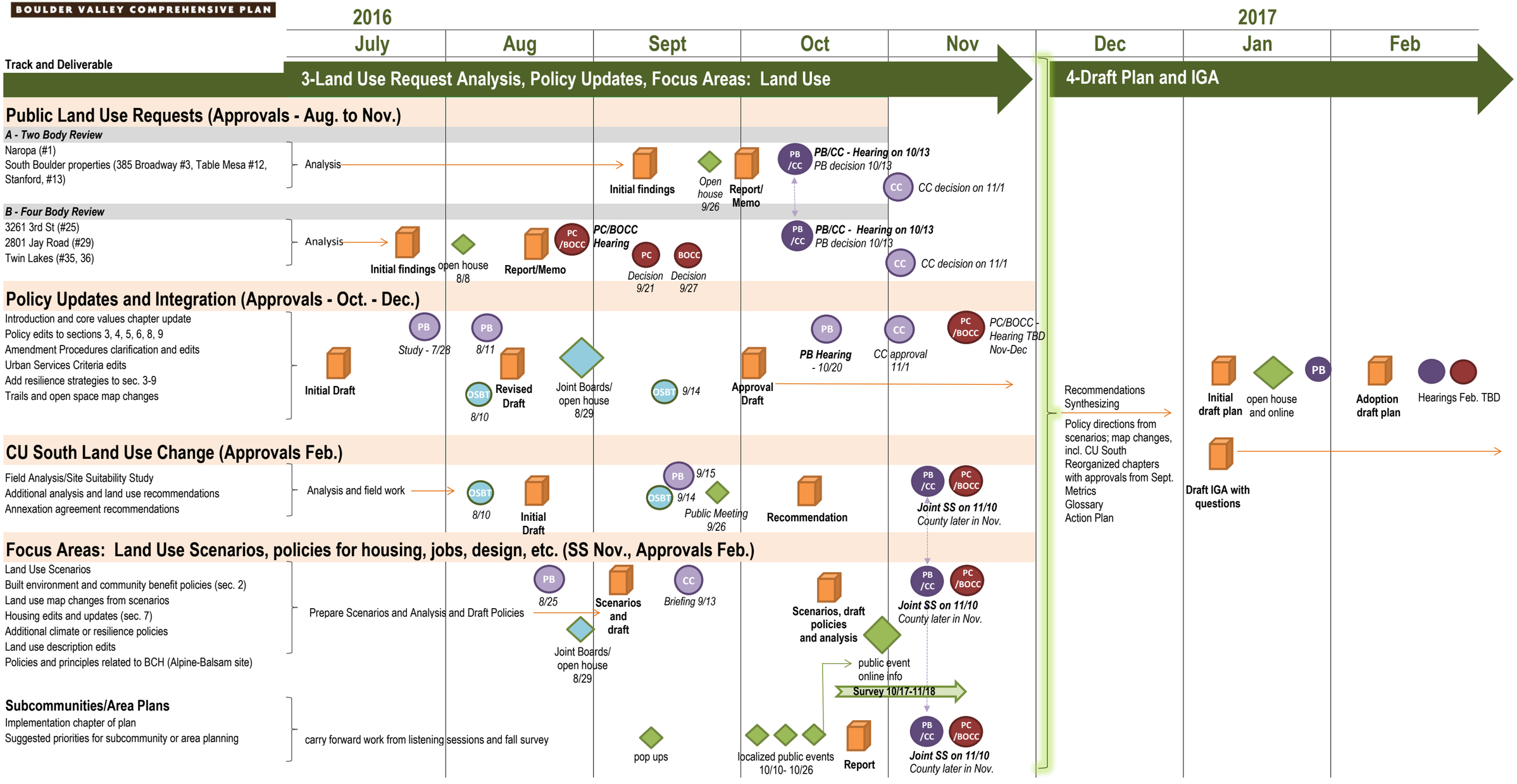
ATTACHMENT(S)

A. BVCP Work Plan Timeline & Schedule of Milestones
B. Community Engagement Plan for Phase 3

OUR LEGACY. OUR FUTURE.
BOULDER VALLEY COMPREHENSIVE PLAN

Detailed Schedule for Phases 3 and 4 and Approval Process

Updated - Aug. 8, 2016



Boulder Valley Comprehensive Plan Schedule of Milestones

Updated – Aug. 9, 2016

Check www.BoulderValleyCompPlan.net webpage for current information on times and locations. Dates may be subject to change, and additional events will be scheduled.

BVCP Process Subcommittee

The process subcommittee, consisting of city and county members, guides the process. Currently, all remaining 2016 meetings are scheduled in the Municipal Building, 1777 Broadway, in the west conference room from noon to 1:30 p.m. Meeting dates include:

- **Aug. 17, 2016**
- **Sept. 21, 2016**
- **Oct. 19, 2016**
- **Nov. 16, 2016**
- **Dec. 21, 2016**

City Council Meetings

This list outlines the City Council meetings. More detail about the tasks is provided on the following pages.

- **Sept. 13, 2016** **City Council Briefing** on land use scenarios, key policy options, CU South, discussion of Survey #2, and other aspects of the project
- **Sept. 22, 2016** **BY EMAIL** - Staff requests review of draft Survey #2 and input by Sept. 30
- **Oct. 13, 2016** **Joint Public Hearing of City Council and Planning Board** for all public land use requests, eight total; four go to county first in August and Sept., as noted below
- **Nov. 1, 2016** **City Council Agenda Item** (public hearing closed on Oct. 13) - Decision on the land use requests (after Planning Board decision on Oct. 13)
  Council also gives direction and approval regarding Policy Integration:
  core values, Sections 3, 4, 5, 6, 8, 9 (Note: may get rescheduled in Dec.)
- **Nov. 10, 2016** **Joint Study Session of City Council and Planning Board** to review scenarios, analysis, community engagement results from Oct., and initial online input from Survey #2 (non-statistical), ideas for draft plan
- **Dec. TBD** **City Council receives Survey #2 results**
- **Feb. 2017 TBD** **City Council Study Session** re: Draft Plan and Focus Areas

Public Land Use Requests

Includes final analysis and recommendations for land use changes, some which require approval by all four bodies (city and county), and some of which require only city approval.

Four-Body (City and County) Approval (i.e., 3261 3rd St. (#25), 2801 Jay Road (#29), 6650, 6655 Twin Lakes Rd. and 0 Kalua Rd. (#35 and 36))

- **Aug. 8, 2016** Public Open House, 5-7 p.m.
- **Aug. 22, 2016** Memo and recommendation
- **Aug. 30, 2016** Joint Public Hearing of Planning Commission and Board of County Commissioners
  Sept. 21, 2016 Planning Commission Decision
- **Sept. 27, 2016** BOCC Decision
- *Sept. 28, 2016 Send Planning Commission and BOCC Decisions to Planning Board and City Council*

Two-Body (City only) Approval (i.e., Naropa properties at 2130 Arapahoe Ave. and 6287 Arapahoe Ave. (#1), 385 Broadway (#3), 0, 693 and 695 S. Broadway, Table Mesa (#12), and 3485 Stanford Ct. (#13))

- **Sept. 26, 2016** Public Open House for four city properties and CU South
- **Oct. 3, 2016** Memo and recommendation
- **Oct. 13, 2016** Joint Public Hearing of City Council and Planning Board for all requests
- Oct. 13, 2016 Planning Board Decision
- **Nov. 1, 2016** City Council Decision

Policy Integration

Includes:

- ✓ Updates to Introduction and Core Values
- ✓ Policy edits to Sections 3-Natural Environment, 4-Energy and Climate, 5-Economy, 6-Transportation, 8-Community Well-Being, and 9-Agriculture and Food to reflect master plans, including some new resilience strategies
- ✓ Amendment Procedures clarification and edits
- ✓ Urban Service Criteria edits
- ✓ Trails and Open Space map changes

Dates:

- **July 28, 2016** Planning Board discussion regarding core values; Sections 3, 4, 5, 6, 8, and 9; and Amendment Procedures
- **Aug. 8, 2016** Transportation Advisory Board (TAB) review of Section 6
- **Aug. 10, 2016** Open Space Board of Trustees (OSBT) review of Sections 3 and 9
- **Aug. 11, 2016** Planning Board continues discussion regarding core values, Sections 3, 4, 5, 6, 8, 9
- **Aug. 29, 2016** Public Open House to review revised sections
- **Aug. 29, 2016** Joint Boards and Commissions review of revised sections
- **Sept. 14, 2016** OSBT review of trails and open space map changes
- **Oct. 7, 2016** Approval draft, sections noted above
- **Oct. 20, 2016** Planning Board direction and approval regarding core values, Sections 3, 4, 5, 6, 8, 9
- **Nov. 1, 2016** City Council direction and approval regarding core values, Sections 3, 4, 5, 6, 8, 9 (Note: may get rescheduled to Dec., depending on public request hearings)
- **TBD – Nov.** County PC and BOCC direction and approval regarding same

CU South Land Use Change

Intended to complete Site Suitability Study for University of Colorado property on US 36, recommendations for a land use change, and recommendations for City/CU agreements for future use and services on property.

Dates:

- **Aug. 10, 2016** Open Space Board of Trustees (OSBT) discussion of process
- **Sept. 14, 2016** OSBT reviews and gives input on initial Site Suitability study
- **Sept. 15, 2016** Planning Board reviews and gives input on initial Site Suitability Study
- **Sept. 26, 2016** Public open house to review and give input on initial Site Suitability Study and recommendations for property
- **TBD – Oct.** Update for County Planning Commission and BOCC
- **Oct. 10, 2016** Staff and consultant analysis complete; initial recommendation
- **(Oct. 10-26)** **TBD** Local South meeting, additional public input
- **Nov. 10, 2016** Joint Study Session of Planning Board and City Council to review and discuss initial recommendation for land use change and City/CU agreement(s)
- **TBD - Nov.** County Planning Commission and BOCC discussion
- **Feb. 2017** Final Recommendations and Approvals

Land Use Scenarios and Key Policy Changes for Focus Areas

To address:

- ✓ Land use scenarios that may result in changes to Land Use Designation map and land use descriptions (e.g., industrial and mixed use designations)
- ✓ Key policy options and analysis that may result in changes to Section 2, Built Environment and community benefit or job/housing balance policies, Section 7, Housing policies; and any additional climate or resilience policies
- ✓ Housing prototypes (e.g., single family small lot, ADU, rowhouse, townhome, etc.)
- ✓ Visualization to support built environment choices
- ✓ Analysis of jobs/housing mix and other impacts and benefits of scenarios
- ✓ Policies related to Alpine-Balsam site and urban design principles

Dates:

- **Aug. 19, 2016** Draft scenarios and prototypes - materials from consultant for Planning Board
- **Aug. 25, 2016** Planning Board initial input on scenarios and prototypes
- **Aug. 29, 2016** Public open house and online information for draft scenarios and prototypes
- **Aug. 29, 2016** Joint Boards and Commissions input on draft scenarios and prototypes
- **Sept. 13, 2016** City Council briefing on topics noted above and draft survey topics
- **Sept. 15, 2016** Planning Board input on draft survey topics
- **Sept. 22, 2016** City Council and Planning Board – Electronic review of draft Survey #2 review (final comments due to staff Sept. 30)
- **Sept. 22, 2016** Initial visualizations and analysis complete for scenarios and survey (i.e., fiscal, transportation, energy, housing, etc.)
- **Oct. 3, 2016** Analysis complete for public events and survey
- **Oct. 10, 2016** Survey #2 Ready for Online and Print
- **Oct. 10-26** 4-5 Local community engagement sessions – East, South, North, Central, Gunbarrel

- **Oct. 17, 2016** BVCP Survey #2 (through Nov. 18). Two postcards. Online version, week of Oct. 10
- **Wk of Oct. 31** Community event to review feedback from local sessions and initial input around scenarios and policy choices
- **Nov. 10, 2016** Joint City Council and Planning Board Study Session to review scenarios, analysis, community engagement results from Oct., and initial online input from Survey #2 (non-statistical), ideas to produce draft plan
- **Dec. 12, 2016** Survey #2 Report completed and distributed to City Council, Planning Board and County
- **TBD** Planning Commission and BOCC study session to review scenarios and analysis and community engagement results
- **Nov/Dec** Other boards and commission input on remaining sections
- **Jan-Feb TBD** Initial draft plan

Community Engagement Planning for BVCP Update - Phase 3

Updated Aug. 9, 2016

OUR LEGACY. OUR FUTURE.
BOULDER VALLEY COMPREHENSIVE PLAN

August – December

Building on the goals and framework outlined in the BVCP Engagement Plan, **guidance** specific to Phases 3 and 4 includes:

- Early Input Reflected in Options
- Understanding of Analysis and Trade-offs
- Common Ground Solutions
- Citywide and Local Scale
- In-Person & Online Engagement Venues
- Input from Targeted Groups
- Ample Time for Review and Feedback
- Easy to Find, Relevant Information
- Fun Factor

The purposes of Phase 3 include building on what was heard in earlier phases of the update, and sharing options, analysis and recommendations. This work will inform final changes to the plan and adoption in Phase 4.

I. BVCP Scenarios, Trade-Offs and Built Environment Questions

The areas of focus related to design, housing and the jobs-housing balance may lead to land use or policy changes in the plan. Initial scenarios with analysis of outcomes and trade-offs will be ready to share with the community in late August, and analysis will be complete in September. It is anticipated that all of the following engagement approaches and events would provide opportunities for community members to provide feedback on their preferences based on scenarios and analysis.

A. **Update Advisory Boards at a Proposed Joint Meeting – August 29, 6:30-8:30**
Purpose: invite members from most city advisory boards and commissions to get an update about the status of the BVCP update, present information about the land use scenarios and gather feedback. Most of the meeting will be designed for small group discussions of mixed board members to garner feedback on key questions. Feedback will inform scenario and policy analysis as well as decision-makers.

B. **Open House – August 29, 6:30-8:30**
Purpose: invite public to see an update about the status of the BVCP update including initial policy updates, information the land use scenarios, and what to expect in September.

