

**CITY OF BOULDER
PLANNING BOARD ITEM UNDER MATTERS**

MEETING DATE: July 16, 2015

AGENDA TITLE:

Boulder Valley Comprehensive Plan Update on Work Plan, Focused Topics, Land Use Categories, and Select Community Engagement and Foundations Work Products

REQUESTING STAFF:

David Driskell, Executive Director, Community Planning & Sustainability (CP&S)
Susan Richstone, Deputy Director, CP&S
Lesli Ellis, Comprehensive Planning Manager, CP&S
Courtland Hyser, Senior Planner, CP&S
Jean Gatzka, Sustainability Planner, CP&S

OBJECTIVE:

Update Planning Board on the status of the 2015 update to the Boulder Valley Comprehensive Plan (BVCP), including schedule, community engagement, and foundations work products. Get input from Planning Board on the work plan and schedule, focused topics, service area expansion threshold question, approach to updating land use categories, and 2040 projections.

PURPOSE

The purpose of this packet and agenda item is to provide a briefing to the Planning Board on the status of the BVCP 2015 Update, including schedule, community engagement, and foundations work products. Staff is seeking the board's feedback on the following topics:

1. Overall work plan and schedule including the change request process? (see p. 3 and [Attachment A](#))
2. Focused topics for the update? (see p. 4)
3. Service Area expansion threshold question? (see p. 4 and [Attachment B](#))
4. Approach to updating the BVCP land use categories? (see p. 6 and [Attachment C](#))
5. Projections methods and results? (see p. 6 and [Attachment D](#))

Staff will carry Planning Board feedback to City Council for the July 28 hearing and discussion.

BACKGROUND

Phase 1 of the 2015 BVCP update is wrapping up, with many foundations (technical) work products nearing completion by late July/early August. Regular check-ins with boards and elected officials have helped to shape the work thus far. The most recent updates to Planning Board and City Council occurred on June 4 and June 9, respectively. Preparations for Phase 2 (identify focus topics) and Phase 3 (analyze/update land use & integrate other topics) are in-process and are occurring concurrently with the Phase 1 foundations work. The foundations technical work will wrap up in August, and the public process will launch with a major kickoff event at Chautauqua on August 31.

Planning Board Discussion on June 4 – Summary

On June 4, 2015, Planning Board provided feedback regarding the community engagement plan and in-process foundations work products, including:

- Supported the use of a diverse set of outreach strategies as outlined in the Community Engagement Plan.
- Supported the overall direction of the foundations work products, and specifically the trends report and subcommunity fact sheets.
- Offered specific suggestions for ways to improve the draft foundations work, including the presentation of information, points of clarification, and additional data/indicators to include in the work.
- Discussed the residential growth management system, including questions about the role of exemptions and how the system works in practice.
- Identified the need for further discussion and discourse on the BVCP's core values.

The minutes from that meeting are scheduled for approval at the July 16, 2015 Planning Board meeting.

City Council Study Session on June 9 – Summary

On June 9, 2015, City Council provided feedback and guidance on the BVCP at a study session on the foundations work, focused topics for the update, and upcoming community engagement:

- Confirmed the overall list of focus topics, with some refinements. (See "Focused Topics" section below for additional details.)
- Suggested that the planning process be structured such that "easier" focus topics can be added to the plan without getting bogged down by the more complex ones.
- Expressed support for the overall direction of the foundations work, stressing the importance of presenting information that is relevant and useful.
- Discussed a need to re-evaluate the residential growth management system. Expressed interest in studying the pace of non-residential growth, which is not regulated by the RGMS.
- Indicated support for the outreach strategies articulated in the draft community engagement plan. Stressed the importance of targeted outreach to groups with historically low participation rates.
- Directed staff to administer a statistically-significant survey on a September-October timeframe that follows the BVCP kickoff events, summer vacation schedules, and allows for maximum participation.

The summary of that meeting is scheduled for approval at the July 28, 2015 City Council meeting.

BVCP Process Subcommittee

In addition to regular check-ins with the City Council and Planning Board as well as County Commissioners and Planning Commission (periodic joint meetings) on substance and process, a process committee has been formed with representatives from: the City Council (Macon Cowles and Sam Weaver); City Planning Board (John Gerstle and Leonard May); Board of County Commissioners (Elise Jones); and County Planning Commission (Lieschen Gargano). The first process subcommittee meeting was held on June 10, 2015 and the second on July 15, 2015. Meetings will be held monthly, or more often as needed.

