

# 2015 BOULDER VALLEY COMPREHENSIVE PLAN

**Joint Meeting of City  
Council  
and Planning Board  
December 15, 2015**

**OUR LEGACY.  
OUR FUTURE.**

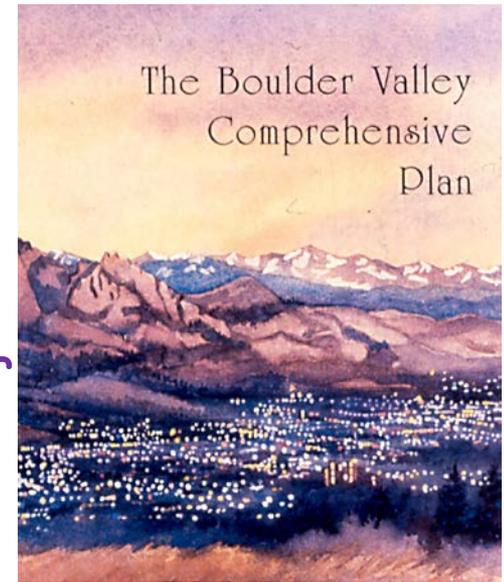
**BOULDER VALLEY COMPREHENSIVE PLAN**

*Photo: Christopher Bro*

# PRESENTATION

## Part I: Update on Project

- Phases 1 and 2
  - Survey
  - Community Engagement
- Phase 3 - Areas of focus, work plan



## Part II: Public Requests

- Staff Presentation
- Public Hearing

# YOUR FEEDBACK

1. Survey and Focus Groups (Q&A)
2. Focus areas for plan update - Confirm or modify, and prioritize



# PART I: PLAN UPDATE

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# COMPREHENSIVE PLAN VISION



Imagine Our

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OUR FUTURE.**

**BOULDER VALLEY COMPREHENSIVE PLAN**

# VIDEOS



[Listening Sessions](#) | [Survey](#) | [Get Involved](#) | [2015 Update](#) | [Foundations Work](#) | [Land Use, Policy & Text Changes](#) | [2010 BVCP](#)

## 2015 Boulder Valley Comprehensive Plan Update

### News

**Update for Boulder City Council and Planning Board:** On Tuesday, Dec. 15, City Council and Planning Board will receive an update from staff about progress so far, the results of the survey, focus groups and community engagement effort, and to ask for guidance about next steps. Council and the board also will review the first round of requests for changes to the plan. See the [City Council home page](#) for the agenda packet or check out the [planned schedule](#).

**BVCP Survey Results and Focus Groups:** People have spoken, and the results are in! Read [the report](#) explaining the results of the recent random-sample survey and focus groups conducted for the BVCP update or go to the [survey website](#).