C. **Pop-ups - September-October**
Purpose: gather feedback from people not typically involved in planning processes about specific land use changes in places near the opportunity areas. Staff members will host times at coffee shops, parks (using Neighborhood Block Party Trailer), ice cream stores, and other gathering places to ask people questions about their preferences for land use changes in that area. These preferences will be recorded on paper or in online questionnaires and compiled with other feedback for decision-makers. Locations might include: 55th and Arapahoe, Diagonal Plaza or other areas with proposed changes. Two to three pop-ups per area are anticipated, and people who live in the area would be alerted to these opportunities through the project website, the weekly planning e-mail, Next Door or other communications tools.

D. **Local Area Meetings – October**

Purpose: examine scenarios, analysis and trade-offs in depth and identify common ground on proposed changes to the plan among community members with a variety of interests. Each meeting would have area-specific materials as well as citywide information. Similar to the early local listening sessions, the primary focus will be on the comp plan with opportunities for facilitated small group discussions around proposed changes and scenarios. The discussions would be designed to help people identify areas where they agree and where they do not and potentially the need for additional analysis. Meetings would also provide opportunities to share information about other city projects in an open house. Venues would need to be capable of comfortably hosting a significant number of people and staff or outside facilitators will be employed to assist in the small group discussions.

1. Central / Crossroads
2. South / Southeast / East
3. North / Palo
4. Gunbarrel

E. Statistically-Valid Survey – October-November

Purpose: gauge community preferences for specific changes to the comprehensive plan. Topics for the survey questions may include but are not limited to: preferences around type and location for potential land use changes as identified through land use scenarios, growth management, and policies regarding community benefits, urban design quality, and housing and neighborhood character. Questions would be limited and focused on pivotal topics and choices for changes.

F. **Community Event** – **Late October**

Purpose: summarize and share feedback about the land use scenarios in an open house format. The event would serve as the culmination of community feedback on the scenarios, trade-offs and built environment issues before meeting with the decision-making bodies for direction on these choices.

G. **Meetings with community organizations – July – October**

Purpose: seek feedback from groups of community stakeholders at their regular meetings (e.g. Boulder Chamber, Future-oriented Community Organizations).

H. Targeted and Culturally-Sensitive Outreach – August – October

Purpose: gather feedback from immigrants. Staff will work with community partners to organize and host at least three focus groups in partnership with immigrant-serving organizations (Immigrant Advisory Committee, Family Resource Center, Latino Task Force) to ask questions about preferences around the scenarios.

II. Land Use Public Requests & CU South – August & September

A. Area-Specific Open Houses – to provide feedback on land use change requests.

- August 8 – focusing on Area II properties: 3261 3rd Street; 2801 Jay Road and 6500 and 6655 Twin Lakes
- September 26 – focusing on Area I properties and CU South

B. Public Hearings – both the county and city will hold joint public hearings on these public request land use changes

a. August 30 – Boulder County Planning Commission and Board of County Commissioners
b. October 13 – City Planning Board and City Council

Land Use

Draft – 08/19/16

Note: *The edits to this chapter include proposed organizational changes to improve legibility as well as more substantive suggested changes or questions, as noted. It is also possible that new residential descriptions regarding housing types, or language regarding community benefits will emerge from key choices and will later be added for review and approval, or that some of the commercial or industrial categories will need to be modified to reflect work occurring as part of the scenarios.*

Additionally, for each category, it is proposed that a collage of photos and possibly illustrations will be added to depict intended character.

The Boulder Valley Comprehensive Plan BVCP ~~P~~ Land Use Map ~~provides a sketch~~ depicts a plan of the desired land use pattern in the Boulder Valley, and this chapter includes the land use designations that describe the characteristics, locations, and uses for each category on the map. ~~Land use categories include residential, business, industrial, public/semi-public, open space, and park use.~~ The map also shows the location and functional classification of roads. ~~The following descriptions are meant to be used in interpreting the map.~~

Note: The following could be added as new policies.

A. The land use designations are meant to accompany and interpret the Land Use Map which sets forth a basic framework and guide for future land use and transportation decisions and should be used in conjunction with the Structure Plan shown in the Built Environment (Livability) chapter and policies of that chapter.
B. The land use designations should be used to guide future zoning decisions. Specific zoning will be determined as part of the development review process.
C. Amendments to the map and these designations will be in accordance with the Amendment Procedures of this plan.
D. Subcommunity and Area planning help to tailor the citywide maps and descriptions to the more focused areas of the community.

Land Use Designations

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
Residential Categories		Residential land uses ~~areas~~ on the ~~Boulder Valley Comprehensive Plan~~BVCP Land Use Designation Map, for the most part, reflect the existing land use pattern or current zoning for an area. Many ~~of the~~ residential- areas developed in the city and the county over the last ~~30~~40 years are characterized by a mixture of housing types ranging from single-family detached to ~~cluster and patio homes,~~ townhouses and apartments. A variety of housing types will continue to be encouraged in developing areas~~ during the planning period of the Comprehensive Plan~~. Residential densities ~~under the Comprehensive Plan~~ range from very low~~density (two units or less per acre); low density (two to six units per acre); medium density (six to 14 units per acre);~~ to high density~~ (more than 14 units per acre)~~. It is assumed that variations of the densities on a small area basis within any particular designation may occur~~ within any particular classification~~, but an average density will be maintained for the designation~~ for that classification~~. ~~I~~With i~~I~~n certain residential areas, there is also the potential for limited small neighborhood shopping facilities, offices or services through special review.	
Very Low Density Residential *Note: other images to be added*	VLR	**Characteristics and Locations:** Very Low Density Residential tends to have larger lots and more rural characteristics. Most of these areas are located in Unincorporated Boulder County in the Area III – Rural Preservation Area or Area II and may not have urban services. There are a few areas in North Boulder and East Boulder within the city limits designated VLR. **Uses:** Single family detached residences are the main use.	2 du/ac. or less
Low Density Residential 	LR	**Characteristics and Locations:** Low Density Residential is the most prevalent land use designation in the city, covering the city's primarily single family home neighborhoods, from the older historic neighborhoods to Post-WWII suburbs. It is generally accessed by local or collector streets but may also be along more major corridors. **Uses:** Consists predominantly of single family detached units.	2 to 6 du/ac.
Manufactured Housing 	MH	**Characteristics and Locations:** This designation ~~is~~ applies~~d~~ to existing ~~mobile home~~manufactured home parks. The intent is to preserve the affordable housing provided by the existing mobile home parks. Existing parks are dispersed throughout the community. **Uses:** Manufactured housing units[i].	Var.

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
Medium Density Residential	MR	**Characteristics and Locations:** Medium Density Residential is characterized by a mixture 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 and are dispersed throughout the community. **Uses:** Consists of a mixture 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, townhomes, and apartments). A variety of housing types will continue to be encouraged in this designation.	6 to 14 du/ac.
Mixed Density Residential	MXR	**Characteristics and Locations:** Mixed density areas surround ~~the~~ downtown (in the Pre-World War II older neighborhoods) and are located in some areas planned for new development outside that area. Additionally, in older downtown neighborhoods that were developed with single family homes but for a time were zoned for higher densities, a variety of housing types and densities are found within a single block. The city's goal is to preserve the current neighborhood character and mix of housing types, and not exacerbate traffic and parking problems in those older areas. Some new housing units may be added. ~~The average density in the downtown neighborhoods designated mixed density is in the medium density range (six to 14 units per acre). The mixed density designation is also applied in~~ For ~~some~~ areas ~~planned~~ designated for new development (outside of the Post-WWII neighborhoods) ~~where~~ the goal is to provide a substantial amount of affordable housing in mixed density neighborhoods that have a variety of housing types and densities. **Uses:** Single family, multi-family residential units	For older areas: 6 to 14 du/ac. For newer areas: 6 to 18 du/ac.
High Density Residential	HR	**Characteristics and Locations:** The highest density areas are generally located close to the University of Colorado, in areas planned for transit-oriented redevelopment, and near major corridors and services. **Uses:** Attached residential units, apartments. May include some complimentary nonresidential uses.	More than 14 du/ac.
Mixed Use Residential	MUR	**Characteristics and Locations:** Mixed Use-Residential development ~~may be deemed appropriate and~~ may ~~will~~ be encouraged in those areas identified as appropriate for a mix of uses, and where residential character will predominate. ~~some residential areas. These areas may be designated Mixed Use-Residential.~~ Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses.	

DRAFT

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
		Uses: ~~In these areas, r~~Residential ~~character~~ uses will predominate, although neighborhood scale retail and personal service uses also will be allowed.	
Industrial Categories		The land use plan ~~projects~~ includes four ~~classifications~~ types of industrial use within the Boulder Valley: **General, Community, Light,** and **Mixed Use-Industrial**.	
General Industrial *Note: other images to be added*	GI	**Characteristics and Locations:** The General Industrial designation~~classification~~ is shown where ~~the more intensive and heavy~~ industries are located or planned, such as near 63rd and Valmont and along the railroad. **Uses:** More intensive and heavy industries.	
Community Industrial	CI	**Characteristics and Locations:** ~~The Community Industrial classification~~This designation is shown for those areas where ~~the predominant~~community industrial uses provide a direct service to the planning area~~. These uses often have ancillary commercial activity and~~ and are essential to the life of the Boulder community. **Uses:** Including ~~These uses include s~~smaller scale community serving industries (such as auto-related uses, small printing operations, building contractors, building supply warehouses, small manufacturing operations), ~~and similar uses.~~often with ancillary commercial activity.	
Light Industrial	LI	**Characteristics and Locations:** ~~The industrial uses considered as 'Light' on the Comprehensive Plan are . These uses are~~Light Industrial uses are concentrated primarily in 'industrial parks' located within the Gunbarrel area along the Longmont Diagonal, and ~~along~~north of Arapahoe Avenue between 33rd and 63rd~~55th~~ streets. **Uses:** Primarily research and development, light manufacturing and assembly, ~~large scale printing and publishing, electronics,~~ technical companies, digital media and data storage, natural and organic products, and other sectors reflective of the rapidly changing and technologically-oriented economy.[ii] *(Note: this definition might be changed depending on outcomes of the scenarios and questions about housing in LI areas.)* ~~or other intensive employment uses.~~	
Mixed Use Industrial	MUI	**Characteristics and Locations:** ~~Mixed Use-Industrial development may be~~This use may be ~~deemed~~ appropriate and will be encouraged in some industrial areas where the industrial character will predominate. ~~Housing compatible with and appropriate to the industrial character will be encouraged and may be required.~~	

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
		~~Neighborhood retail and service uses may be allowed.~~ Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses. **Uses:** Light Industrial uses will predominate and neighborhood retail and service uses may be allowed. –Housing compatible with and appropriate to the industrial character will be encouraged and may be required.	
Business Categories		Within the Boulder Valley there are ~~five~~ six categories of business land use, based on the intensity of development and the particular needs of the residents living in each subcommunity. They ~~five categories~~ are: **Regional, Mixed Use-Business, General, Community, ~~General,~~ Transitional~~-and~~ ~~Mixed Use-Business~~, and Service Commercial**.	
Regional Business[iii] *Note: other images to be added*	RB	**Characteristics and Locations**: The two major Regional Business areas of the Boulder Valley are the Downtown and the Boulder Valley Regional Center ~~Crossroads Area~~ serving the entire Boulder Valley~~ and neighboring communities~~.[iv] These areas will continue to be refurbished and upgraded and will remain the dominant focus for major business activities in the region. **Uses:** ~~Within these areas are located the m~~Major shopping facilities, offices, financial institutions, and government and cultural facilities are within these areas.	
Mixed Use Business[v] 	MUB	**Characteristics and Locations**: Mixed Use -Business development ~~may be deemed~~may be appropriate and will be encouraged in some business areas~~. These areas may be designated Mixed Use-Business where business or residential character will predominate~~. Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses. **Uses:** Business or residential uses will predominate. Housing and public uses supporting housing will be encouraged and may be required.	
General Business 	GB	**Characteristics and Locations**: The General Business areas are located, for the most part, at junctions of major arterials of the city where intensive commercial uses exist (e.g., on 28th St., 30th St., and Pearl). ~~The plan proposes that these areas continue to be used without expanding the strip character already established~~ **Uses:** These areas should continue to be used without expanding the commercial strip character already established. A mix of uses including housing may be appropriate.	
Community Business	CB	**Characteristics and Locations**: ~~A~~ Community Business areas are~~is~~ the focal point for commercial activity serving a subcommunity or a collection of neighborhoods. They~~se~~ are designated to serve the daily convenience shopping and personal service needs of ~~the local~~	generally < 150,000 to 200,000 sf.

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
		~~populations~~nearby residents and workers and support the goal of walkable communities. **Uses:** ~~O~~Commercial uses with convenience shopping and services predominate. Offices ~~within the Community Business areas~~ should be~~offices~~ designated specifically for residents of the subcommunity. Where feasible, multiple uses will be encouraged within these centers.	
Transitional Business 	TB	**Characteristics and Locations**: The Transitional Business designation is shown at the intersection of an along certain major streets. These are areas usually zoned for less intensive business uses than in the General Business areas, and they may ~~often~~ provide a transition to residential areas. **Uses:** The commercial character of these areas should not expand. A mix of uses including housing may be appropriate.	
Service Commercial 	SC	**Characteristics and Locations**: Service Commercial areas ~~provide a wide range of community and regional retail and service uses generally not accommodated in core commercial areas and which~~ generally require automotive access for customer convenience and the servicing of vehicles. **Uses:** A wide range of community retail and service uses generally not accommodated in other commercial areas.	