Work Plan and Schedule

Input and guidance received to-date from elected officials, boards and commissions, and the public has resulted in continual refinements to the process and approach for the 2015 BVCP update. A revised timeline summarizing the BVCP work plan and schedule is provided as [Attachment A](#). The new timeline reflects additional detail in Phases 2 and 3 related to the BVCP survey, service area expansion and land use request processes, areas of focus, and other plan products and timing.

Community Engagement

Staff have continued to refine the community engagement plan after input from the community, Planning Board, City Council, county, and Process Subcommittee (on June 15). The latest Community Engagement Plan can be downloaded from the BVCP project webpage [here](#).

Recent refinements to the community engagement approach include:

- **Postcard Mailing-** The BVCP Process Subcommittee recommended moving ahead with a postcard to all Boulder addresses announcing the kickoff for the update and providing information on how to get involved. Staff will work with Boulder County to ensure that the announcement is mailed to addresses in Areas II and III as well as within city limits. The process subcommittee will review a draft postcard at their meeting on 7/15, and we will share a verbal update at the meeting.
- **Kickoff Event-** A communitywide “Boulder 2030” kickoff event will be held on Monday, August 31, from 4 to 8 p.m. at Chautauqua. The event will include videos and presentations about the plan and its importance in the community, information about current conditions and trends, interactive ways of capturing community input, and family activities. More information on the kickoff event as well as input from the process subcommittee will be shared at the meeting.
- **Targeted Outreach to Groups-** Staff is in the process of reaching out to civic and neighborhood organizations and offering to have a city staff member join them to talk about the update process and get input. These meetings will be scheduled from July through September.
- **Pop-Up Meetings-** Staff will be setting up “pop-up” meetings in conjunction with community events and at gathering places around town in August. The purpose of these meetings is to provide information, increase awareness about the plan process, invite people to engage, and ask initial questions about what people love about Boulder and their ideas and concerns for the future.
- **BVCP Videos-** The city has hired Boulder-based Balcony Nine Media to produce two videos that will be shared throughout the update process. The “Our Legacy: Boulder Past and Present” video will help educate community members about important planning decisions that have shaped Boulder today. The “Our Future: Boulder 2030” video will serve as a call to action to encourage Boulder community members to participate in the update.
- **BVCP Survey-** After a competitive bid process, the Boulder-based firm RRC Associates has been selected to conduct a statistically valid survey on planning-related topics to inform the BVCP update. Their proposed approach is to conduct a mailed survey supplemented by follow-up focus groups to delve into the “why” regarding responses given. The process for topic selection and question development is underway. Draft questions will be shared with boards and elected officials in August, with the goal of distributing the survey to the public in September. It is expected that results will be available in November.

Focused Topics

At the June 9 study session, City Council confirmed and refined the following list of focused topics for the 2015 Plan update which have evolved from findings of the consultant report from

late 2014/early 2015 (available [online here](#)) and recent discussions at boards, commissions, BOCC, and City Council.

- Substantive New Topics to be Addressed in the Plan:
 - Growth Management and Urban Form
 - Relevant Housing Strategies
 - Neighborhood Character
 - “21st Century” Opportunities and Challenges, including:
 - Climate Commitment and Energy
 - Resilience / Regional issues
 - Arts and Culture
 - Local Food
- Process Improvements:
 - Improve Community Engagement
 - Make the Plan’s Vision and Values More Compelling
 - Add Stronger Links between Policies and Actions and Implementation
 - Add Metrics
 - Address City/County Intergovernmental Agreement Early

Service Area Expansion

Each BVCP update includes an opportunity for expansion of the city’s service area. The process is described in detail in **Attachment B**. For this update, staff is requesting direction from Planning Board and the three other BVCP review bodies on whether or not a service area expansion assessment should begin as part of the 2015 update, and to further define the process and approach.

Change Request Process – Opportunity for Landowners and General Public

The Amendment Procedures chapter of the BVCP explains the process for updating the land use map or plan polices during the five-year update. It states:

the process “will include an opportunity for landowners and the general public to submit requests for changes to the plan. All submittals for proposed changes will be reviewed at initial public hearings. Staff will provide recommendations and the approval bodies will provide direction on which proposals should go forward and which proposals should receive no further consideration.”