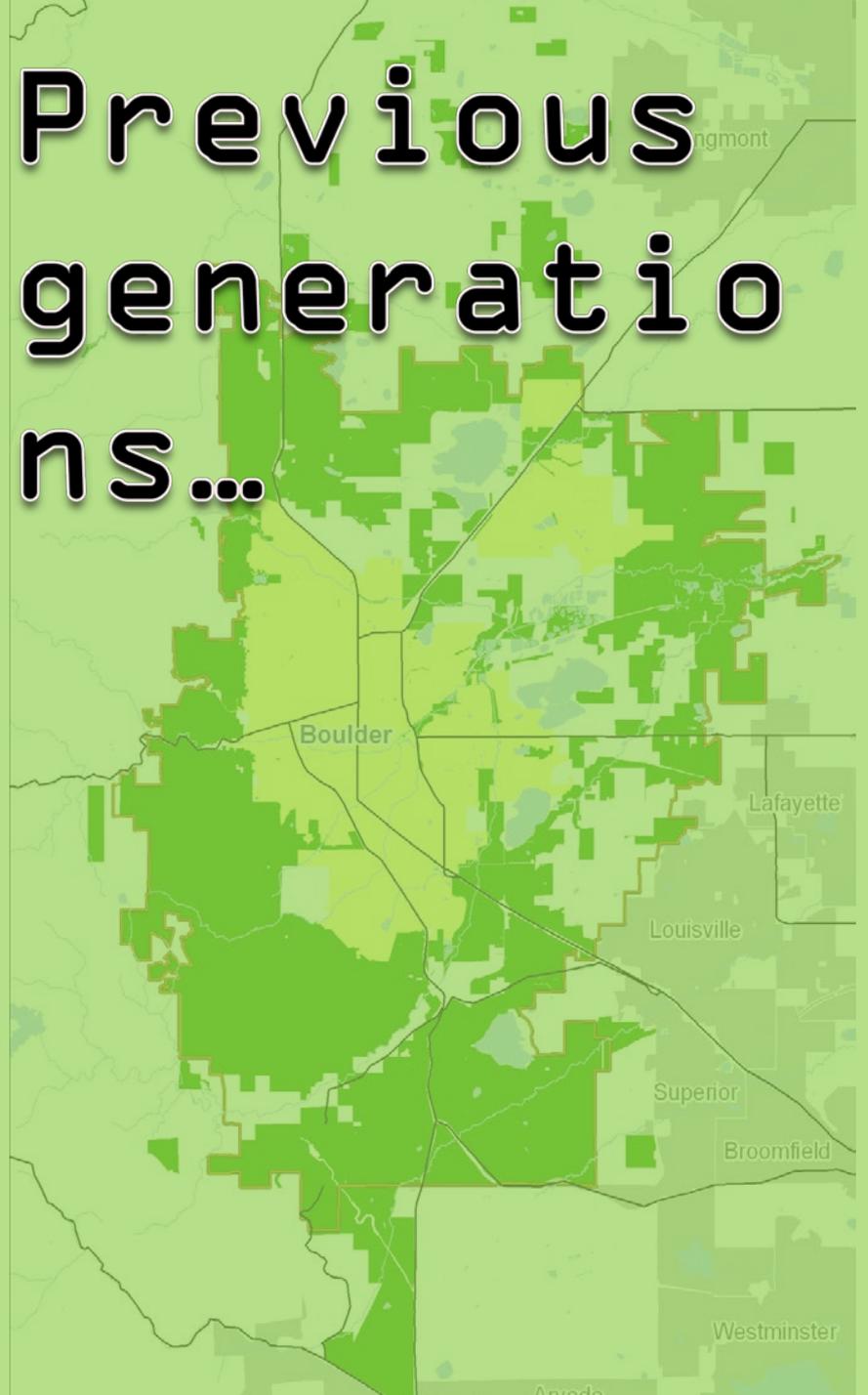
**GREENBELTS**

**FOR BOULDER**

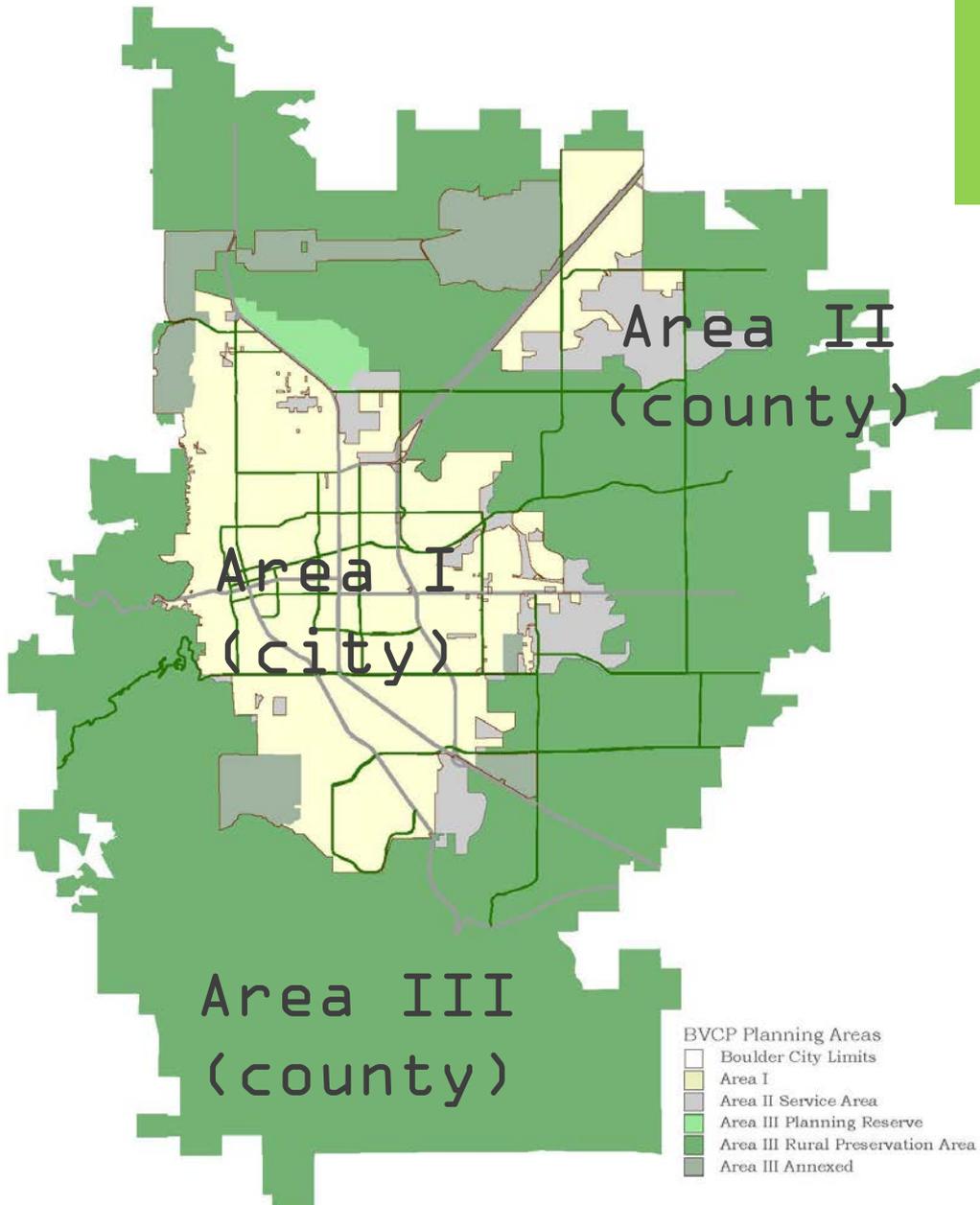


**VOTE FOR SALES TAX**

**Previous  
generatio  
ns...**



# A PLAN FOR BOULDER VALLEY



- City and county jointly adopted since 1977, IGA
- Updated at least every 5-years

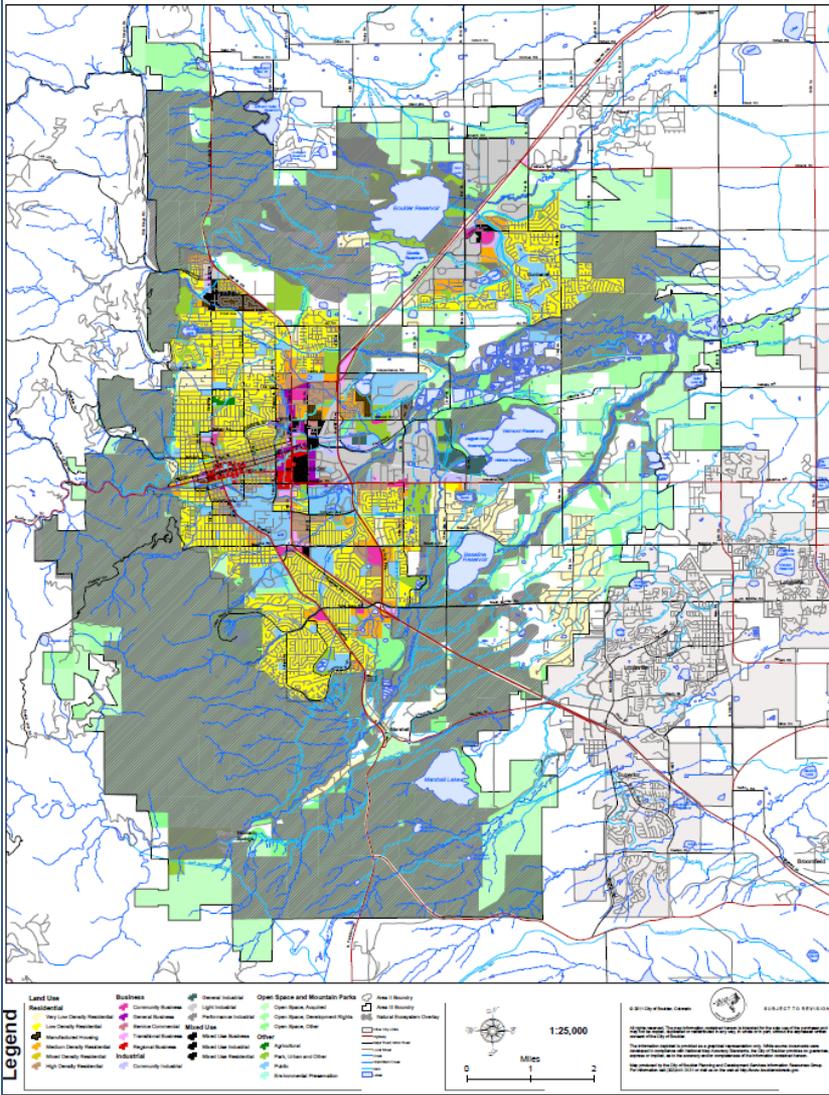


# PLAN AND IMPLEMENTATION



# FUTURE LAND USE (2010)

Boulder Valley Comprehensive Plan Land Use Designation Map



Implemented as follows...