Open Space Categories		Open Space designations include the following three categories: **Acquired Open Space**, **Open Space with Development Restrictions**, and **Other Open Space**. Open Space designations are not intended to limit acquisition~~,~~ but to be indicative of the broad goals of the program. Other property that meets Open Space purposes and functions should be considered and may be acquired. Open Space designations indicate that the long-term use of the land is planned to serve one or more open space functions. However, Open Space designations may not reflect the current use of the land while in private ownership.	
Open Space, Acquired	OS-A	Land already acquired by the city or Boulder County for open space purposes	

Open Space, Development Rights (or Restrictions)	OS-DR	Privately owned land with existing conservation easements or other development restrictions	
Open Space, Other	OS-O	Other public and private land designated prior to 1981 that the city and county would like to preserve through various preservation methods including but not limited to intergovernmental agreements, dedications or acquisitions.	
Other Categories			
Agricultural	AG	**Characteristics and Uses:** An Agriculture land use designation identifies land in the Service Area that is planned to remain in agricultural use. Given the urban nature of Boulder, the designation will be used rarely. Uses that are auxiliary to agriculture, such as a home, a barn and outbuildings and the incidental sales of farm or horticultural products are expected on land with this designation.	
Park, Urban and Other	PK-U/O	**Characteristics and Uses:** Urban and Other Parks includes public lands used for a variety of active and passive recreational purposes. Urban parks provided by the city include pocket parks, neighborhood parks, community parks and city parks as defined in the *Parks and Recreation Master Plan*. The specific characteristics of each park depend on the type of park, size, topography and neighborhood preferences. *(Note: suggest putting the remainder of this section elsewhere)* *Neighborhood parks typically provide a children's playground, picnic facilities, benches, walkways, landscaped areas and multi-use open grass areas. Other park uses may include recreational facilities such as basketball or tennis courts, community gardens and natural areas. There are three community park sites (Harlow Platts, East Boulder and Foothills) that are fully or partially developed. Large multi-use city parks are planned for two locations: 1) the Valmont Park site and 2) the Area III - Planning Reserve site, which will be held to meet future recreational needs. The Boulder Reservoir is a regional park that provides opportunities for fishing, swimming, boating, picnicking, etc. Other public recreational facilities, including city recreation centers, a golf course, swimming pools, ballfields, and the Eldorado Canyon State Park are also included in this category.*	
Public / Semi-Public	PUB	**Characteristics and Location:** Public/Semi-Public land use designations encompass a wide range of public and private non-profit uses that provide a community service. They are dispersed throughout the city. **Uses:** This category includes municipal and public utility services (e.g.,~~such as~~ the municipal airport, water reservoirs, and water and wastewater treatment plants). ~~Public/Semi-Public~~It also includes: educational facilities ~~, including~~ (public and private schools and the university); government offices such as city and county buildings, libraries, and the jail; government laboratories; and nonprofit facilities (e.g., ~~such as~~ cemeteries, places of worship~~churches~~, hospitals, retirement complexes), and may include other uses as allowed by zoning.[vi]	

Environmental Preservation	EP	The Environmental Preservation designation includes private lands in Areas I and II with environmental values that the city and county would like to preserve through a variety of preservation methods including but not limited to intergovernmental agreements, dedications, development restrictions, rezonings, acquisitions, and density transfers.	
Natural Ecosystems Overlay		~~In order t~~To encourage environmental preservation, a Natural Ecosystem overlay is applied over ~~Comprehensive Plan Land Use Designations~~land use designations throughout the Boulder Valley ~~Planning Area~~. Natural ecosystems are defined as areas that support native plants and animals or possess important ecological, biological or geological values that represent the rich natural history of the ~~Boulder V~~valley. The ~~Natural Ecosystems~~ overlay also identifies connections and buffers that are important for sustaining biological diversity and viable habitats for native species, ~~for~~ protecting the ecological health of certain natural systems, and ~~to~~ buffering potential impacts from adjacent land uses. A Natural Ecosystems overlay will not necessarily preclude development or human use of a particular area or supersede any other land use designation but will serve to identify certain environmental issues in the area. The overlay will serve to guide the city and the county in decisions about public acquisition, purchase of development rights or conservation easements, promotion of private land conservation practices, density transfers, rezonings, development review, annexations and initial zonings, rezonings, service area boundary changes, and subcommunity and departmental master planning. A description of the criteria used to identify lands suitable for a Natural Ecosystems designation can be found in the environmental resources element of the plan on the web at: *www.bouldervalleycompplan.net.*	

[i] Note: Housing section includes a question about a new policy regarding MH parks and affordability.
[ii] Consistent with Economic Sustainability Strategy.
[iii] This designation is actually shown in DT, in certain shopping areas such as 28th and Arapahoe (safeway site), and along 28th and Pearl – it's not 29th Street which is MUB.
[iv] This language is a holdover from before there was a Flatirons Crossing or Superior shopping area.
[v] 29th Street is designated as MUB, as well as North Boulder village center, the commercial near Williams Village, and other parcels around Pearl, 28th, and 30th.
[vi] Consider adding a policy to address the transition from a public use back to -a private residential or non-residential use.

Growth Management

1.15 City's Role in Managing Growth and Development

In order to achieve community goals and policies, the city will develop and implement urban design and growth management tools that control the scale, location, type, intensity and timing of new development and redevelopment. Where appropriate, the county will work with the city in developing and implementing growth management tools.

1.16 Adapting to Limits on Physical Expansion

As the community expands to its planned physical boundaries, the city and county will increasingly emphasize preservation and enhancement of the physical, social and economic assets of the community. Cooperative efforts and resources will be focused on maintaining and improving the quality of life within defined physical boundaries, with only limited expansion of the city.

1.17 Growth Projections

In order to ensure that past and projected growth impacts can be better mitigated or avoided, the city will develop projections for population and employment for twenty-–five years into the future. Projections will be used to evaluate long-term trends, analyze problems and opportunities that could occur during this period, project long-term infrastructure needs, and coordinate Boulder Valley growth projections with regional and county-wide projections.

1.18 Growth Requirements

The overall effect of urban growth must add significant value to the community, improving quality of life. The city will require development and redevelopment as a whole to provide significant community benefits, such as provision of… (*add specific high priority benefits*). Growth must also –achieve sustainability goals for urban form, and to maintain or improve environmental quality as a precondition for further housing and community growth.

Key policy choice: This policy could be updated to clarify community benefit and the specific types of benefits being sought (e.g., permanently affordable housing, view protection, bike and multi-modal infrastructure, energy efficiency and conservation, arts/studio space, public spaces, plazas, and/or open space, and other topics). Implementation may occur through a point based system or other approach in the Land Use Code (LUC) in site review. Policies 1.24 and 7.01 also address community benefit. Additional analysis is being conducted on this topic.

1.19 Jobs:Housing Balance

Boulder is a major employment center, with more jobs than housing for people who work here. This has resulted in both positive and negative impacts including economic prosperity, significant in-commuting, and high demand on existing housing. The city will continue to be a major employment center and will seek opportunities to improve the balance of jobs and housing while maintaining a healthy economy. This will be accomplished by encouraging new housing and mixed use neighborhoods in areas close to where people work, encouraging transit-oriented development in appropriate locations, preserving service commercial uses, converting industrial uses to residential uses in appropriate locations, improving regional transportation alternatives and mitigating the impacts of traffic congestion.

Note: Scenarios are testing this idea, including possible nonresidential growth management approach.

Framework for Annexation and Urban Service Provision

1.20 Definition of Comprehensive Planning Areas I, II and III

The Boulder Valley Planning Area is divided into three major areas.

- **Area I** is that area within the City of Boulder, which has adequate urban facilities and services and is expected to continue to accommodate urban development.
- **Area II** is the area now under county jurisdiction, where annexation to the city can be considered consistent with policies 1.16 Adapting to Limits on Physical Expansion, 1.18 Growth Requirements, & 1.24 Annexation. New urban development may only occur coincident with the availability of adequate facilities and services and not otherwise. Master plans project the provision of services to this area within the planning period.
- **Area III** is the remaining area in the Boulder Valley, generally under county jurisdiction. Area III is divided into the Area III-Rural Preservation Area, where the city and county intend to preserve existing rural land uses and character and the Area III-Planning Reserve Area, where the city and county intend to maintain the option of future Service Area expansion. (See Area I, II, III Map and Policy 2.07 Delineation of Rural Lands.)

Note: May want to create a glossary of definitions in the plan for definitions such as these.

1.21 Preclusion of New Incorporated Places

The city and county will oppose the establishment of new incorporated communities within the Boulder Valley.

1.22 Definition of New Urban Development

It is intended that 'new urban development,' including development within the city, not occur until and unless adequate urban facilities and services are available to serve the development as set out in Section IV.D. Urban Service Criteria and Standards. 'New urban development' is defined to include:

a) All new residential, commercial and industrial development and redevelopment within the city; or
b) Any proposed development within Area II subject to a county discretionary review process before the Board of County Commissioners, provided the county determines that the proposed development is inconsistent with the land use projections, maps or policies of the Boulder Valley Comprehensive Plan in effect at that time.

1.23 Over-Intensive Rural Development

The **Area III-Rural Preservation Area** is that portion of Area III where rural land uses and character are to be maintained and preserved. A variety of land use activities are permitted by county zoning pursuant to examination through one or more of the review processes enumerated in the Boulder County Land Use Code. A preliminary analysis may conclude that an otherwise permitted land use proposal would have an impact of urban intensity and thus be considered an over-intensive rural development.

Criteria to be examined in making an over-intensive determination may include, but are not limited to traffic, structure size, number of users, hours of operation, outside lighting, water needs and wastewater flows, impacts extending outside of the property boundaries, compatibility with

surrounding land uses, and the availability or lack of other more appropriate sites for the proposed activity. Any application for a land use that triggers an over-intensive rural development analysis will be referred to the City of Boulder for comment.

1.24 Annexation

The policies in regard to annexation to be pursued by the city are:

a) Annexation will be required before adequate facilities and services are furnished.

b) The city will actively pursue annexation of county enclaves, Area II properties along the western boundary, and other fully developed Area II properties. County enclave means an unincorporated area of land entirely contained within the outer boundary of the city. Terms of annexation will be based on the amount of development potential as described in (c), (d), and (e) of this policy. Applications made to the county for development of enclaves and Area II lands in lieu of annexation will be referred to the city for review and comment. The county will attach great weight to the city's response and may require that the landowner conform to one or more of the city's development standards so that any future annexation into the city will be consistent and compatible with the city's requirements.

c) Annexation of existing substantially developed areas will be offered in a manner and on terms and conditions that respect existing lifestyles and densities. The city will expect these areas to be brought to city standards only where necessary to protect the health and safety of the residents of the subject area or of the city. The city, in developing annexation plans of reasonable cost, may phase new facilities and services. The county, which now has jurisdiction over these areas, will be a supportive partner with the city in annexation efforts to the extent the county supports the terms and conditions being proposed.

d) In order to reduce the negative impacts of new development in the Boulder Valley, the city will annex Area II land with significant development or redevelopment potential only if the annexation provides a special opportunity or benefit to the city. For annexation considerations, emphasis will be given to the benefits achieved from the creation of permanently affordable housing. Provision of the following may also be considered a special opportunity or benefit: receiving sites for transferable development rights (TDRs), reduction of future employment projections, land and/or facilities for public purposes over and above that required by the city's land use regulations, environmental preservation, or other amenities determined by the city to be a special opportunity or benefit. Parcels that are proposed for annexation that are already developed and which are seeking no greater density or building size would not be required to assume and provide that same level of community benefit as vacant parcels unless and until such time as an application for greater development is submitted.

e) Annexation of substantially developed properties that allows for some additional residential units or commercial square footage will be required to demonstrate community benefit commensurate with their impacts. Further, annexations that resolve an issue of public health without creating additional development impacts should be encouraged.

Key Policy Choice: The topic of Community Benefit is noted earlier and in the Built Environment chapter.

f) There will be no annexation of areas outside the boundaries of the Boulder Valley Planning Area, with the possible exception of annexation of acquired open space.

g) Publicly owned property located in Area III and intended to remain in Area III may be annexed to the city if the property requires less than a full range of urban services or requires inclusion under city jurisdiction for health, welfare and safety reasons.

h) The Gunbarrel Subcommunity is unique because the majority of residents live in the unincorporated area and because of the shared jurisdiction for planning and service provision among the county, the city, the Gunbarrel Public Improvement District and other special districts. Although interest in voluntary annexation has been limited, the city and county continue to support the eventual annexation of Gunbarrel. If resident interest in annexation does occur in the future, the city and county will negotiate new terms of annexation with the residents.

1.25 Assimilation of Special District Facilities and Services

Where the provider(s) of the facilities and services is (are) other than the city, the county and the city will take all reasonable and legal steps to facilitate assimilation of facilities and services by the city upon annexation.

1.26 Provision of Urban Services in the Boulder Valley

The city is an adequate provider of facilities and services. These facilities and services will continue to be supplied to Area I, and the city will make them available to Area II within the planning period pursuant to the city's annexation policies and Capital Improvements Program. The city and county intend that new urban development not occur until adequate urban facilities and services are available to serve the development. The county experience indicates that provision of the full range of urban facilities and services by a municipality is preferable to provision of urban facilities and services by special districts and private groups in part because municipalities have politically accountable leadership, general police power and the ability to coordinate provision of adequate urban facilities and services. Therefore, it is hereby presumed that adequate facilities and services can be provided only by the City of Boulder. The city will extend, furnish or provide such services at such time as it can provide them all as provided under paragraph 1.27(a) below and the Urban Service Criteria and Standards section of this plan. However, it is not the intent to preclude the development and use of alternative facilities and service systems for new urban development so long as they are adequate as provided under paragraph 1.27(b) and the Urban Service Criteria and Standards section of this plan.

1.27 Definition of Adequate Urban Facilities and Services

a) The city provides adequate facilities and services for new urban residential, commercial and industrial development within the planning area. Adequate facilities and services for:

(i) All development include: public water, public sewer, stormwater and flood management, urban fire protection and emergency medical care, urban police protection, urban transportation; and

(ii) Residential development also includes developed urban parks and schools.

b) The availability and adequacy of urban facilities and services as set forth in subparagraph (a) above will be determined based upon the Urban Service Criteria and Standards section of this plan.

c) In order to make efficient use of existing infrastructure and investment, new development and redevelopment will be located in areas where adequate public services and facilities presently exist or are planned to be provided under the city's Capital Improvements Program.

d) Due to size, location and other unique requirements, some city facilities that do not require the full range of urban services will be located in Areas II and III. Extending a limited range of urban services to such city facilities is appropriate when extension is consistent with the Boulder Valley Comprehensive Plan or otherwise necessary for the city to provide another urban facility and service to Area I.