Typically during an update, there may be a few dozen community-initiated requests for changes to the land use map or policies. During this five year update, staff proposes the following schedule:

1. Accepting requests (August through mid October).
2. Initial review of requests (October into early November).
3. Joint screening hearing of the Planning Board and City Council (Nov. 19 or Dec. 10).
The joint hearing will also provide an opportunity for the board and council to review the results of the BVCP survey and identify other areas of focus for the land use map and policies.
4. Joint hearing at the city will be followed by hearing(s) at the county.
5. Continued analysis of changes and other focused area changes to develop a proposed land use map (into early 2016).

According to the BVCP, when a draft land use map is developed with the proposed changes, property owners will be notified about such proposed changes. The city will publish a map indicating where the proposed changes are located and a description of each change when that map is ready.

Other Possible Areas of Focus and Changes to Land Uses

The city and county may also identify other possible changes to the land use map in focused

areas to accomplish other community goals such as housing or growth management (e.g. change some areas from future commercial to future residential, or from higher density residential to medium density residential) or to adjust the jobs and housing mix. Such ideas for focused areas of study are proposed to be discussed at the joint hearings in November and December.

Service Area Expansion Assessment Question

Attachment B provides more detailed explanation about the Service Area expansion process, but a brief description is provided here. The Service Area concept and the creation of Areas I, II, and III are a keystone of the BVCP, and in combination with joint city/county decision-making are a distinguishing feature of the plan. In 1977, Area III was designated as the rural preservation/protection area – the area outside the city that would not accommodate future urban development. In 1993, after extensive evaluation, the 680 acre Area III-Planning Reserve on the north side of Boulder was designated as the only location for potential urban expansion. At that time, the plan's amendment procedures were modified to define a process and criteria for Service Area expansions that would be initiated by the city and county and provide for comprehensive planning of the Area III-Planning Reserve. Service Area expansion, if and when it occurs, should provide a broad range of community benefits and because there are desired community needs that cannot be met within the existing service area.

During each five year review, the city and county must assess whether or not the Service Area should be expanded. The threshold question to begin the expansion process requires all four bodies to determine that “sufficient merit exists to authorize a Service Area expansion plan.” Such a study can take four months to a year to complete. Additionally, the amendment procedures section of the BVCP guides the city and county to notify property owners who would be affected (in the Planning Reserve) if a service area expansion plan is to be developed. The July 28 City Council meeting will be a public hearing to enable property owners and the public to speak to whether the city and county should proceed with consideration of a service area expansion. At that public hearing staff will seek direction from council on whether or not to begin the Service Area Expansion Assessment (study of merit) as part of the 2015 update. Depending on that direction, the next steps of the process could vary as follows:

- **Yes to Study** - If City Council directs staff to move forward, staff will ask the Board of County Commissioners the same threshold question. If the county also says yes, staff would further define the multi-month process to study the range of community needs and how they may or may not be currently met within the existing Service Area. Staff would also invite property owners to participate.
- **No to Study** - If City Council directs staff to not move forward, the next opportunity to consider a Service Area expansion will be during the next five year review.

Since 1993, the city and county have never proceeded beyond this initial threshold step, even though applicants have submitted requests earlier in the planning process. Staff is seeking a recommendation from Planning Board for council consideration on its determination on whether or not to move forward on the Service Area expansion assessment study.

Land Use Categories

An initial review of the BVCP’s land use categories shows that the category descriptions currently in the plan present an inconsistent level of detail from one category to the next. This information is summarized in [Attachment C](#). Staff is seeking Planning Board guidance on the following approach to update the land use category descriptions such that each description contains the following information:

- *Category Name*- The name of the land use category alongside the legend color from the land use map and a representative photo.
- *Characteristics*- A description of the land use category including information such as its purpose, characteristics it is intended to promote or discourage, situations where it is appropriate, etc.
- *General Locations*- A description of where the land use is generally located within the community.
- *Primary Uses*- A list of uses that the land use category is intended to promote.
- *Secondary Uses*- A list of uses that may also be commonly found within the land use category.
- *Density/Intensity*- A description of the density or intensity range that is appropriate within the land use category, expressed dwelling units per acre of commercial square footage ranges.
- *Zone Districts*- A description of the general relationship of the land use category to zoning districts.