Boulder Valley Comp P

Area I, II, III, An

Land Use Map

Zoning

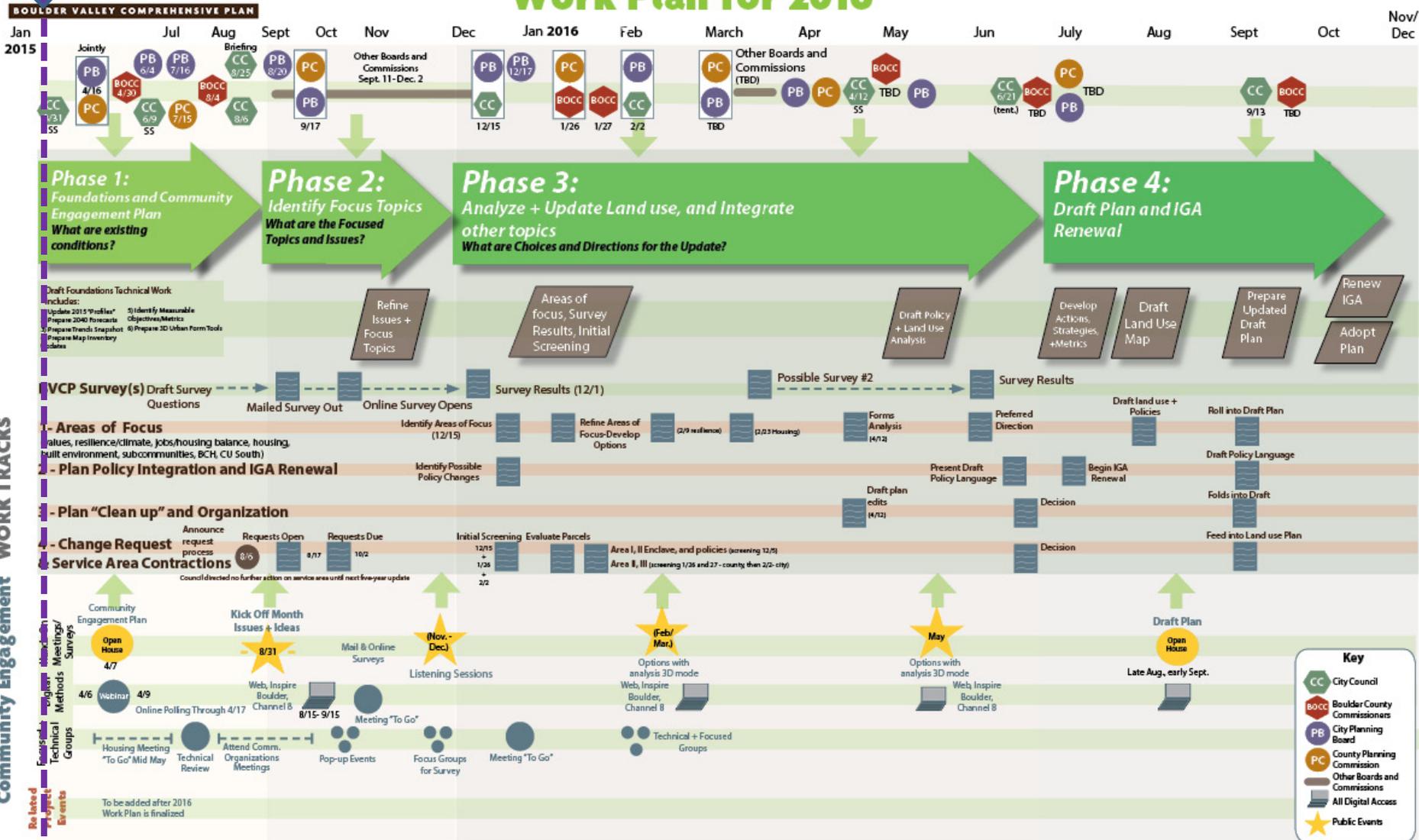
Site Plann

By-right  
or site  
review of  
developme  
nt

# UPDATED WORK PLAN

Updated 12/9/2015

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A large group of people is gathered in a community room, likely for a public meeting or workshop. The room has a drop ceiling with fluorescent lights and several bright green pillars. People are seated at tables, some looking at documents or whiteboards. A semi-transparent text box is overlaid across the middle of the image.

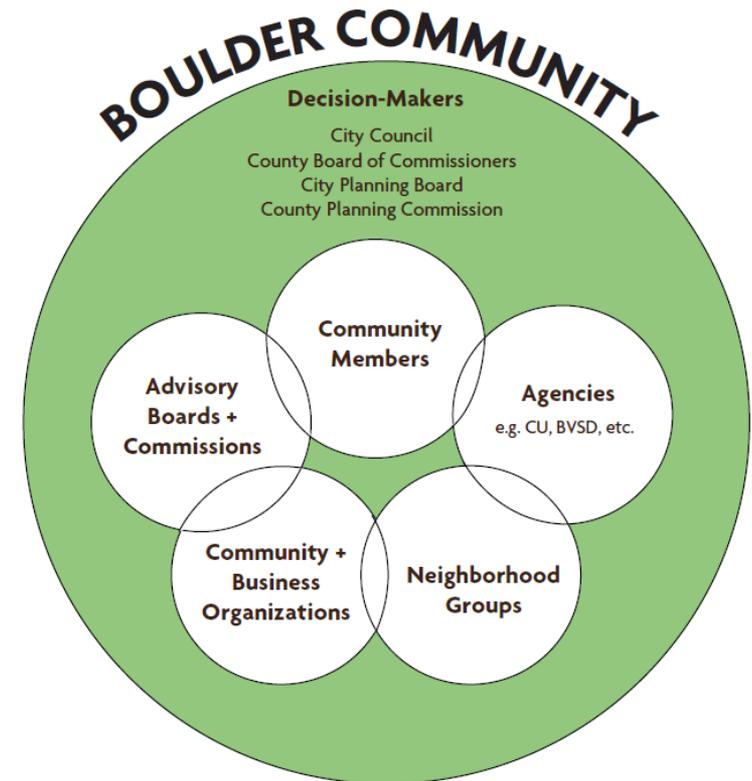
# COMMUNITY ENGAGEMENT

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# ENGAGEMENT OBJECTIVES

1. Listen
2. Include diverse perspectives
3. Provide relevant information
4. Focus on critical issues
5. have civil conversation
6. Be transparent
7. Provide multiple, meaningful ways



8. Use effective feedback loops  
Community Engagement Plan

Update in January with process subcommittee:

9. Strengthen community

[www.BoulderValleyCompPlan.net](http://www.BoulderValleyCompPlan.net)

# PHASE 1 AND 2 – EVENTS AND ACTIVITIES

- BVCP Process Subcommittee
- Events (e.g., listening sessions)
- Culturally-sensitive outreach



## PHASE 1 AND 2: MEASURES

- Kick off meeting - approx. 225 people
- 6 listening sessions - approx. 460 people
- BVCP website since Aug. - 6,100 unique visits
- 937 survey responses
- 100+ Spanish-translated responses
- Attachments C p. 615 and summaries
- 11 Boards and Commissions

# HEARD DURING KICK OFF MONTH...

## What's Working:

- Open space & natural environment
- Bike & pedestrian facilities
- Creative culture & forward-thinking

## What Needs Attention:

- Housing affordability
- Traffic congestion, multi-modal transportation
- Growth & development
- Neighborhoods & community

# Listening

- Central (~90 attendees)
- North, Palo Park (~120, 60 discussion)
- South (~100)
- Southeast (~65)
- Gunbarrel, Area III (~70)
- Crossroads



# INPUT BY SUBCOMMUNITY

## Common Themes :

neighborhood character, affordability, transportation

## Unique Ideas:

**Central:** occupancy, short-term rentals, accessibility options

**North/Palo:** rural character, diversity of retail, safe routes, arts

**South:** CU South process, densification concerns

**Southeast:** Flood mitigation urgency, neighborhood retail

**Gunbarrel:** Twin Lakes proposal and process, environmental protection

**East/x-roads:** Arapahoe transportation, transitions in commercial/industrial areas

# BVCP SURVEY BY RRC ASSOC.

random sample survey +  
focus groups + open  
online version





# FOCUSED TOPICS AND TRACKS

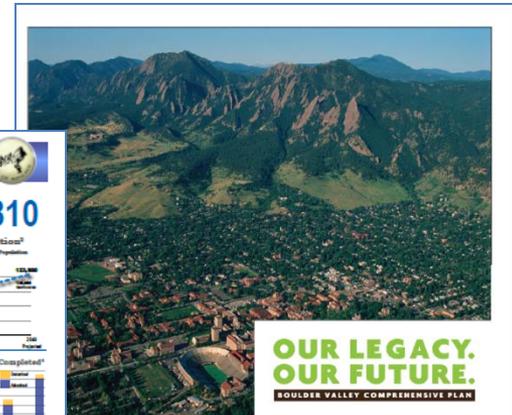
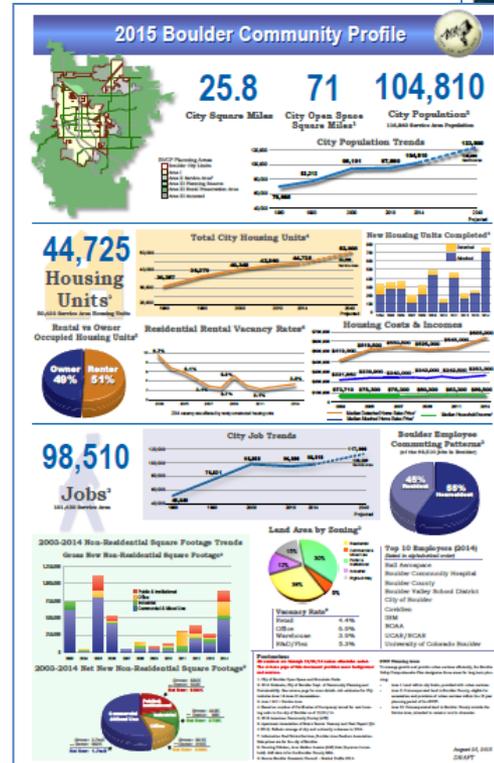
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# PHASE 1 WORK