1.28 Phased Extension of Urban Services/Capital Improvements Program

a) The city and county agree that extensions, furnishing, or provision of less than adequate facilities and services for new urban development would be injurious to the public health, safety and welfare because it would seriously impair the county's efforts implementing the Boulder Valley Comprehensive Plan through reasonable land use and development regulations in the unincorporated areas of the county.

b) The county requests that the city accompany any extension of facilities and services to urban development outside the boundaries of the city with concurrent annexation to the city of the land served. The city agrees not to extend or furnish facilities and services to new urban development outside the boundaries of the city without annexing to the city the land to be served, except as indicated in Policy 1.36 Out-of-City Utility Service.

c) The city and county recognize that certain properties within the Boulder Valley have filed for subdivision approval with Boulder County prior to June 13, 1977, the date on which the county approved amendments to its subdivision regulations that require compatibility of applicants for subdivision approval with the Boulder Valley Comprehensive Plan and have previously been granted water and sewer by the city. The development of these particular properties may be permitted to occur without a full range of urban facilities and services provided that such development is otherwise in accordance with the Comprehensive Plan and existing Boulder County land use regulations at the time of submission of the application.

d) The city will use the Capital Improvements Program (CIP) process, within the framework of a responsible budget of balanced revenues and expenditures, to plan for the funding of an adequate range of urban services and facilities within Area I and Area II as annexation occurs during the planning period. . The CIP is a tool to direct the location and timing of growth by coordinating and targeting public capital expenditures.

1.29 Channeling Development to Areas with Adequate Infrastructure

In order to protect and use past investments in capital improvements, new development and redevelopment will be located in areas where adequate public services and facilities presently exist or are planned to be provided under the city's Capital Improvements Program.

1.30 Growth to Pay Fair Share of New Facility Costs

Since the public costs of annexation and developing several areas concurrently could prove excessive, the city will limit said costs to those, which can reasonably be accommodated within the Capital Improvements Program and are compatible with anticipated revenues. When permitting additional development or redevelopment, the city will consider whether public facilities and services are adequate to reasonably maintain current levels of service or service standards given the impacts of such additional development or committed funding sources for such adequate facilities are sufficient to ensure their provision in a timely fashion. Growth will be expected to pay its own way, with the requirement that new development pay the cost of providing needed facilities and an equitable share of services including affordable housing, and to mitigate negative impacts such as those to the transportation system.

1.31 Adjacency of Open Space/Utility Impacts

The city and county will consider the impacts of open space management and utility installation on abutting property.

1.32 Multi-Purpose Use of Public Lands

Multi-purpose use of public lands, facilities and personnel services will be emphasized. However, in consideration of potential use of parks and open space lands, only activities consistent with the original intent of acquisition will be considered.

Utilities

1.33 Consistency of Utility Extensions with Comprehensive Plan

The installation and extension of all utilities will be consistent with the provisions of the Boulder Valley Comprehensive Plan and with the responsibilities of the respective utility providers.

1.34 Efficient Extension of Utilities

Nothing within the Boulder Valley Comprehensive Plan will prohibit the city from denying the provision of utility services to any property within the Boulder Valley for utility-related reasons.

1.35 Utility Provision to Implement Community Goals

The city will consider the importance of the other objectives of the Boulder Valley Comprehensive Plan in the planning and operation of the water, wastewater, stormwater and flood management utilities. These other objectives include in-stream flow maintenance, enhancement of recreational opportunities, water quality management, preservation of natural ecosystems, open space and irrigated agricultural land, and implementation of desired timing and location of growth patterns.

1.36 Out-of-City Utility Service

In furtherance of policies 2.01, 2.02, 2.03, 1.33, 1.34, 1.35, and not withstanding Policy 1.28, the city and county agree that it is appropriate for the city to: a) Decline support for utility provision in Area III and Area II when its provision would defeat Boulder Valley Comprehensive Plan goals.
b) Extend limited utility service in Area III and Area II in circumstances that further Boulder Valley Comprehensive Plan goals. c) Evaluate opportunities for cooperation with other utility service providers, in concert with the county, to further Comprehensive Plan goals.

2. Built Environment

Initial Draft and Policy Questions – Aug. 19, 2016 – for discussion with Planning Board

This chapter will evolve to become part of the proposed new section entitled: "*Livable Community and High Quality Built Environment*" and should accompany the Land Use Plan and newly revised Land Use Designation descriptions.

Initial changes proposed reflect policies approved since the 2010 Plan including from the: Community Cultural Plan (2015); Parks and Recreation Master Plan (2013); and Input from city Water Resources regarding ditches.

Additional proposed changes will result from the work being done as through land use scenarios and policy choices relating to jobs/housing balance, affordable and diverse housing, and design issues. The elements of this chapter that define city structure (i.e., natural setting, individual character areas, activity centers map, mobility grid, and the public realm, and sustainable urban form definition) will likely be revised as an outcome of that work. Additional edits to policies relating to community identity/land use, rural lands preservation, neighborhoods, mixed use and higher density development, activity centers, community conservation (and Historic Preservation), and design quality may also need to be addressed.

In general, it is proposed this chapter will be updated to:

1. better convey through maps and diagrams the "elements that define Boulder's city structure" such as "activity centers," and now relationship of transit corridors from renewed vision for transit,
2. illustrate principles of sustainable urban form,
3. clarify guidance on neighborhood protection strategies (such as transitions and mix of complementary land uses),
4. describe and illustrate principles of quality mixed use and higher density development,
5. convey other principles of design quality (such as sensitive infill and redevelopment), and
6. provide metrics where possible.

Boulder's compact, interconnected urban form helps ensure the community's environmental health, social equity and economic vitality. It also supports cost-effective infrastructure and facility investments, a high level of multimodal mobility, and easy access to employment, recreation, shopping and other amenities, as well as a strong image of Boulder as a distinct community. The Built Environment policies help shape the form and quality of future growth in addition to protecting historic and environmental resources and preserving established neighborhood character.[i] This chapter includes:

- Elements that define Boulder's City Structure,
- Community identity,
- Rural lands preservation,
- Neighborhoods,
- Mixed use and higher density development,
- Activity centers
- Urban design linkages
- Community concertation (and historic preservation) and
- Design quality

Background

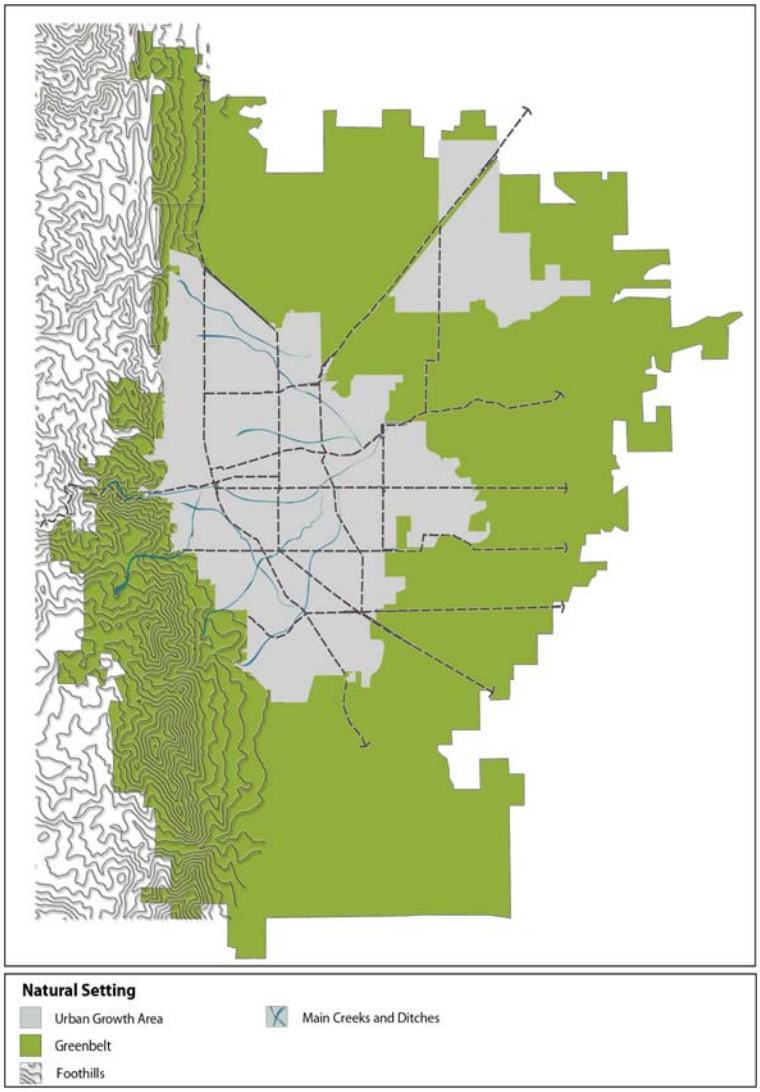
Elements That Define Boulder's City Structure

Boulder's distinctive 'sense of place' and compact size did not happen by accident. It has taken creative public policies and pragmatic planning decisions over many years to produce and preserve Boulder's unique character and physical beauty. Elements that define Boulder's city structure and support its continuing evolution to a more sustainable urban form are described below.

1. Natural Setting

Boulder's natural setting defines its size and shape.
The two most important factors that shape the City of Boulder are its mountain backdrop and surrounding greenbelt. These natural features form a clearly-defined edge that separates the urban area from the open countryside. Creeks and manmade irrigation ditches have also shaped the layout of the city. Irrigation ditches are a unique and important link between natural features and Boulder's rural and agricultural areas.

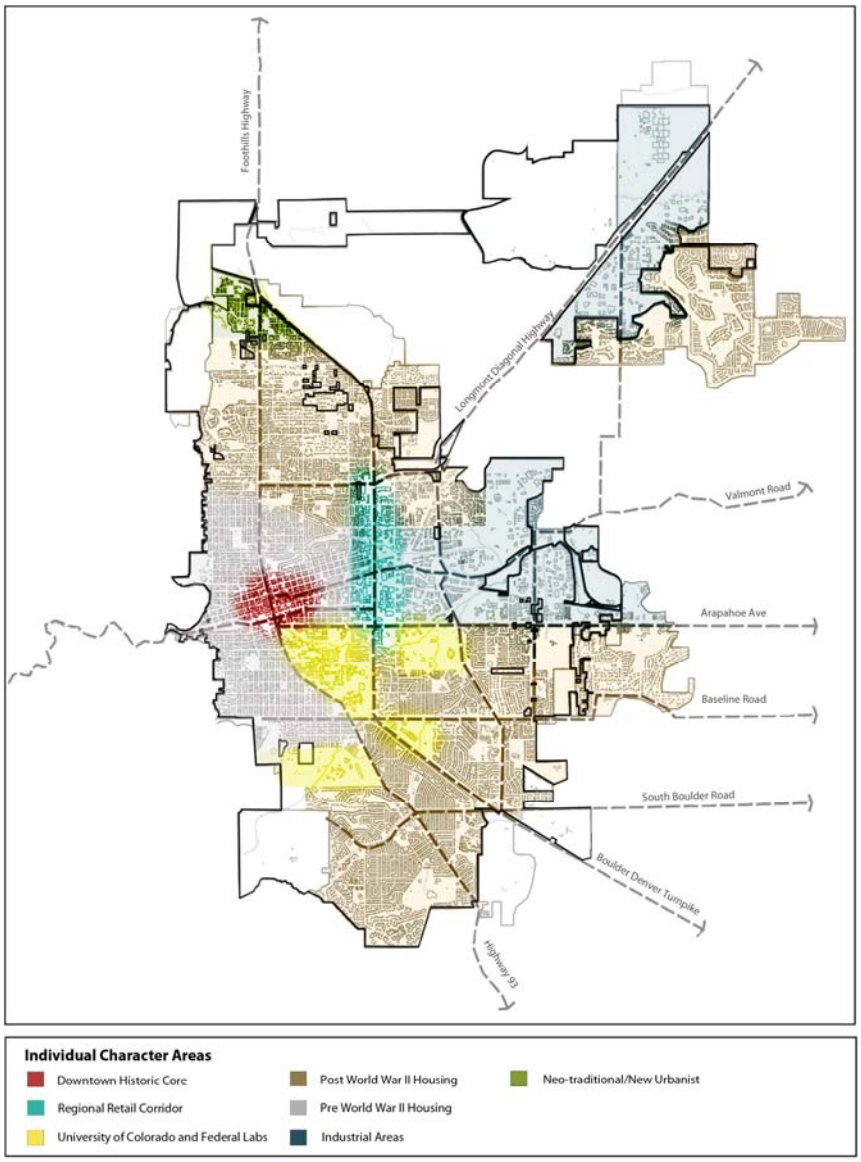
Note: Recommended by City Water Utilities and consistent with policy and text change request #17 (clarification regarding ditches).



Note: Proposing to replace above diagram with an updated "Structure Map" diagram that integrates the greenbelt and other "natural setting" features into it.

2. Individual Character Areas

Different parts of Boulder are distinguished by their individual character. Boulder's city structure is also defined by the individual character and distinctive qualities of its different areas, drawing on each area's unique history, development pattern, land uses, amenities and other factors. Some of the more distinctive character areas within the city are: the downtown historic core and surrounding pre-World War II residential neighborhoods, the 28th/30th Street regional retail corridor, the University and federal lab campuses, the industrial areas in East Boulder and Gunbarrel, the post-World War II residential neighborhoods and the North Boulder neo-traditional/New-Urbanist neighborhoods.



Note: Proposing to integrate above Character Areas into the "Structure Map"

3. ~~Activity~~ Centers

~~Activity centers concentrate activities into nodes at a variety of scales~~ Centers are places where a mix of land use and commercial activities are concentrated.

Boulder's commercial, entertainment, educational and civic regional and neighborhood centers are distributed throughout the community as shown on the Structure Plan map ~~focused in concentrated nodes of activities at a variety of scales distributed throughout the community~~.

Policy clarification: Include new policies to convey the intent of the different centers – regional and neighborhood, including their scale, level of intensity and character, and relationship to surrounding areas -- show illustrations.