2040 Projections

Twenty-five year growth projections are produced as part of the foundations work for each major update to the Boulder Valley Comprehensive Plan. The projections help frame the context of the update, providing an important reference for the policy decisions and conversations about growth and development that are integral to the BVCP. The results of the 25 year projections for dwellings, population, and employment are provided as [Attachment D](#). Current estimates and projected residential and non-residential growth is presented for both subcommunity and service area geographies. The attachment also includes a summary of the projections methodology that was used for the 2015 BVCP forecasts.

A high-level summary of results is presented in the table below. For complete details, please refer to [Attachment D](#).

Geography	2015 Employment	2040 Employment	2015 Dwellings	2040 Dwellings	2015 Population	2040 Population
City Limits	98,510	117,280	44,270	51,410	103,840	118,900
Area II	2,920	3,480	5,710	6,630	12,030	13,970

Overall, residential growth is now projected to be slightly higher and employment growth slightly lower than what was forecasted in the 2010 BVCP projections. These differences are fully attributable to improved methodology resulting in more accurate estimates and modeling.

Since 2002, each BVCP update has incorporated methodology refinements from previous years and introduced new improvements. In 2015, the city slightly refined its methodology and has begun to use CommunityViz software to enhance the capacity calculations. The refinements include:

- A more accurate estimate of current employment using refined source data and calculations

- A more accurate estimate of future residential zoning growth capacity and future growth of mixed use zones due to the modeling capability of CommunityViz

Updates on Other Foundations Technical Work Products

Work on technical foundations tasks is on-going, with several work products nearing completion, and others underway and scheduled for completion prior to the public kickoff event in August. Planning Board will have an opportunity to review completed versions at the Aug. 20 meeting. Specific updates on individual work products are provided below.

- **Community Profile-** The 2015 community profile, partially updated in April, provides a snapshot of the Boulder community. The April update of the community profile can be downloaded [here](#). The community profile is being updated in July to incorporate new information from the 2040 BVCP forecasts. Other updates planned for July include refined information regarding non-residential square footage, data sources, relationship to State Department of Local Affairs demographic information, and other information as requested by city council. An updated draft of the Community Profile will be posted to the [project website](#) upon its completion.
- **Subcommunity and Regional Fact Sheets-** As part of the map inventory updates, a series of ten fact sheets are being prepared: one for each of the nine Boulder subcommunities, and one for Area III (located outside of the city but within the BVCP planning area). The fact sheets share historic information and document existing conditions at the local/neighborhood level. An updated community fact sheet for Central Boulder is included in **Attachment E** as a sample work product. Draft versions of the remaining fact sheets will be posted to the [project website](#) prior to the meeting.
- **Trends Report-** The Trends Report highlights Boulder's trends of today and the recent past and presents this information at the city, county, and regional scales. Work is underway to complete the report, as well as to incorporate input received from elected officials, boards, commissions, and city and county staff. Work on the Trends Report will continue through July and will be completed prior to the community kickoff event in August. Planning Board will have an opportunity to review this work product at the August 20 meeting.