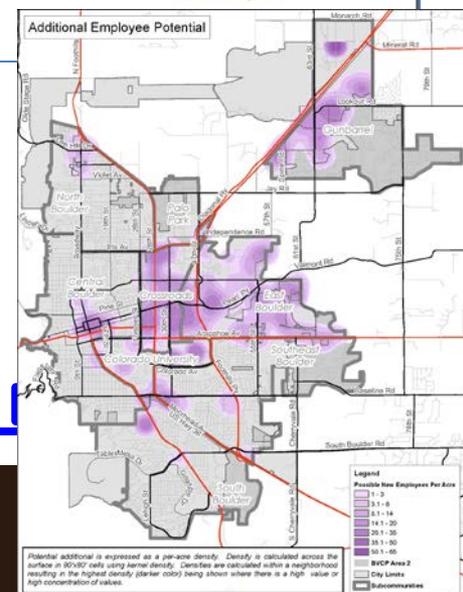
- ❑ Trends Report
- ❑ Projections
- ❑ Profile
- ❑ Fact Sheets



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## TRENDS REPORT

December 8, 2015



AVAILABLE AT  
[www.BoulderValleyCompPlan.org](http://www.BoulderValleyCompPlan.org)

# FACT SHEETS FOR 10 AREAS



## ALL ABOUT AREA III

Area III is a region of about 40,000 acres in the unincorporated perimeter of land around the boundaries of the city and its some of rural land uses and features including old homesteads, equestrian operations, farms, open space, subdivisions dating back to the 1930s, regular equestrian trails, single family homes and Boulder established in 1979 by mutual agreement between the city and of the Boulder Valley Comprehensive Plan, Area III is intended to remain unincorporated to provide a well-defined urban edge to agricultural, ecological and professionally rural character found Boulder Valley, and to buffer the Valley from nearby municipalities adjacent through state space and conservation easement acquired through a major rezoning and downsizing of land by the city undertaken in order to implement the core goals of the Plan: channeling urban growth to urban areas, protecting agricultural environmental and natural resources, innovations in publicly owned lands such as open space that has been acquired through the city with referrals to the city, and is largely residential uses on existing subdivided lots or on large undeveloped other areas are allowed but only after approval through a rezoning specific criteria designed to maintain the rural nature of Area III of unique features it provides in the Boulder Valley Comprehensive

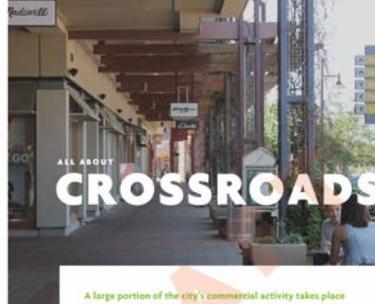
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## ALL ABOUT CENTRAL BOULDER

Located in the heart of the city, Central Boulder is a dynamic place. The area is rich with iconic Boulder locations, including the Pearl Street Mall, University Hill, Boulder Creek, and As such, Central Boulder offers some of the best shopping, recreation, entertainment and recreation opportunities in the city. It is a hub of civic activity and a central gathering place for the city and the region, and a variety of iconic events such as the Farmers Boulder Creek Festival, and many others, are hosted here. It is also one of the oldest and most historic parts of the city. Boulder's designated historic districts are located in this area more neighborhoods and districts are potentially eligible for historic preservation. Well-connected to the rest of the city and with a diverse cultural to explore and things to do, Central Boulder stands out and places core of the community.

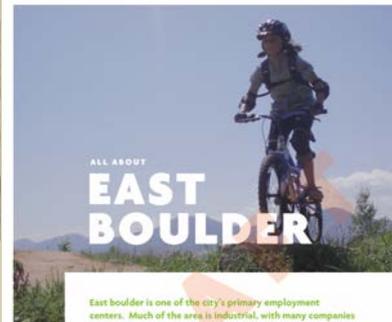
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## ALL ABOUT CROSSROADS

A large portion of the city's commercial activity takes place in Crossroads, making this subcommunity a major regional destination area due to its abundance of shopping, restaurants, services, and jobs. The Twenty Ninth Street Mall is a major draw, and is located on the former site of the Crossroads Shopping Center. Within Crossroads, the development pattern shifts from a grid of streets and alleys west of Folger to a more auto-oriented pattern to the east featuring longer "super-blocks" lined with retail and surface parking lots. Several residential neighborhoods and developments are located within Crossroads and mostly north of Pearl Street, including Stratford Park, Orchard Grove, Willowbrook, and Mapleton Mobile Home Park. The western half of the Boulder Junction area is also located in Crossroads.

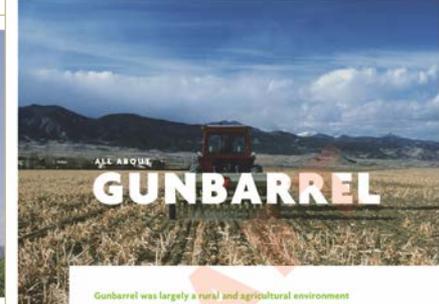
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## ALL ABOUT EAST BOULDER

East Boulder is one of the city's primary employment centers. Much of the area is industrial, with many companies specializing in the scientific, research, and technology sectors, as well as more traditional industrial uses such as building contractors, warehousing and small-scale manufacturing. Major employers in East Boulder include Ball Aerospace and Foothills Hospital. The eastern half of the Boulder Junction area is also located in East Boulder. Several greenways provide excellent connections through the area and to the west and south.

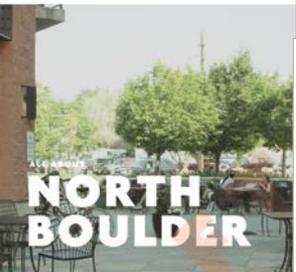
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## ALL ABOUT GUNBARREL

Gunbarrel was largely a rural and agricultural environment up until the early 1960s, when residential subdivisions and businesses such as IBM (1963) began locating in the area. Today Gunbarrel has suburban character and is both an employment center and a residential community. Gunbarrel has a significant amount of the city's industrial land base. Major employers in Gunbarrel include IBM and Celestial Seasonings. The Gunbarrel Town Center is a central gathering place and a retail center for the community.

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## ALL ABOUT NORTH BOULDER

North Boulder is an eclectic area with a variety of housing types, lot sizes, and street patterns reflecting different eras. Recent development in North Boulder has followed a neo-traditional development style with a fine-grained street pattern and with business districts located within walking distance of residential areas. The area's primary main street commercial district is located along North Broadway. North Boulder has good access to open space and trails, and two greenways run east-west through the area, connecting to elementary and middle schools.



## ALL ABOUT PALO PARK

Palo Park is primarily residential in character and is the smallest subcommunity in Boulder in terms of geographic size. Originally developed in the 1950s, Palo Park is named after Paul and Louise Hoffman, who used the first two letters of their first names to create the name "Palo". Palo Park is known by locals primarily as a residential area. Palo Park is adjacent to the Fourmile Canyon Creek greenway and the Pleasant View sports complex.