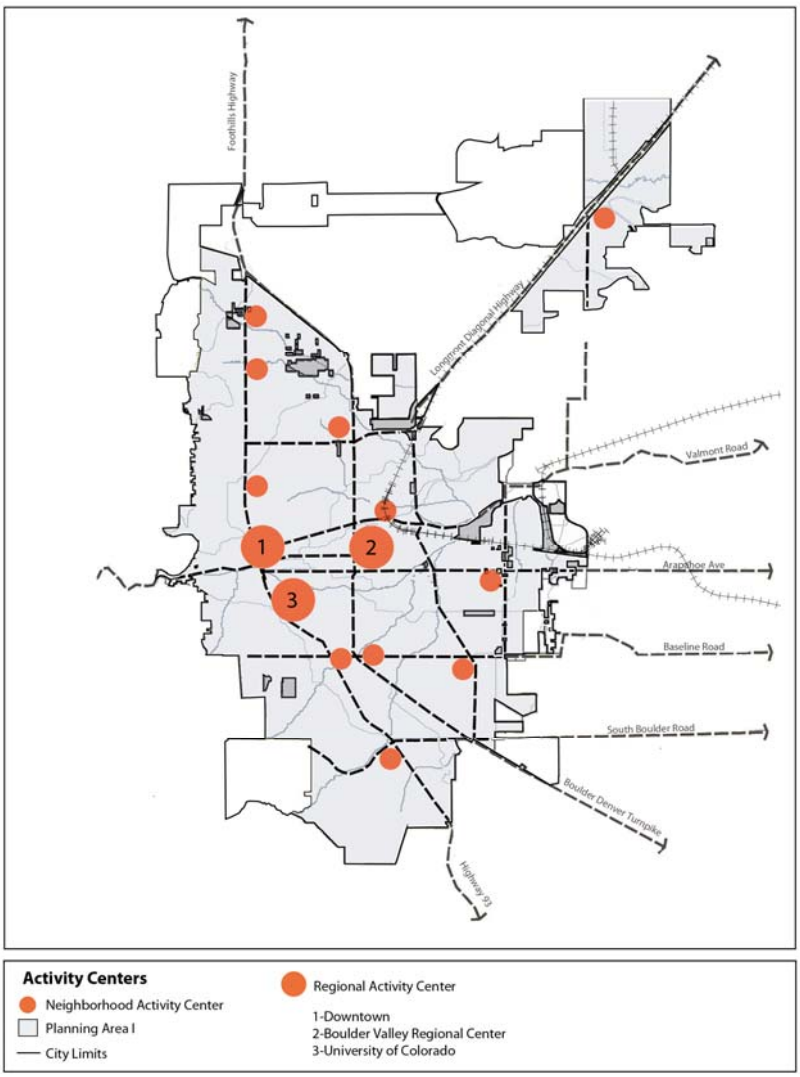
Regional Centers

At the highest level of intensity are the city's three regional centers. They form a triangle at Boulder's geographic center: the Historic Downtown, the Boulder Valley Regional Center (BVRC), and the University of Colorado (CU) with the University Hill business district, which also serves as a neighborhood center for the surrounding area. Each regional center has a distinct function and character, provides a wide range of activities and draws from the entire city as well as the region.

Neighborhood Centers

The next tier of intensity is neighborhood activity centers. In addition to serving as neighborhood gathering places, these centers also provide goods and services for the day-to-day needs of nearby residents, workers and students, and are easily accessible from surrounding areas by foot, bike and transit.

Policy Clarification and New ideas: Suggest clarifying the intent of the neighborhood center, and the important role within neighborhoods for providing services and contributing to a sense of place and in achieving "15-minute" walkability goals. Also, describe how "new" centers might come to be designated in appropriate places to help advance that goal (e.g., criteria, process for area planning and local engagement). Show illustrations.



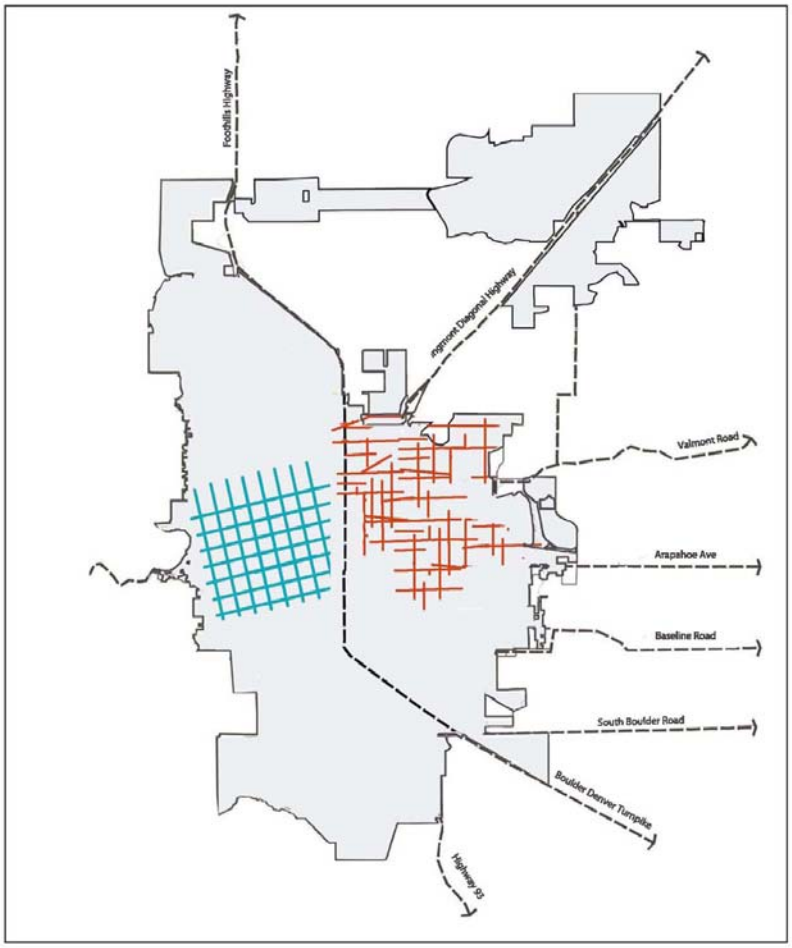
Note: These "centers" will be integrated into the "Structure Map" and labeled. New smaller tier neighborhood centers may be desirable along major corridor to achieve neighborhood goals.

4. Mobility ~~Grid~~Multimodal Transportation Network

Boulder's 'mobility ~~grid'~~ network' interconnects the city.

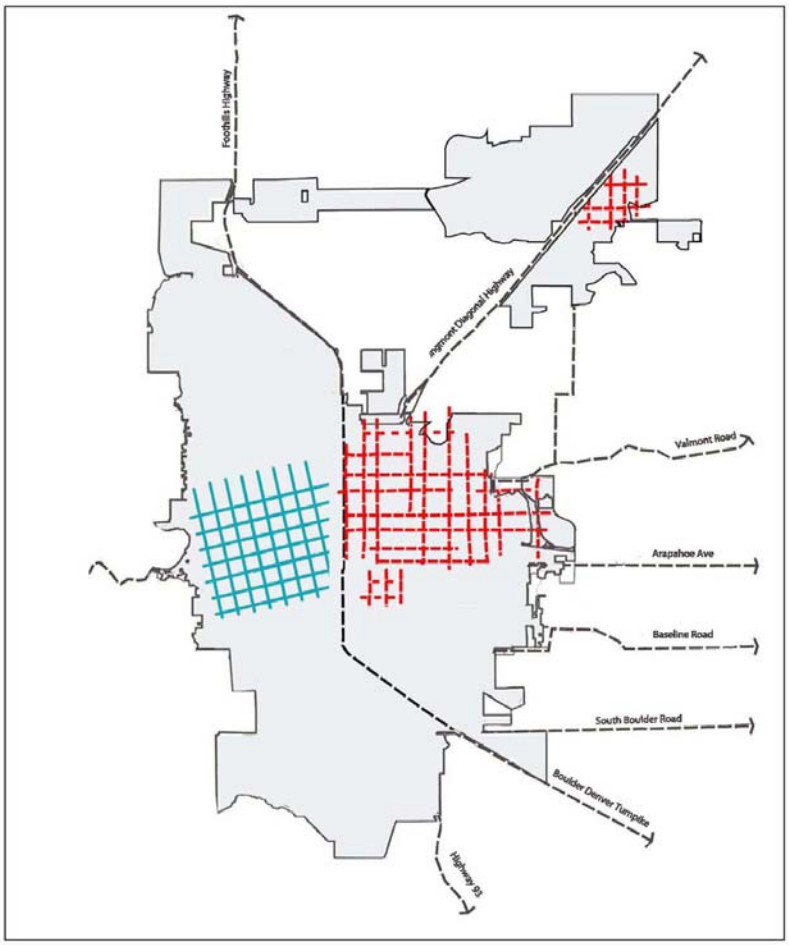
Boulder's multi modal network of '~~mobility grid'—the system of~~ streets, alleys, the community transit ~~corridors~~network, and multi-use and greenway paths—~~interconnects the city and both serves and reflects the city's land use pattern. Networks for vehicles, bicycles, pedestrians and transit—sometimes shared, sometimes separate—~~overlay the city and ~~create a lacework of~~interconnect movement between and within regional centers, neighborhood centers, and residential and employment areas. In general, the western historic neighborhoods of the city have a fine-grained, walkable and bikeable street grid, whereas other parts of the city (e.g.,~~, for example,~~ East Boulder)~~,~~ have larger blocks and a ~~,~~ more auto~~car~~-oriented ~~super-blocks~~system. Over time, the city seeks to extend ~~a more pedestrian and bike-friendly mobility grid~~complete and connected streets to all parts of the community.

Note: Add Community Transit Network (CTN) to the Structure Map or add a new map and remove the following two diagrams or make them smaller to illustrate the policy language.



Existing Mobility Grid Diagram

- Connected Grid
- Disconnected Grid
- City Limits



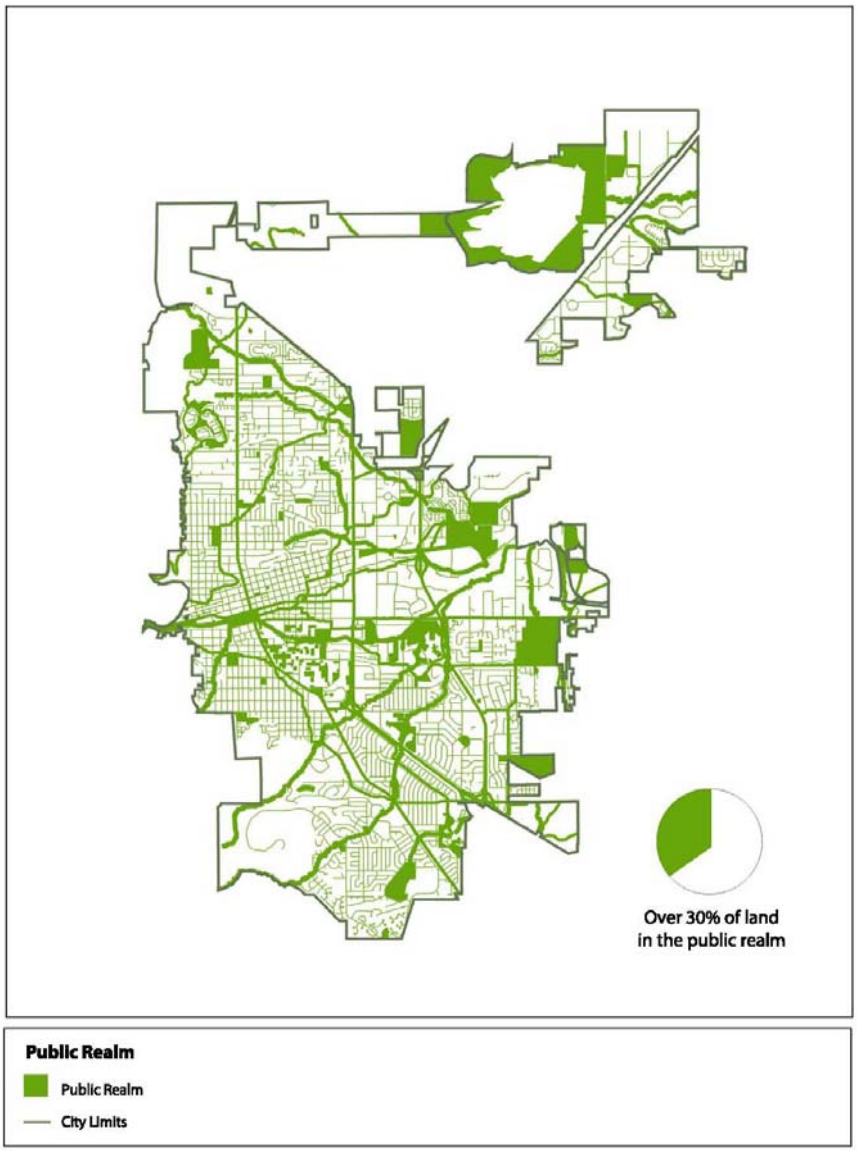
Future Mobility Grid Diagram

- Existing Connected Grid
- Future Connections
- City Limits

5. The Public Realm

The public realm provides key functions and strongly influences character and aesthetics. The public realm includes the city's streets, sidewalks and paths, ~~ditches~~[ii], parks, plazas and other urban outdoor spaces. It comprises a large portion of Boulder's land and represents a substantial public investment. The design of the public realm plays a major role in defining the character, identity and aesthetic quality of the city overall and individual neighborhoods. It also serves a variety of important functions: transportation, passive and active recreation, gathering places, opportunities to connect to nature, opportunity to express culture, creativity and arts~~,~~ enhancement of air and water quality, and mitigation of urban heat island effects.

Note: add resilience, greenbelts and co-benefits of designing for multiple purposes. Above language reflects input from Water Utilities and Community Cultural Plan.