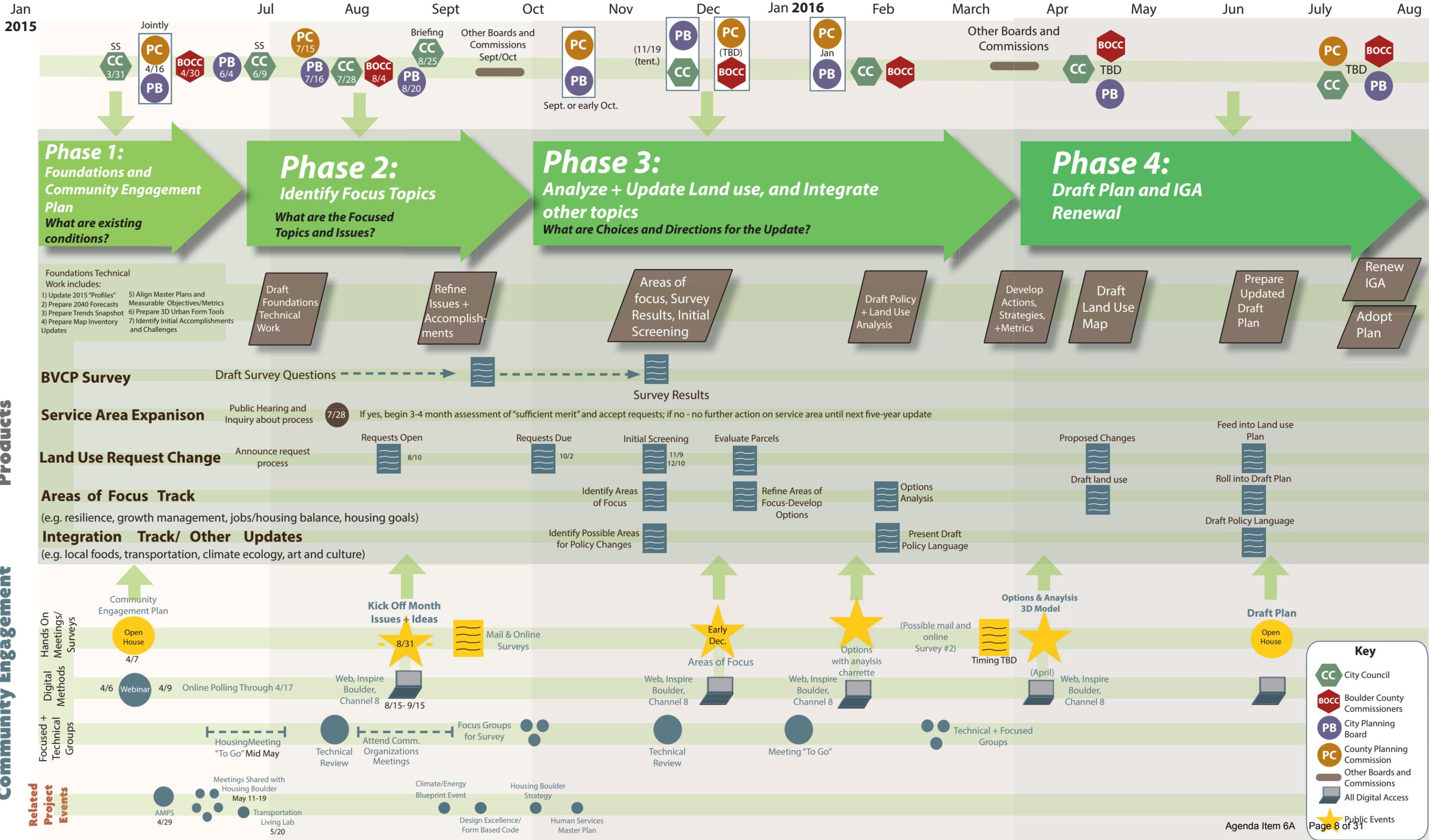
NEXT STEPS

July 28, 2015	City Council BVCP Update and Public Hearing on Service Area Expansion
Aug 4, 2015	Board of County Commissioners Briefing
Aug 19, 2015	BVCP Process Subcommittee (tentative date)
Aug 20, 2015	City Planning Board Update
Aug 25, 2015	City Council Briefing
Aug 31, 2015	Public Kickoff Event at Chautauqua
Sept/Oct, 2015	Joint Planning Commission/Planning Board Briefing (date to be determined)
Sept/Oct, 2015	Updates to other boards and commissions (dates to be determined)

ATTACHMENT(S)

- [BVCP Work Plan Timeline](#)
- [Service Area Expansion Process Summary](#)
- [BVCP Land Use Category Descriptions](#)
- [2040 Projections and Methodology](#)
- [Sample Updated Subcommunity Fact Sheet for Central Boulder](#)

2015 Update: Work Plan



Area III-Planning Reserve and the Service Area Expansion Process

1. Background on the Area III-Planning Reserve

The Service Area concept and the creation of Areas I, II, and III is one of the keystones of the Boulder Valley Comprehensive Plan (BVCP), and in combination with joint city/county decision-making, distinguishes the plan from many others in the state and country. Area I (the city) and Area II (the area planned for annexation and service provision) form the city's service area. Area III was defined in 1977 to not accommodate urban development and that the rural character should be preserved and protected.