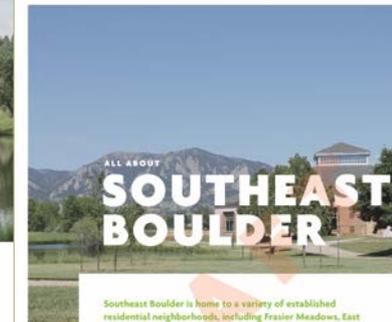
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## ALL ABOUT SOUTH BOULDER

South Boulder developed primarily in the 1950s and 1960s, concurrent with completion of the then Boulder/Denver Turnpike (US 36). Today, South Boulder is home to major employment centers, retail centers, and a variety of established residential neighborhoods including Martin Acres and Table Mesa North and South. The Table Mesa shopping center is centrally located within the subcommunity and is the area's primary retail destination. Major employers include the National Institute of Standards and Technology (NIST) and National Center for Atmospheric Research (NCAR) federal research laboratories, which have maintained a presence in the neighborhood since the 1950s and 1960s.

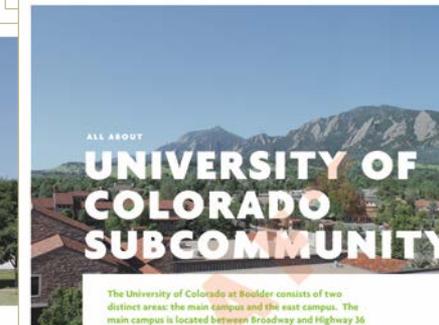
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## ALL ABOUT SOUTHEAST BOULDER

Southeast Boulder is home to a variety of established residential neighborhoods, including Fraser Meadows, East Foothills, and Hoover Hills. The East Boulder Recreation Center is a major amenity, as are established retail and employment areas including the Meadows shopping center, which also has a variety of office and medical uses. The Williams Village area is a notable landmark featuring two prominent towers that were built in the 1960s to house university students. Several arterial streets flow through the area, including Highway 36, Foothills Parkway, Baseline Road, and Arapahoe Avenue. Areas near the 28th Street Frontage Road have easy and direct access to CU via a series of greenways and the 28th Street

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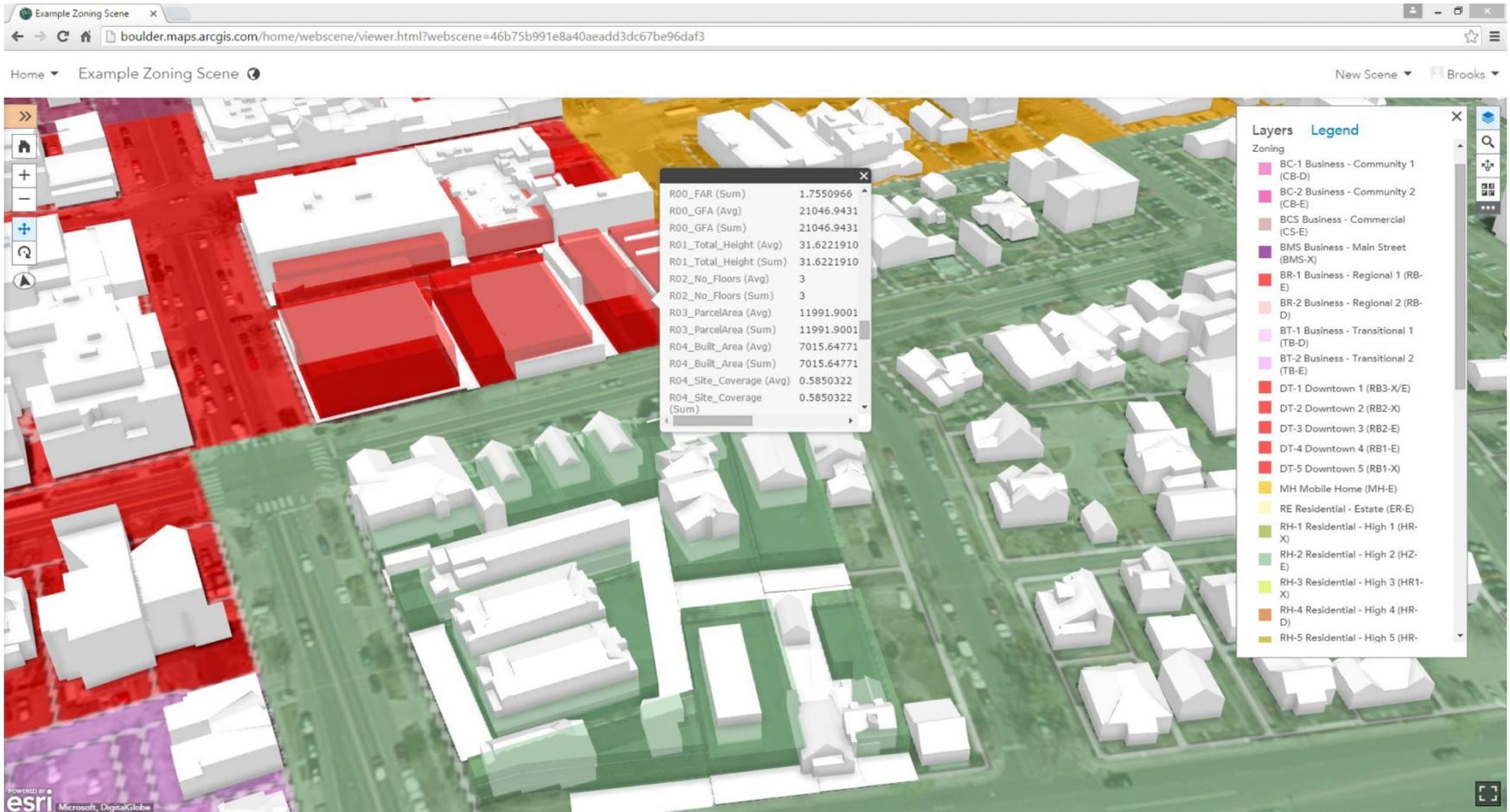


## ALL ABOUT UNIVERSITY OF COLORADO SUBCOMMUNITY

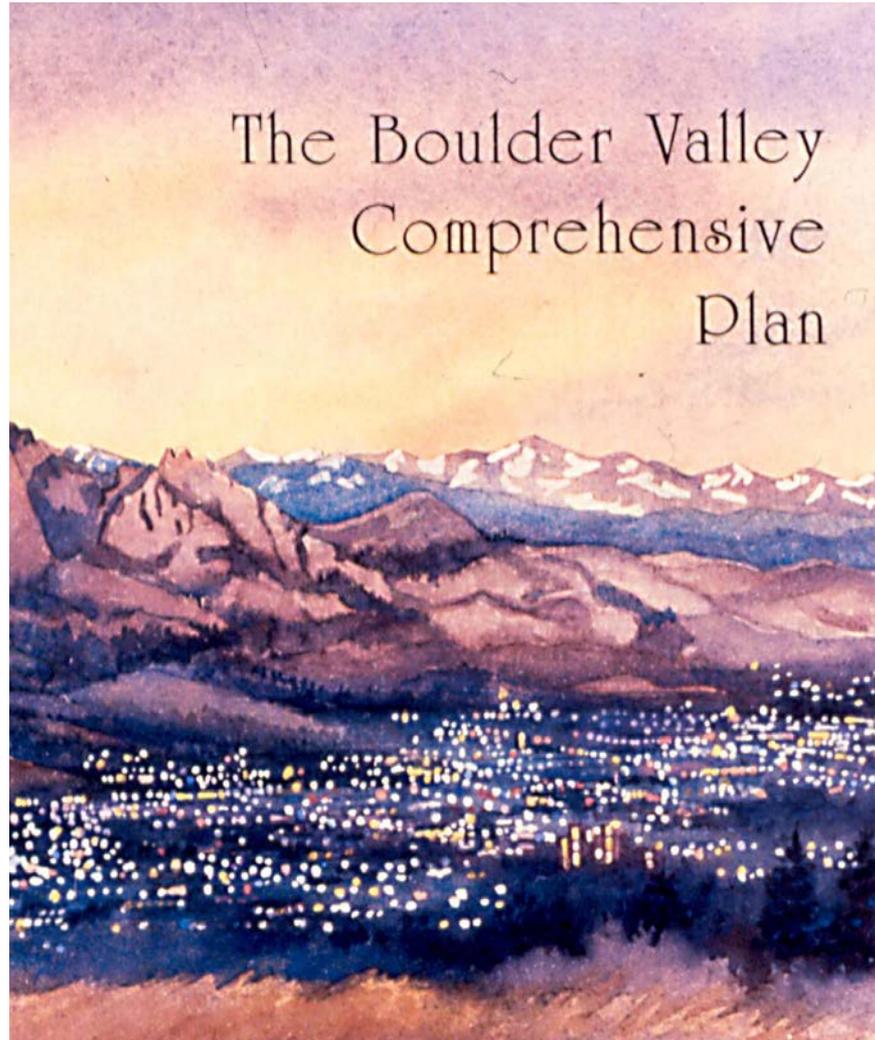
The University of Colorado at Boulder consists of two distinct areas: the main campus and the east campus. The main campus is located between Broadway and Highway 36 and laid out in a traditional college campus style with distinctive architecture. The east campus is less-developed and is home to several large office buildings and research laboratories. The university is growing slowly, and for several years has had a student enrollment of approximately 30,000 students. The CU subcommunity comprises not just the university itself, but also some surrounding areas and neighborhoods that have a strong relationship to the university including Hillside, University Heights, and East Ridge. The University Hill commercial district, located just west of the main campus, has a distinct character of its own and is a destination area for both CU students and Boulder residents alike.