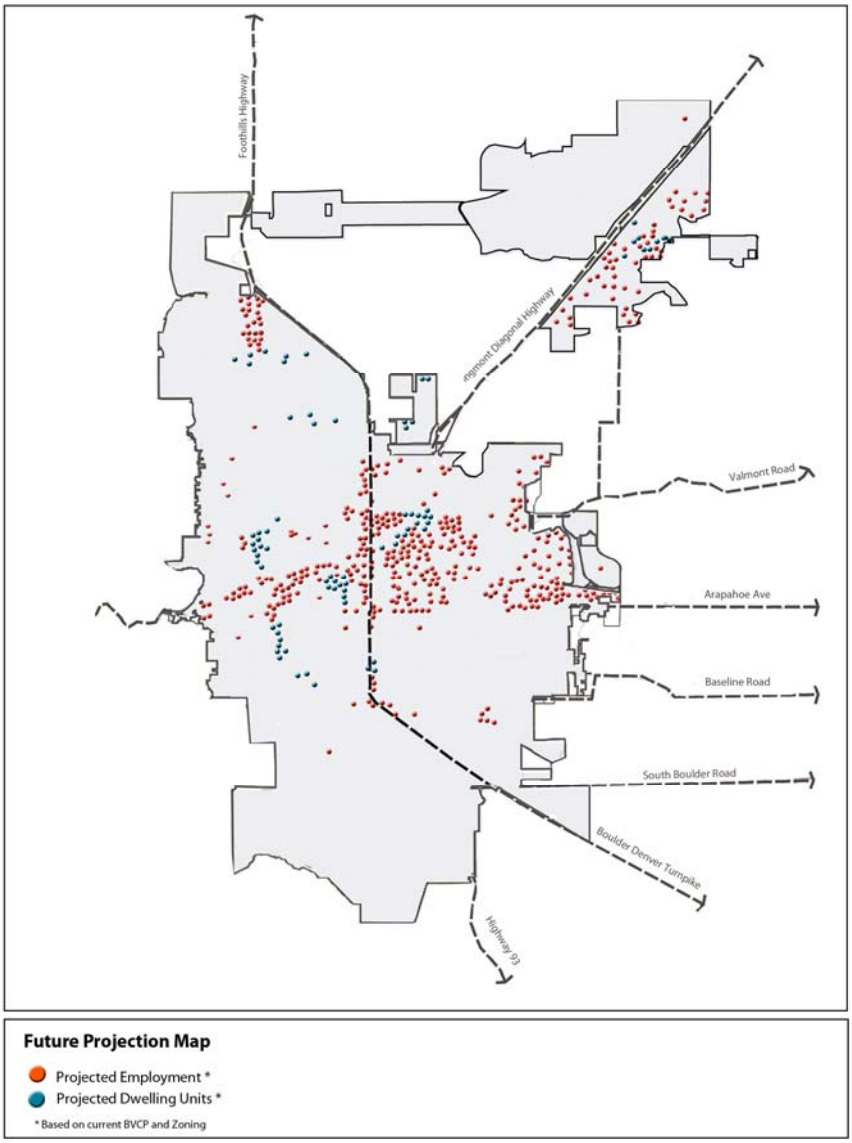


Note: Integrate above public realm diagram into Structure Map and show different types of waterways.

Projected Growth

This diagram illustrates where housing and jobs could be added within the city Service Area through development of vacant parcels and redevelopment of properties under current plans and regulations. ~~The Built Environment policies help shape the form and quality of future growth, in addition to protecting historic and environmental resources and preserving established neighborhood character.~~

Note: Above language is a mix of policies, not necessarily relating to projected growth. Need to update the diagram below with 2015 projections and discuss whether it belongs in this chapter or elsewhere in the plan.



Sustainable Urban Form Definition

Plan Clarification: discuss whether and how this Sustainable Urban Form Definition might be updated and illustrated to become most useful. Should it be framed as a policy?

The city's urban form is shaped by the location and design of streets, paths and open spaces; the mix of uses and activities that are allowed in each area of the city; and the design and intensity of development and public improvements. The city's goal is to evolve toward an urban form that supports sustainability. This "sustainable urban form" is defined by the following components:

Compact:

- A compact development pattern with density in appropriate locations to create and support viable, long term commercial opportunities and high frequency public transit.

(Note: To reduce ambiguity, suggest replacing "density in appropriate locations" with "urban land uses and density in locations guided by the Structure Map and Land Use Map".)

Connected:

- An integrated multimodal system with abundant, convenient and pleasant ways to get around on foot, by bike, and by local and regional transit service.
- Opportunities for people to connect to nature and natural systems.

Complete:

- Daily needs within easy access from home, work or school without driving a car.
- A quality of life that attracts, sustains and retains diverse businesses, creative entrepreneurs and investment in the local economy.

Green, Attractive and Distinct:

- Comfortable, safe, and attractive places to live, work, learn and recreate that have a distinct, memorable character and high-quality design and that promote healthy, active living.
- A public realm that is beautiful, well-used and enriched with art, trees and landscaping.
- Buildings, streets, utilities and other infrastructure that protect natural systems, minimize energy use, urban heat island effects and air and water pollution, and support clean energy generation.
- Preservation of agriculturally significant lands, environmentally sensitive areas and historic resources.

Inclusive:

- A diversity of employment, housing types, sizes and prices, and other uses to meet the needs of a diverse community.
- Welcoming, accessible public gathering spaces for interaction among people of all ages, walks of life and levels of ability.

Community Identity/Land Use Pattern

2.01 Unique Community Identity

The unique community identity and sense of place that is enjoyed by residents of the Boulder Valley and characterized by the community's setting and history will be respected by policy decision makers.

2.02 Physical Separation of Communities

The city and county will strive to maintain and enhance an open land buffer that separates development in the Boulder Valley from surrounding communities and contributes to distinct community identities.

2.03 Compact Development Pattern

The city and county will, by implementing the Boulder Valley Comprehensive Plan, ensure that development will take place in an orderly fashion, take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Boulder Valley. The city prefers redevelopment and infill as compared to development in an expanded Service Area in order to prevent urban sprawl and create a compact community.

2.04 Open Space Preservation

The city and county will permanently preserve lands with open space values by purchasing or accepting donations of fee simple interests, conservation easements or development rights and other measures as appropriate and financially feasible. Open space values include use of land for urban shaping and preservation of natural areas, environmental and cultural resources, critical ecosystems, water resources, agricultural land, scenic vistas and land for passive recreational use.

2.05 Design of Community Edges and Entryways

Well-defined edges and entryways for the city are important because they support an understanding and appreciation of the city's image, emphasize and preserve its natural setting, and create a clear sense of arrival and departure. Natural features are most effective as edges, but public open land, major roadways or heavy tree planting can also function as community edges. As new areas are developed, the definition of a community edge will be a design priority. Major entryways into the Boulder Valley will be identified, protected and enhanced.

Rural Lands Preservation

2.06 Preservation of Rural Areas and Amenities

The city and county will attempt to preserve existing rural land use and character in and adjacent to the Boulder Valley where environmentally sensitive areas, hazard areas, agriculturally significant lands, vistas, significant historic resources, and established rural residential areas exist. A clear boundary between urban and rural areas at the periphery of the city will be maintained, where possible. Existing tools and programs for rural preservation will be strengthened and new tools and programs will be put in place.

2.07 Delineation of Rural Lands

Area III consists of the rural lands in the Boulder Valley, outside the Boulder Service Area. The Boulder Service Area includes urban lands in the city and lands planned for future annexation and urban service provision. Within Area III, land is placed within one of two classifications: the Area III-Rural Preservation Area or the Area III-Planning Reserve Area. The boundaries of these two areas are shown on the Area III-Rural Preservation Area and Area I, II, III Map. The more specific Area III land use designations on the Boulder Valley Comprehensive Plan map indicate the type of non-urban land use that is desired as well as recognize those county developments that have or can still develop at other than rural densities and uses. The Area III-Rural Preservation Area is intended to show the desired long-term rural land use; the Area III-Planning Reserve Area is an interim classification until it is decided whether or not this land should be placed in the Area III-Rural Preservation Area or in the Service Area.

a) Area III-Rural Preservation Area

The Area III-Rural Preservation Area is that portion of Area III where rural land uses and character will be preserved through existing and new rural land use preservation techniques and no new urban development will be allowed during the planning period. Rural land uses to be preserved to the greatest possible extent include: rural town sites (Eldorado Springs, Marshall and Valmont); existing county rural residential subdivisions (primarily along Eldorado Springs Drive, on Davidson Mesa west of Louisville, adjacent to Gunbarrel, and in proximity to Boulder Reservoir); city and county acquired open space and parkland; sensitive environmental areas and hazard areas that are unsuitable for urban development; significant agricultural lands; and lands that are unsuitable for urban development because of a high cost of extending urban services or scattered locations, which are not conducive to maintaining a compact community.

b) Area III-Planning Reserve Area

The Area III-Planning Reserve Area (PRA) is that portion of Area III with rural land uses where the city intends to maintain the option of limited Service Area expansion. The location and characteristics of this land make it potentially suitable for new urban development, based on the apparent lack of sensitive environmental areas, hazard areas, and significant agricultural lands, the feasibility of efficient urban service extension, and contiguity to the existing Service Area, which maintains a compact community.

2.08 Rural Density Transfer

The city and county will jointly determine criteria and areas for transfer of development rights (TDRs) within or in proximity to the Boulder Valley, in order to secure conservation easements on valuable rural lands from which density may be transferred and shift those rural residential densities to appropriate urban settings where the negative impacts of growth can be better mitigated or avoided.

Neighborhoods

2.09 Neighborhoods as Building Blocks

The city and county will foster the role of neighborhoods to establish community character, provide services needed on a day-to-day basis, foster community interaction, and plan for urban design and amenities. All neighborhoods, whether residential areas, business districts, or mixed

land use areas, should offer unique physical elements of neighborhood character and identity, such as distinctive development patterns or architecture; historic or cultural resources; amenities such as views, open space, creeks, irrigation ditches, and varied topography; and distinctive community facilities and business areas.

2.10 Preservation and Support for Residential Neighborhoods

The city will work with neighborhoods to protect and enhance neighborhood character and livability and preserve the relative affordability of existing housing stock. The city will seek appropriate building scale and compatible character in new development or redevelopment, appropriately sized and sensitively designed streets and desired public facilities and mixed commercial uses. The city will also encourage neighborhood schools and safe routes to school.

Note: Scenarios and prototypes may provide more specific concrete examples of transitions and "compatibility" that could be included in this policy or used to help illustrate its intent.

2.11 Accessory Units

Consistent with existing neighborhood character, accessory units will be encouraged in order to increase rental housing options in single family residential neighborhoods. Regulations developed to implement this policy will address potential cumulative negative impacts on the neighborhood. Accessory units will be reviewed based on the characteristics of the lot, including size, configuration, parking availability, privacy and alley access.

Note: Prototypes and "gentle infill" examples might help inform any potential changes to this policy.

2.12 Preservation of Existing Residential Uses

The city will encourage the preservation or replacement in-kind of existing, legally established residential uses in non-residential zones. Non-residential conversions in residential zoning districts will be discouraged, except where there is a clear benefit or service to the neighborhood.

2.13 Protection of Residential Neighborhoods Adjacent to Non-residential Zones

The city and county will take appropriate actions to ensure that the character and livability of established residential neighborhoods will not be undermined by spill-over impacts from adjacent regional or community business zones or by incremental expansion of business activities into residential areas. The city and county will protect residential neighborhoods from intrusion of non-residential uses by protecting edges and regulating the impacts of these uses on neighborhoods.

Note: Scenarios and prototypes may provide more specific concrete examples of transitions and "compatibility" that could be included in this policy or used to help illustrate its intent (and the intent of the next policies, 2.14 and 2.15).

2.14 Mix of Complementary Land Uses

The city and county will strongly encourage, consistent with other land use policies, a variety of land uses in new developments. In existing neighborhoods, a mix of land use types, housing sizes and lot sizes may be possible if properly mitigated and respectful of neighborhood character. Wherever land uses are mixed, careful design will be required to ensure

compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.

2.15 Compatibility of Adjacent Land Uses

To avoid or minimize noise and visual conflicts between adjacent land uses that vary widely in use, intensity or other characteristics, the city will use tools such as interface zones, transitional areas, site and building design and cascading gradients of density in the design of subareas and zoning districts. With redevelopment, the transitional area should be within the zone of more intense use.

Mixed Use and Higher Density Development

2.16 Mixed Use and Higher Density Development

The city will encourage well-designed mixed use and higher density development that incorporates a substantial amount of affordable housing in appropriate locations, including in some commercial centers and industrial areas and in proximity to multimodal corridors and transit centers. The city will provide incentives and remove regulatory barriers to encourage mixed use development where and when appropriate. This could include public-private partnerships for planning, design or development; new zoning districts; and the review and revision of floor area ratio, open space and parking requirements.

~~Activity~~ Centers

2.17 Variety of ~~Activity~~ Centers

The city and county support a variety of regional, ~~sub~~community and neighborhood ~~activity~~ centers where people congregate for a variety of activities such as working, shopping, going to school or day care, accessing human services and recreating. Activity centers should be located within walking distance of neighborhoods and business areas and designed to be compatible with surrounding land uses and intensity and the context and character of neighborhoods and business areas. Good multimodal connections to and from activity centers and accessibility for people of all ages and abilities will be encouraged.

Policy clarification: As noted above, would suggest defining the role of each type a bit more (e.g., regional, commercial, and neighborhood centers). Some may be within walking distance, whereas regional centers serve a larger role and are probably less walkable.

2.18 Role of the Central Area

~~The central~~ Boulder's Central area will continue as the regional service center of the Boulder Valley for office, retail, financial, governmental, medical, cultural and university activities. As such, it will remain the primary activity center and focal point of the Boulder Valley. The central area includes distinct, interrelated ~~activity~~ centers such as the Downtown Business District, ~~University of Colorado~~University Hill, ~~Canyon Boulevard Cultural Corridor,~~ and Boulder Valley Regional Center. It also includes the University of Colorado main campus is adjacent, and Canyon Boulevard Cultural Corridor is a part of it. A variety of land uses surround~~s~~ the~~se activity~~ centers, and complete streets and multi-modal transportation alternatives provide direct connections between them.