The Planning Areas remained as originally defined until 1993, at the conclusion of the Area III Planning Project. The Area III Planning Project was a three-year joint effort of the city and county planning departments. The city and the county had been receiving incremental requests for Area III to Area II changes, particularly along the Jay Road corridor and East Arapahoe, and the plan did not provide guidance as to where such a change would be appropriate. The goal was to determine where and when urban growth might and might not be acceptable in the future, prior to considering Service Area expansions.

The following studies were completed as part of the project:

- (1) Land Use Suitability Analysis;
- (2) Urban Services Feasibility Analysis;
- (3) Vacant, Redevelopable and Underdeveloped Land Inventories in the existing Service Area;
- (4) Potential Service Area Expansion/BVCP Policy Compatibility Analysis; and
- (5) Gunbarrel Policy Analysis.

At the conclusion of the project, city and county decision-makers determined that only a small amount of Area III should be contemplated for future urban expansion, and then only if detailed planning for the area indicates community benefits exceed potential negative impacts. The final report states:

“Service Area expansion is not desirable simply to provide additional land supply for future development; it must provide a broad range of community benefits...conceptual planning should provide an analysis of cumulative impacts and whether the carrying capacity of the Boulder Valley can absorb this additional growth...and should also provide an evaluation of trade-offs in meeting conflicting community goals.”

After a series of public hearings the four approval bodies agreed in the fall of 1993 to:

- Designate 680 acres in the "West Portion-Northcentral Area" site as Area III-Planning Reserve because it presented very limited environmental constraints, was proximate to urban services, and was of sufficient overall size to potentially accommodate the conclusions of the future vacant land needs analysis.
- Designate the remainder of Area III as “Area III- Rural Preservation Area.”

The procedures for amending the plan were changed following the project to set in place a process for service area expansions that would be initiated by the city and county, and provide for comprehensive planning of the Planning Reserve as opposed to incremental changes.

The policy direction for determining the procedures for amending the Area III/II change process was described in 1993 as the following:

1. Consider limited Service Area expansion to include land in the Planning Reserve Area if the benefits to the community outweigh costs and negative impacts.
2. Revise the Area III to II change process to change it from an incremental, reactive, applicant driven process to a process based on comprehensive planning of growth areas and city-initiated Area III/II changes. The revised Area II/II change process and criteria must establish greater community control over the location, type, acreage, and timing of development.
3. Service Area expansion is not desirable simply to provide additional land for future development—it must provide a broad range of community benefits.
4. Area II to II changes should be large enough areas to cohesively plan and annex by neighborhoods (which should have a diversity of land uses) and to build logical increments for infrastructure.
5. In order to achieve community goals and policies, the city should be more directive in determining what actually gets built both for development in the existing Service Area and for any new growth areas (in Area III).
6. Require that new growth (in Area II and Area III) provide needed land uses that are complimentary to existing subcommunities and that implement a broad range of community goals. Development of land in new growth areas should be phased over many years in order to enhance growth management, encourage appropriate infill and redevelopment in the existing Service Area, and preserve development options for the future.

The procedures and text that developed out of this policy direction is still found in the plan today, including:

1. Area II to II changes only apply to lands in the Area III-Planning Reserve, not the Area III-Rural Preservation Area, unless the change can qualify as a minor amendment to the boundary.
2. A process for expanding the Service Area boundary was established
3. A Service Area Expansion Plan process was created, with a list of what the plan must contain, and the criteria that the plan must meet.
4. The role of property owners in the Service Area expansion process is established.

Since the original procedures were adopted into the plan, several minor revisions and re-organizations have occurred, however the key elements of the process remain intact.

Of most significance was the change that occurred in 2005, when additional text was added to define “sufficient merit” to authorize the development of a service area expansion plan, and a new criterion for approval of a service area expansion plan was added requiring that the change provides for a “priority need that cannot be met within

the existing service area.” This was added to strengthen the intent of the service area expansion process as a comprehensive, city initiated process. The result of these two changes was the addition of an initial community process to identify a list of unmet needs prior to considering whether to authorize a service area expansion plan. This process is further explained in the following section.