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# 3D MODEL...



# BUILDING ON EXISTING PLAN..



# TRACKS OF WORK – 2016

1. Eight Possible Areas of Focus (by fall 2016)
2. Policy Integration (by summer 2016)
3. Plan Clean up (by spring 2016)
4. Public Requests (Part II tonight) (by summer)

# TRACK 1 – EIGHT TOPICS PROPOSED

## Track 1: Areas of Focus

1. core values renewal
2. climate, energy, and resilience
3. future jobs:housing balance
4. middle income housing
5. “Built Environment” section refinements
6. Subcommunity - “planning areas”
7. BCH
8. CU South

# TOPIC 1 – RENEW CORE VALUES



**STEWARDSHIP,  
CLIMATE ACTION**



**CITY/COUNTY COOPERATION**



**COMPACT, CONTIGUOUS**



**ALL MODES  
TRANSPORTATION**



**INCLUSIVE, VIBRANT**

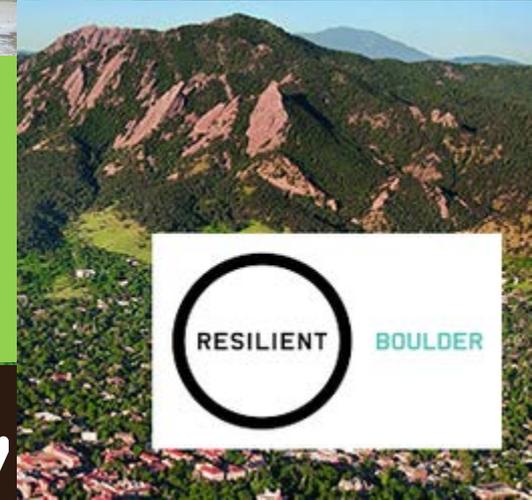


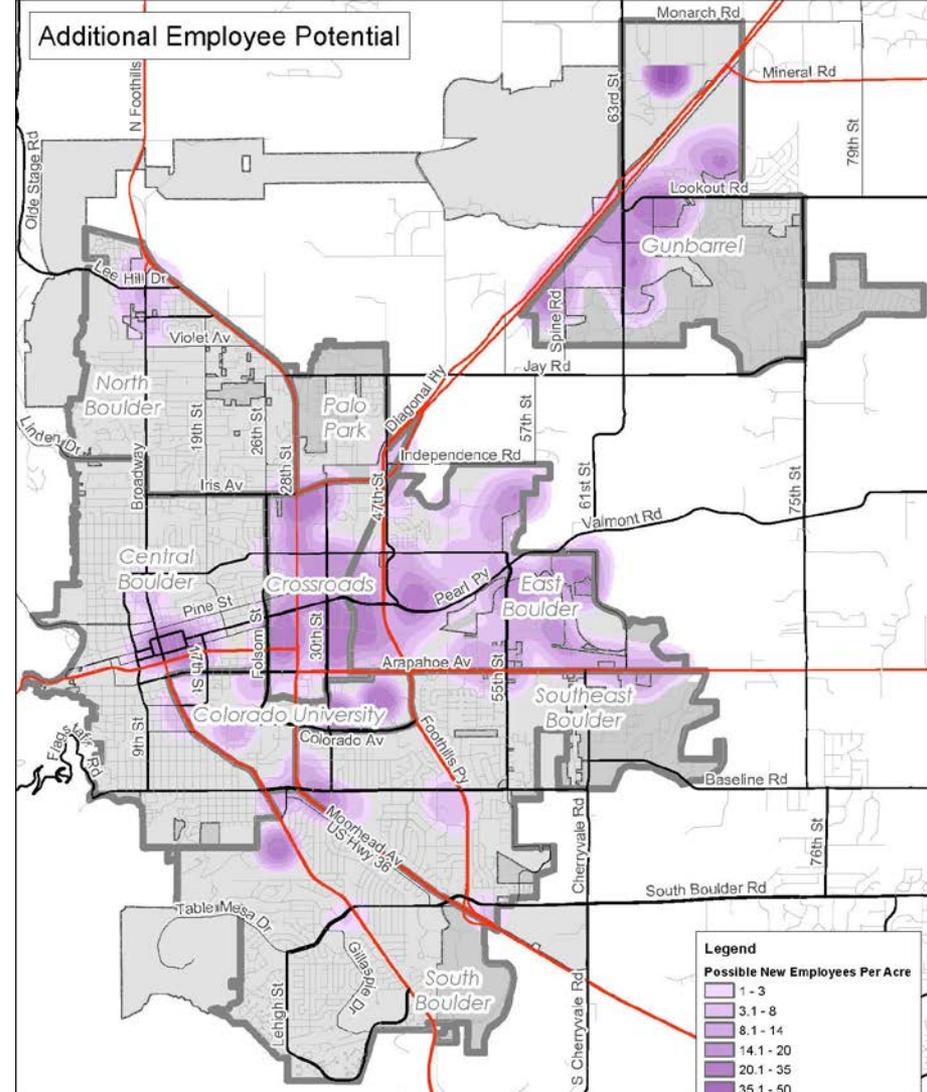
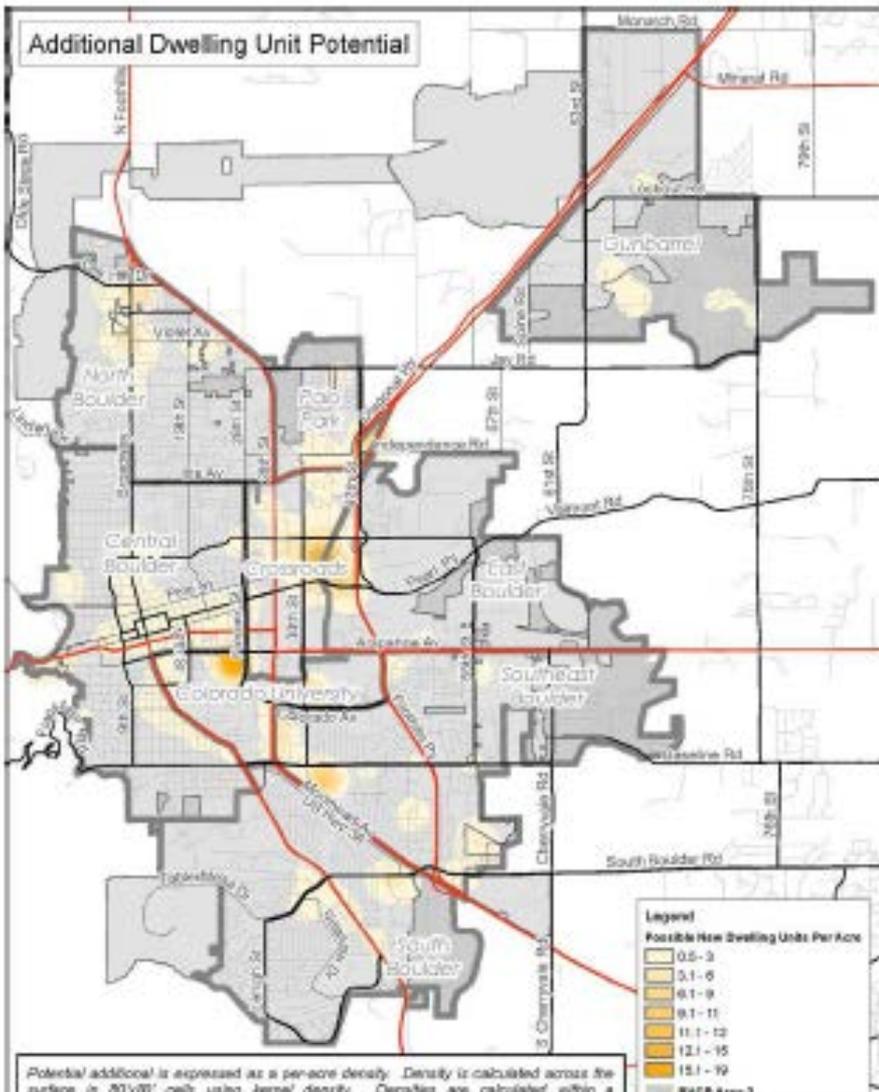
**GREAT NEIGHBORHOODS**