Note: Clarify – is this the "Central" Subcommunity? Reference a map

Public Realm, Urban Design and Linkages

2.19 Urban Open Lands

Open lands within the fabric of the city are an important part of~~constitute~~ Boulder's public realm and provide recreational opportunities, transportation linkages, gathering places and density relief from the confines of the city, as well as protection of the environmental quality of the urban environment. The city will promote and maintain an urban open lands system to serve the following functions: active and passive recreation, environmental protection, flood management, multimodal transportation, enhancement of community character and aesthetics.

2.20 Boulder Creek, Tributaries and Ditches as Important Urban Design Features

Boulder Creek, its tributaries and irrigation ditches will serve as unifying urban design features for the community with multiple co-benefits for a resilient community. The city and county will support the preservation or reclamation of the creek corridors for natural ecosystems, wildlife habitat and cultural resources; for recreation and bicycle and pedestrian transportation; to provide flood management; to improve air and water quality; and to provide a relief from~~contrast to~~ urban development. Path and trail design and development in these greenways will be sensitive to the ecology, terrain and privacy of adjacent residents and surroundings. The city and county will support agriculture by recognizing and accommodating irrigation ditch maintenance practices and operations.

2.21 Commitment to a Walkable and Accessible City

The city and county will promote the development of a walkable and accessible city by designing neighborhoods and mixed use business areas to provide easy and safe access by foot to places such as neighborhood centers, community facilities, transit stops or centers, and shared public spaces and amenities. The city will consider additional neighborhood-serving commercial areas where appropriate and supported by the neighbors they would serve.

Note: add any other relevant 15-minute neighborhood principles here and criteria about how to consider additional smaller neighborhood centers.

2.22 Improve Mobility Grid and Connections

The walkability, bikeability and transit access should be improved in parts of the city that need better connectivity and mobility, for example, in East Boulder. This should be achieved by coordinating and integrating land use and transportation planning and will occur through both public investment and private development.

2.23 Trail Corridors/Linkages

In the process of considering development proposals, the city and county will encourage the development of paths and trails where appropriate for recreation and transportation, such as walking, hiking, bicycling or horseback riding~~.~~. Implementation will be achieved through the coordinated efforts of the private and public sectors.

Community Conservation and Preservation

Note: Historic Preservation team will review these policies 2.24 through 2.29 for consistency with the Historic Preservation Plan and program.

2.24 Preservation of Historic and Cultural Resources

The city and county will identify, evaluate and protect buildings, structures, objects, districts, sites and natural features of historic, architectural, archaeological, or cultural significance with input from the community. The city and county will seek protection of significant resources through local designation when a proposal by the private sector is subject to discretionary development review.

2.25 Leadership in Preservation: City- and County-Owned Resources

The city and county will evaluate their publicly owned properties to determine their historical, architectural, archaeological or cultural significance. Eligible resources will be protected through local designation. Secondary structures that are part of and convey the cultural significance of a site, such as a farm complex and alley structure, should be retained and preserved as well.

2.26 Historic and Cultural Preservation Plan

The city and county will develop a Boulder Valley-wide preservation plan in order to: integrate historic preservation issues into the Boulder Valley Comprehensive Plan; ensure coordination between preservation goals and zoning, land use, growth management, transportation and housing goals; and ensure consistency among governmental policies that affect the community's historic, archeological and cultural resources. Preservation plans will be developed with public and landowner participation. The city will continue to implement its Historic Preservation Plan.

2.27 Eligible Historic Districts and Landmarks

The city has identified areas that may have the potential to be designated as historic districts. The Designated and Eligible Historic Districts map shows areas with designation potential, as well as areas that are already designated as historic districts. There are also many individual buildings of landmark quality both within and outside of these eligible areas. Additional historic district and landmark designation will be encouraged.

2.28 Historic Preservation/Conservation Tools

As guided by the Historic Preservation Plan, t~~T~~he city will develop a variety of tools that address preservation and conservation objectives within the community. Specific tools that address historic preservation and conservation objectives will be matched to the unique needs of specific areas. ~~-~~Preservation tools may include incentives programs, designation of landmark buildings and districts, design review, and public improvements. Conservation districts, easements and other tools may be applied in areas that do not qualify as local historic districts but contain features that contribute to the quality of the neighborhood or community. These could include historic resources that have lost integrity, neighborhoods with significant character but that are not historically significant, and scattered sites that share a common historic or architectural theme.

2.29 Preservation of Archaeological Sites and Cultural Landscapes

The city will develop a plan and processes for identification, designation and protection of archaeological and cultural landscape resources, such as open ditches, street and alleyscapes, railroad rights-of-way, and designed landscapes.

Note: Add Cultural Tourism per Planning Board suggestions.

Design Quality

2.30 Sensitive Infill and Redevelopment

With little vacant land remaining in the city, most new development will occur through redevelopment. The city will gear subcommunity and area planning and other efforts toward defining the acceptable amount of infill and redevelopment and standards and performance measures for design quality to avoid or adequately mitigate negative impacts and enhance the benefits of infill and redevelopment to the community and individual neighborhoods. The city will also develop tools, such as neighborhood design guidelines, to promote sensitive infill and redevelopment.

2.31 Design of Newly-Developing Areas

The city will encourage a neighborhood concept for new development that includes a variety of residential densities, housing types, sizes and prices, opportunities for shopping, nearby support services and conveniently sited public facilities, including roads and pedestrian connections, parks, libraries and schools.

Note: this policy as currently worded as limited applicability. Should it also apply to redeveloping areas?

2.32 Physical Design for People

The city and county will take all reasonable steps to ensure that public and private development and redevelopment be designed in a manner that is sensitive to social, health and psychological needs. Broadly defined, this will include factors such as accessibility to those with limited mobility; provision of coordinated facilities for pedestrians, bicyclists and bus-riders; provision of functional landscaping and open space; and the appropriate scale and massing of buildings related to neighborhood context.

2.33 Environmentally Sensitive Urban Design

For capital improvements and private development, the city and county will strive to ensure that buildings, streets, utilities and other infrastructure are located and designed to protect natural systems, minimize energy use, reduce urban heat island effects and air and water pollution, and support clean energy generation.

2.34 Importance of Street Trees and Streetscapes

The city and county will develop regulations and programs to encourage the planting and maintenance of attractive, healthy street trees and streetscapes, which act as the primary connection between the private and public realm and provide aesthetics, comfort, cleaner air, and other environmental benefits for the public realm.

2.35 Outdoor Lighting/Light Pollution

The city and county will encourage the efficient use of outdoor lighting to reduce light pollution and conserves energy while providing for public safety. The city will seek to provide a nighttime environment that includes the ability to view the stars against a dark sky so that people can see the Milky Way Galaxy from residential and other appropriate viewing areas. Measures such as using more energy-efficient lights, ensuring that the level of outdoor lighting is appropriate to

the application, minimizing glare, and using shielding techniques to direct light downward will be required.

2.36 Design Excellence for Public Projects

Public projects bear a special responsibility to exhibit design excellence. The city and county will work to ensure that new capital projects and transportation facilities are visually attractive and contribute positively to the desired community character.

2.37 Enhanced Design for Private Sector Projects

Through its policies and programs, the city will encourage or require quality architecture and urban design in private sector development that encourages alternative modes of transportation, provides a livable environment and addresses the elements listed below.

Note: Address the following topics through community benefit policy, as described at the end of this chapter, and eliminate any language that is redundant with previous policies (or x-reference instead.)

a) The context. Projects should become a coherent part of the neighborhood in which they are placed. They should be preserved and enhanced where the surroundings have a distinctive character. Where there is a desire to improve the character of the surroundings, a new character and positive identity as established through area planning or a community involvement process should be created for the area. Special attention will be given to protecting and enhancing the quality of established residential areas that are adjacent to business areas.

(note: seems to repeat some previous sections. Suggest cross referencing or streamlining

b) Relationship to the public realm. Projects should relate positively to public streets, plazas, sidewalks, paths, ~~ditches~~ and natural features. Buildings and landscaped areas—not parking lots—should present a well-designed face to the public realm, should not block access to sunlight, and should be sensitive to important public view corridors. Future strip commercial development will be discouraged. Project sponsors should collaborate with irrigation ditch companies on design and construction. Where possible, projects elements should educate and inform about the connection between irrigation ditches and agricultural lands.

Note: New language requested by Water Utilities.

c) Transportation connections. Projects should provide a complete network of vehicular, bicycle and pedestrian connections both internal to the project and connecting to adjacent properties, streets and paths, including dedication of public rights-of-way and easements where required.

d) Human scale and public spaces. Projects should provide pedestrian interest along streets, paths and thoughtfully designed public spaces that support a ~~-~~mix of events and destinations, and art. ***Add New Language:*** Model investment in public art at the city and encourage individuals, businesses, organizations, and developers to invest in improvements to public spaces through the addition of meaningful, innovative, and quality works of art.

Note: from Community Cultural Plan

e) Permeability. Projects should provide multiple opportunities to walk from the street into projects, thus presenting a street face that is permeable. Where appropriate, they should provide opportunities for visual permeability into a site to create pedestrian interest.

f) On-site open spaces. Projects should incorporate well-designed functional open spaces with quality landscaping, access to sunlight and places to sit comfortably. Where public parks or open spaces are not within close proximity, shared open spaces for a variety of activities should also be provided within developments.

g) Buildings. Buildings should be designed with a cohesive design that is comfortable to the pedestrian, with inviting entries that are visible from public rights of way. Design innovation and the use of high quality building materials are encouraged.

Key Policy Choice (also noted after Policy 1.18): Planning Board, City Council, and others would like to provide more clarity in the plan about the purpose and priorities for community benefit (e.g., permanently affordable housing, view protection, bike and multi-modal infrastructure, energy efficiency and conservation, arts/studio space, public spaces, plazas, and open space, and other topics). Implementation may occur through a point based system or other approach in the Land Use Code (LUC) in site review.

How should the plans' policies define Community Benefit -- in this section and through other policies of the plan where the concept appears? Policy 1.18 (Growth Requirements), 1.24 (Annexation), 6.11 (Transportation Facilities in Neighborhood), and 7.01 (Local Solutions to Affordable Housing) all address community benefit.

---

[i] This is language pulled from later in the chapter which seems to belong at the beginning.
[ii] Water utilities has requested that ditches get removed from "public" realm, since they are not truly public. They are part of natural features as noted in previous section.

IV. Implementation – Subcommunity and Area planning

Subcommunity and Area Planning

Subcommunity and area planning bridges the gap between the broad policies of the Boulder Valley Comprehensive Plan and site specific project review (development applications or city capital projects).

Subcommunity and area plans:

- Establish the official future vision of an area;
- Create a common understanding among residents, business and land owners, and city departments of expected changes in the area;
- Determine the appropriate density, character, scale and mix of uses in an area, and identify the regulatory changes needed to ensure or encourage appropriate development compatible with its surrounding area;
- Define desired characteristics of an area or neighborhood that should be preserved or enhanced;
- Define the acceptable amount of infill and redevelopment and determine standards and performance measures for design quality to avoid or adequately mitigate the negative impacts of infill and redevelopment and enhance the benefits;
- Identify the need and locations for new or enhanced pedestrian, bicycle and vehicular connections;
- Identify the need and locations for new public or private facilities, such as shopping, child care, schools, parks and recreation, library and transit facilities, so that daily needs are close to where people live and work and to contribute to the livability, enjoyment, and sense of physical and social identity of a subcommunity or area;
- Develop implementation methods for achieving the goals of the plan, which may include: neighborhood improvement, trail, park or street projects; changes to the land use regulations or zoning districts; or changes to the Comprehensive Plan Land Use Map.

Area plans typically address planning issues at a more detailed level than subcommunity plans. The planning horizon for subcommunity and area plans is the same as that for the Comprehensive Plan—15 years. The subcommunity and area planning process includes:

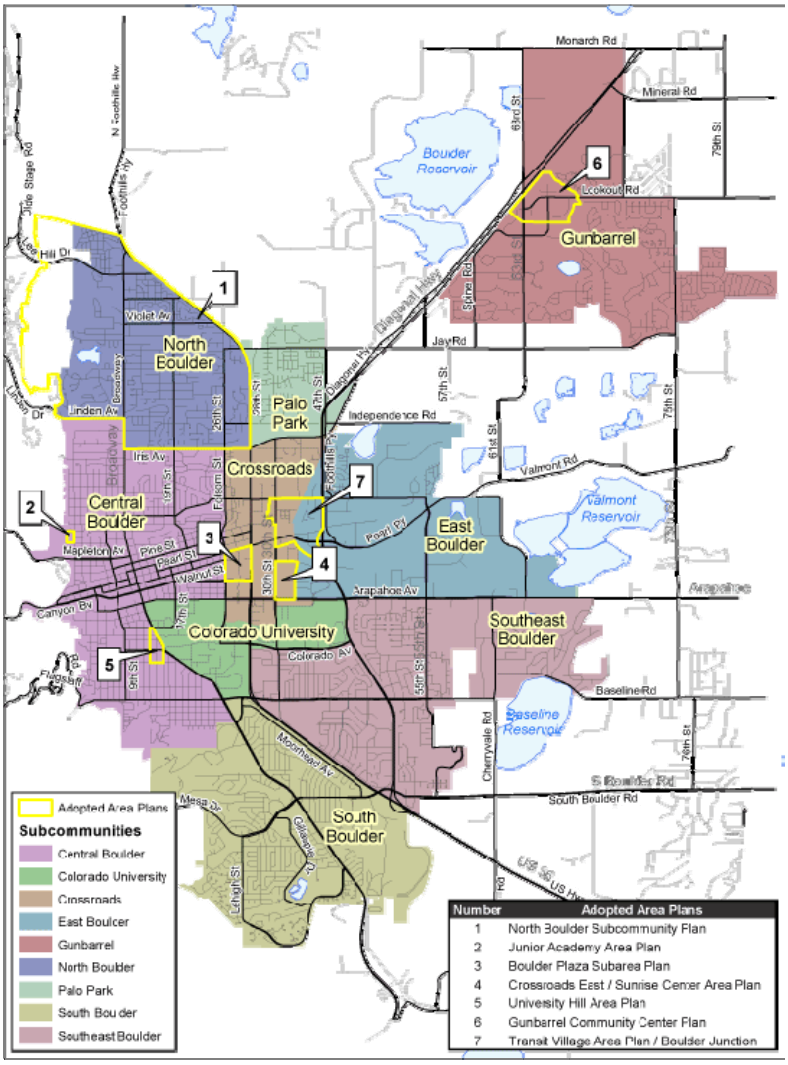
- Identifying opportunities to address Comprehensive Plan goals;
- Developing criteria for decision-making that balance local area interests with those of the broader community;
- Involving interested groups and individuals to identify issues and opportunities to be addressed by the plan and establish a common vision for the future;
- Identifying a range of appropriate techniques for determining the priority of, and means of financing, plan elements; and
- Establishing a planning framework in which to review public projects, land use changes, and development proposals to implement or ensure compliance with the plan.