TOPIC 2 - Add  
resilience,

Climate and Energy





# TOPIC 3 - Jobs Housing

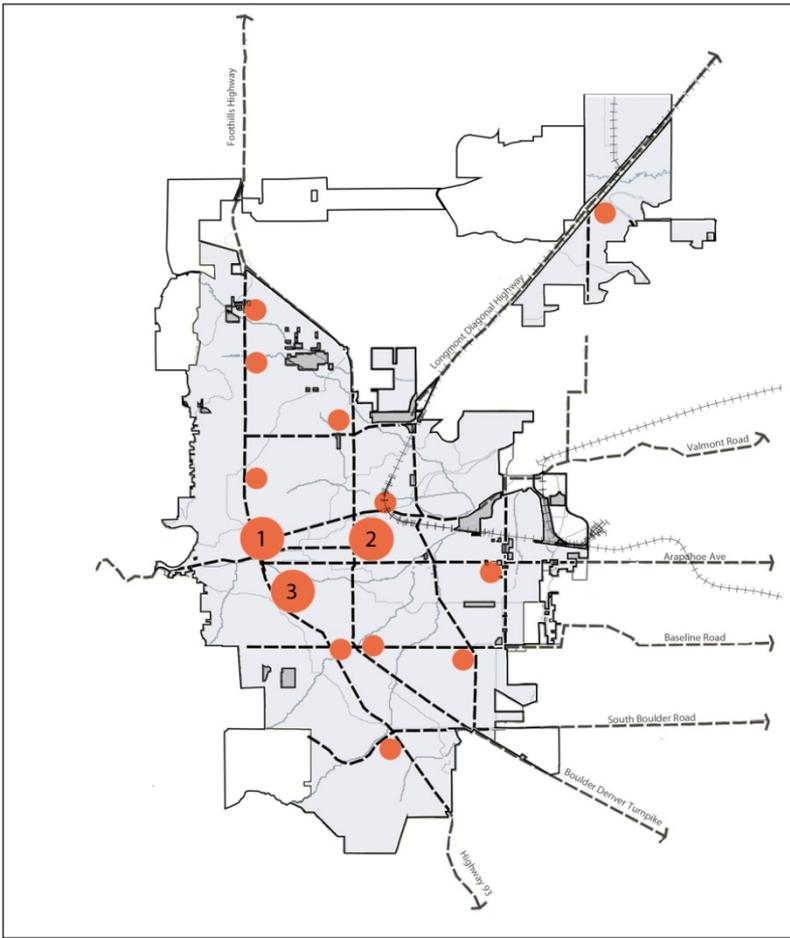


Costs

Incomes



# TOPIC 4 - Middle Income



**Activity Centers**

- Neighborhood Activity Center
- Planning Area I
- City Limits

● Regional Activity Center

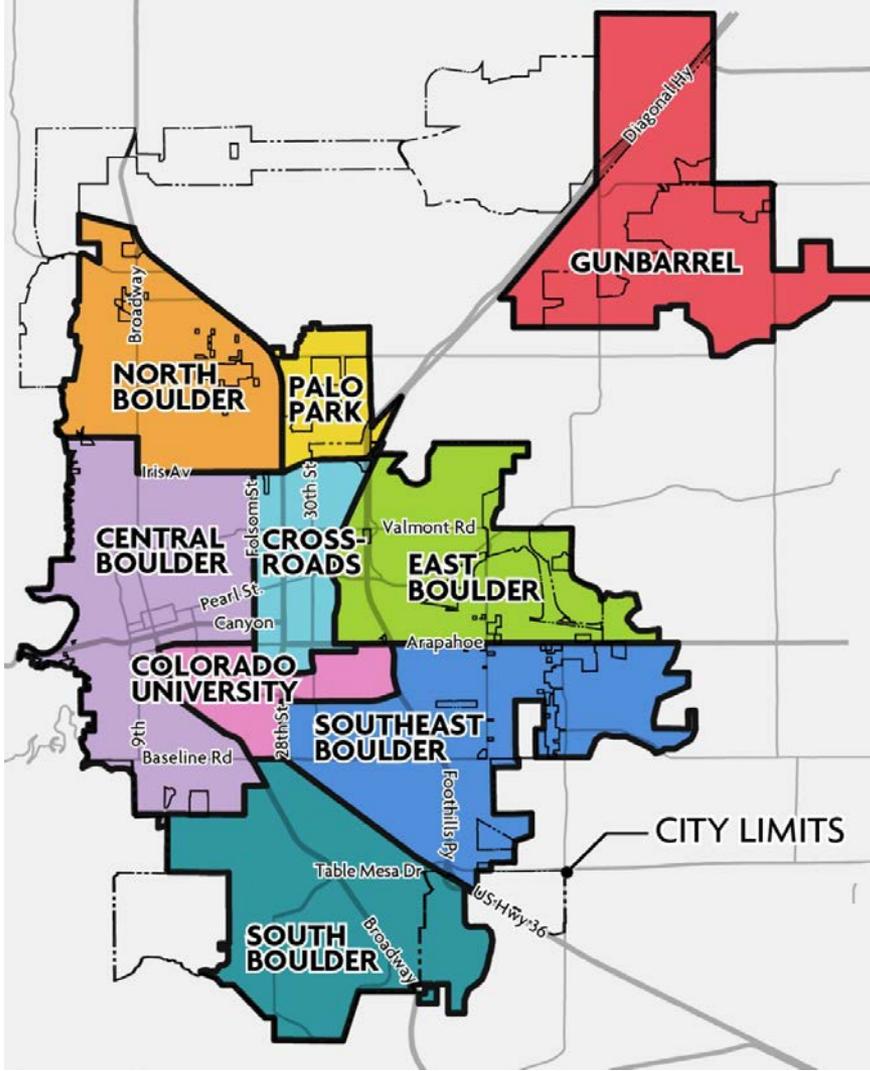
- 1-Downtown
- 2-Boulder Valley Regional Center
- 3-University of Colorado



# TOPIC 5 - Built

# Environment

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# TOPIC 6 - Subcommunity

# 7 – BCH PROCESS

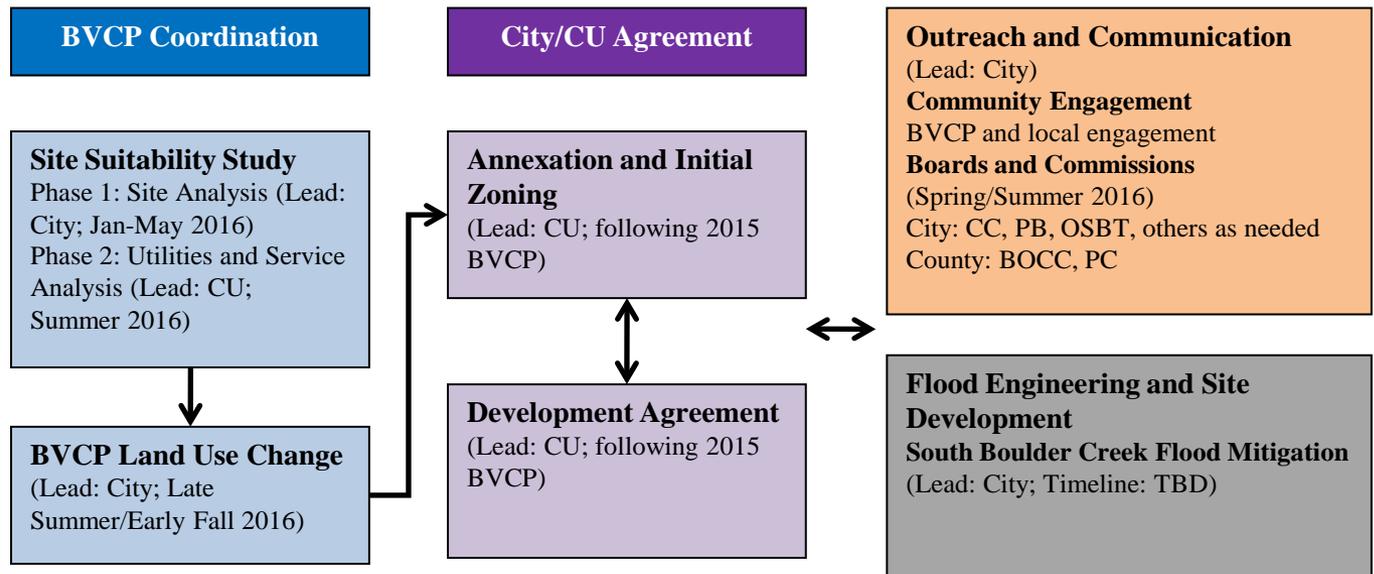
- Redevelopment planning with BVCP:
  - a) Develop an Urban Design Framework
  - b) Guiding Principles
  - c) Possible land use change suggestions – support for area planning



# 8 – CU SOUTH PROCESS

## Site suitability analysis next

### From Attachment G:



# TRACK 2 – PLAN POLICY INTEGRATION

- Aging population / Age-friendly community
- Arts and culture
- Biodiversity, open space
- Diverse community
- Local food
- Transportation
- Parks and Recreation



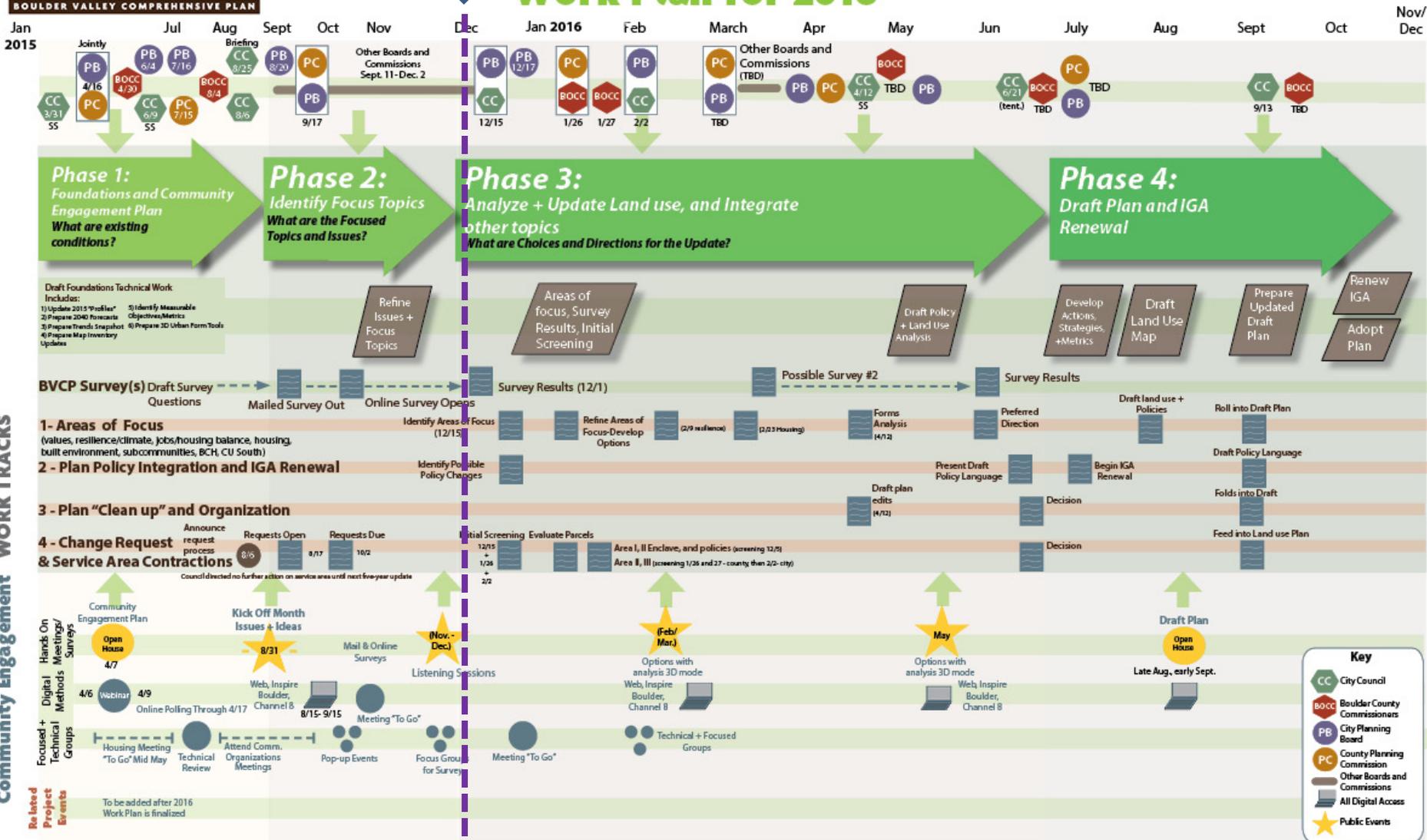
# UPDATED WORK PLAN FOR PHASE 3

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Updated 12/9/2015

## Work Plan for 2016



# RRC ASSOCIATES

- Boulder-based research firm
- Conducted survey
- Dave Belin and David Becher - 38 combined years with RRC, vast experience

# YOUR FEEDBACK

1. Survey and Focus Groups (Q&A)
2. Focus areas for plan update -
  - Confirm or modify, and prioritize

# TRACKS OF WORK – 2016

## Track 1: Eight Focused Topics

1. core values
2. climate, energy, and resilience
3. future jobs:housing balance
4. middle income housing
5. Built Environment section refinements
6. Subcommunity - “planning areas”
7. BCH
8. CU South

**Track 2: Policy Integration**

**Track 3: Plan Clean up**