Boulder County is involved in the development of plans that affect land in Area II or III.

Subcommunity and area plans are adopted by Planning Board and City Council and amended as needed with the same legislative process as originally adopted.

Subcommunity Planning

There are nine subcommunity planning areas within the Service Area: Central Boulder, Crossroads, the University of Colorado, East Boulder, Southeast Boulder, South Boulder, North Boulder, Palo Park, and Gunbarrel.



When the subcommunity and area planning program was instituted in 1990, the idea was to develop plans for all of the subcommunities. The North Boulder Subcommunity Plan was the first because the area had the largest amount of vacant land in the city at the time and a significant amount of change was anticipated. As the city becomes more fully developed, the need for extensive planning at the subcommunity planning level has lessened, and it is now thought that not all subcommunities will necessarily have subcommunity plans. If they do, they will address fewer issues than were tackled in the North Boulder Subcommunity Plan. It is anticipated that each subcommunity plan will be evaluated as needed and monitored annually through the Capital Improvements Program (CIP) and the Boulder Valley Comprehensive Plan Action Plan.

Area Planning

Area plans are developed for areas with special problems or opportunities that are not adequately addressed by comprehensive planning, subcommunity planning or existing land use regulations. Area planning is initiated as issues or opportunities arise.

Criteria for Selection

The criteria for selecting the priority for the development of subcommunity and area plans are:

- Extent to which the plan implements Boulder Valley Comprehensive Plan goals;
- Imminence of change anticipated in the area;
- Magnitude of an identified problem;
- Likelihood of addressing a recurring problem;
- Cost and time effectiveness of doing the plan; and
- Extent to which plan improves land use regulations, the development review process and the quality of public and private improvements.

7. Housing

Draft – Aug. 19, 2016

Note: This is one of the plan chapters. Policies related to neighborhoods, design and character appear in the Built Environment chapter under a separate cover.

As noted throughout, these draft policy amendments contain some key policy choices, many of which many require further analysis, discussion, and community input.

To a large extent, t~~T~~he range of available housing opportunities in a community ~~helps to~~ defines what the~~a~~ community is and what it has the potential to be. The social, economic and environmental well-being of the community is enhanced when individuals and families are retained, workforce housing is available, and ~~existing~~ residents with changing or special housing needs are served. The Boulder Valley Comprehensive Plan, which identifies desired locations, densities and types of housing planned for Boulder, is an integral link in the community's housing strategy. ~~-~~Through a variety of policies, programs and regulations, the type, number, and affordability of new and existing housing units can be influenced, and programs and assistance made available to those who have limited resources or special needs.

The high cost of local housing results in many households paying a disproportionate amount of their income for housing or moving farther from their work in order to find housing that they can afford. Households who are burdened by housing costs or by the combined costs of housing and transportation have less money available for other necessities and may find it difficult to actively participate in the community~~, which~~. This can lead to a more transient and less stable workforce, additional demands on supportive human services and to an exclusion of key members of our society from the civic infrastructure.

Emerging trends facing the community include:

- ~~Growth in the~~ An aging ~~senior~~ population;
- Loss of middle income households;
- ~~The addition of 5,000 university students by 2030~~CU's anticipated continued student growth;
- The growing difficulty of providing affordable housing attractive to families with children in a land-constrained community; and
- The need to evaluate regulations to creatively accommodate an expanding variety of household types, including multi-generational households.

Therefore, the policies in this section support the following city and county goals related to housing:

- Local Support for Community Housing Needs
- Preserve and Enhance Housing Choices
- Advance and Sustain Diversity
- Integrate Growth and Community Housing Goals

Note: Changes to the Intro reflect work done through the Housing Boulder project and the studies conducted by BBC Research and Consulting. They also provide additional clarification on the impacts of cost burdened households. Also, language is updated throughout to reflect current terminology related to how the city implements the affordable housing program to include middle income households (e.g., policies 7.01, 7.07, 7.11).

Support Local ~~Support for~~ Community Housing Needs

7.01 Local Solutions to Affordable Housing

The city and county will employ local regulations, policies, and programs to meet the housing needs of ~~their~~ low ~~and~~, moderate and middle income households ~~and workforce~~. Appropriate federal, state and local programs and resources will be used locally and in collaboration with other jurisdictions. The city recognizes that affordable housing provides a significant community benefit and will continually monitor and evaluate its policies, programs and regulations to further the city's affordable housing goals.

7.02 Permanently Affordable Housing

The city will increase the proportion of permanently affordable housing units affordable to low and moderate income households to an overall goal of at least ten percent of the total existing housing stock and a goal of 1,000 permanently affordable housing units affordable to middle income households through regulations, changes in zoning, financial subsidies and other means. City resources will also be directed toward maintaining existing permanently affordable housing units and increasing the stock of permanent affordable housing through preservation of existing housing within the city.~~securing replacements for lost low and very low income units~~

Key Policy Choice: Should the section include a new middle income housing goal (emerging from the Middle Income Working Group) that provides market rate affordable housing as well as deed restricted permanently affordable units for middle income households?

7.03 Populations with Special Needs

The city and county will encourage development of housing for populations with special needs (including residences for people with disabilities, populations requiring group homes or other specialized facilities, and other vulnerable populations) be balanced and dispersed throughout the community~~where appropriate~~. The location of such housing should be in proximity to ~~shopping, medical services, schools, entertainment and public transportation~~services and transportation options appropriate for the population being housed. Every effort will be made to avoid concentration of these homes in one area.

Note: This language is aimed at continuing the policy to avoid overconcentration in one part of the community and ensuring that housing is near services and transportation. The language replaces a specific list of amenities with a more general description.

7.04 Strengthening Community Housing Partnerships

The city will create and preserve partnerships dedicated to the community's housing needs by supporting ~~private and~~ nonprofit agencies and private entities that create and maintain permanently affordable housing in the community, and fostering nonprofit and private sector partnerships. The city recognizes the role of the university in the housing market and will encourage the University of Colorado and other post-secondary institutions in their efforts to increase the amount of on-campus housing.

7.05 Strengthening Regional Housing Cooperation

Affordable housing is a regional issue that requires the city and county to work with other public and private partners to develop regional housing solutions. The city and the county will work to enhance regional cooperation on housing issues to address regional housing

needs and encourage the creation of housing in proximity to regional transit routes. Such efforts include the Regional HOME Consortium and the Ten Year Plan to Address Homelessness.

Note: New language to better recognize the regional nature of the issue and work being done with regional partners to address regional affordability.

Preserve and Enhance Housing Choices

7.06 Mixture of Housing Types

The city and county, through their land use regulations and housing policies will encourage the private sector to provide and maintain a mixture of housing types (e.g., single family, multiplexes, courtyard housing, townhomes, micro-units, and accessory dwelling units) with varied prices, sizes and densities, to meet the housing needs of the full range of the Boulder Valley population. The city will encourage developers to provide a mix of housing types within each development.

Note: The mix and diversity of housing has been an existing policy, but a lot of developments are not yielding a mix. This language strengthens and defines the intent.

7.07 Preserve Existing Housing Stock

The city and county, recognizing the value of their existing housing stock, and embodied energy in existing buildings will encourage its preservation and rehabilitation through its land use policies and regulations. Special efforts will be made to preserve and rehabilitate existing housing serving low, ~~and~~ moderate, and middle income individuals and households.

Note: Adding the concept of embodied energy provides additional clarity on the energy benefits of preserving the existing housing stock.

7.08 Preservation ~~and Development~~ of Manufactured Housing

Recognizing the importance of manufactured housing as an option for many households, the city and county will encourage the preservation of existing mobile home parks ~~and the development of new manufactured home parks~~, including increasing opportunities for resident-owned parks. ~~Whenever~~ If an existing mobile home park is found ~~in a hazardous area~~to have health or safety issues, ~~every reasonable~~ efforts will be made to reduce or eliminate the ~~hazard~~issues, when feasible, or to help mitigate for the loss of housing through relocation of affected households.

Key Policy Choice: Should the city continue to preserve existing parks, and/or to look for opportunities to redevelop them as other affordable housing types (e.g., small lot housing)? The City of Boulder does not have land available for new Manufacture Home Parks, so "development of new" language is suggested for removal. Should this policy also discuss potential new configurations of affordable housing in manufactured home parks?

Advance and Sustain Diversity

7.09 Housing for a Full Range of Households

The city and county will encourage preservation and development of housing attractive to current and future households, persons at all stages of life, and to a variety of household incomes and configurations. This includes singles, couples, families with children and other dependents, extended families, non-traditional households and seniors.

Note: Language is slightly modified to reflect goals for low, moderate, and middle incomes

7.10 Balancing Housing Supply with Employment Base

Expansion of the Boulder Valley housing supply should reflect to the extent possible current and ~~employer locations,~~ projected employer workforce housing needs, ~~industrial/commercial development sites~~workforce housing needs, the resulting ~~variety of~~ salary ranges, and the demand such developments bring for housing employees. Key considerations include housing type, mix, and affordability. The city will explore policies and programs to increase housing for Boulder workers and their families -by fostering mixed-use and multi-family development proximate to transit, employment or services, and by considering the conversion of commercial and industrial zoned or designated land to residential use.

Note: Language slightly refined to address jobs:housing balance workforce housing needs and balance of housing supply with employment base.

Integrate Growth and Community Housing Goals

7.11 Incorporate Mix of Housing in Future Service Area

In considering future expansion of the Service Area, the city will identify possible sites for housing that serves low ~~and~~, moderate and middle income households. Designation of land uses in new growth areas will provide for a mixture of housing types, sizes and densities ~~in order~~ to meet the diversity of housing needs.

Note: Provides consistent language on the income groups the city serves through the various housing programs.
Policy Choice: Includes size as an important part of providing a mixture of housing to meet housing needs.

7.12 Conversion of Residential Uses in the Community

The city will evaluate and revise its regulations to reduce the opportunities for the conversion of residential uses to non-residential uses or to require mitigation for residential units lost through the redevelopment of existing housing or the conversion of a residential use to non-residential uses.

7.13 Integration of Permanently Affordable Housing

Permanently affordable housing, whether publicly, privately or jointly developed and financed should be dispersed throughout the community and whenever possible affordable units should be provided on the site of and integrated into all new housing developments~~will be designed as to be compatible, , and integrated with housing~~.

Policy Choice: Expressing onsite preference would be a new policy choice. Confirm that affordable housing should be dispersed throughout the community, integrated into all new housing developments, and provided on site as part of new development preferably over off site. This is consistent with the Federal Fair Housing Act.

Potential New Policy: Disposition of City Land

Prior to the disposition of any city or county owned land, the city and county will consider the potential for affordable housing. The benefit of providing housing will need to be balanced with all other benefits of selling the land and any regulatory considerations.

Key Policy Choice: Should the city provide a policy basis for institutionalizing a procedure to consider the use for affordable housing prior to selling land to avoid missed opportunities for affordable housing?

Potential New Policy: Reducing Overall Housing Cost

Evaluate plans and investments for their impact on household cost, and consider ways to reduce the combined cost of housing, utilities, and/or transportation. Encourage net zero energy use investments to reduce overall housing cost.

Note: New policy choice that recognizes that the cost of energy and transportation contribute to the overall affordability of housing. Key Policy Choice: Should the city encourage a net zero standard for all affordable housing.

Potential New Policy: Affordable Housing Quality and Design

City policies and regulations for affordable housing will ensure good quality construction and design that recognizes the financial constraints of affordable housing development including materials that are functionally equivalent to those used on market housing such that the affordable buildings are indistinguishable from surrounding housing.

Key Policy Choice: Should the city require equivalent materials and design for affordable homes to make them indistinguishable from the surrounding housing.

Potential New Policy Choice: Incentive Based Zoning

Where additional density is provided through changes in zoning, a higher level of permanent affordable and middle income housing will be required.

Key Policy Choice: Should the city obtain additional affordable housing on any property where a land use designation is changed to allow for increased intensity (e.g., from Low to Medium, or from Medium to High)?

Potential New Policy: Market Affordability

The City will encourage and support efforts to provide market rate housing priced to be more affordable to middle income families. The city will identify opportunities to eliminate potential barriers in building more moderately sized homes with a priority on homeownership.

Key Policy Choice: Should the city state a clear priority for market rate solutions to providing middle income housing options, including the elimination of incentives to build larger and more expensive homes. This may emerge from the Middle Income Housing strategy.

Potential New Policy: Discourage New Large Single Family Homes

Recognizing that achieving affordable housing for low, moderate, and middle incomes is partly related to home size, and that existing neighborhoods are finding their character altered by new large homes, the city will discourage new homes that exceed size limits.

Key Policy Choice: Should the city discourage or restrict large homes.

Potential New Policy: Community Benefit of Affordable Housing

Key Policy Choice: Staff is currently analyzing a request from affordable housing providers and Boulder Housing Partners regarding a new policy that explicitly recognizes affordable housing as a community benefit that should receive special consideration, including:

- *regulatory changes that unlock more "diverse housing" opportunities.*
- *priority review to meet funding timelines and improve overall project feasibility.*
- *clear guidance on areas open to community input.*

DRAFT