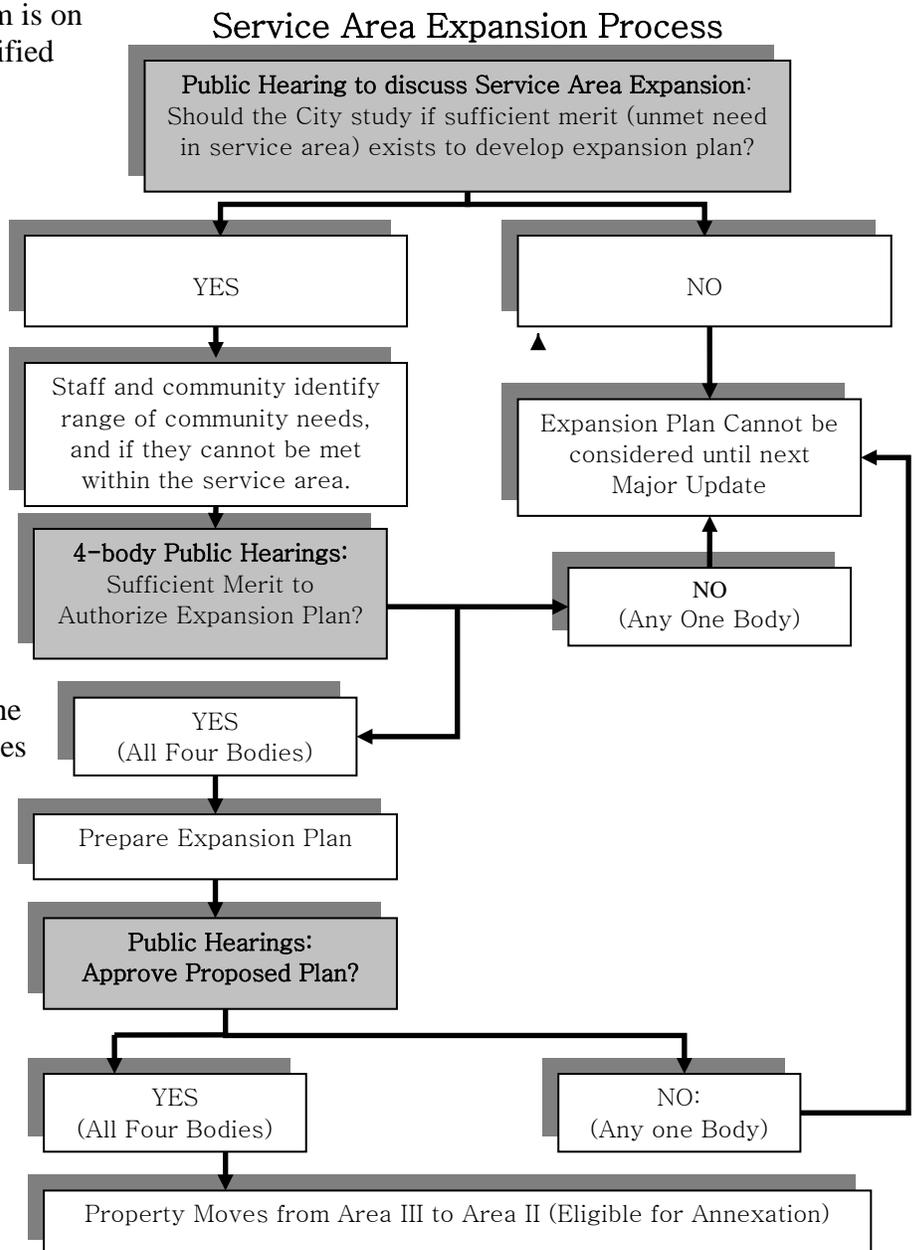
In researching other communities, many utilize an urban service area or growth boundaries, and some have vacant lands designated for specific land uses while others have no future use identified. Of the communities researched, none had a provision for future land reserved for the future needs of the community, such as described in the BVCP.

The closest example of a system similar to that of the Area III-Planning Reserve in the BVCP is the Urban Reserves program recently established by the Oregon Metro Regional Government. Metro’s program is on a regional scale, and has identified lands in

Clackamas, Multnomah and Washington counties that are appropriate for future urban development, and lands for rural preservation. The time horizon of the urban reserves is 50 years. The system was established to eliminate the incremental, site-specific decision making that was required as part of urban growth boundary changes as required by Oregon state law. The guidelines and policies for how an urban reserve can be moved inside the urban growth boundary includes a comprehensive planning process, much like the Service Area Expansion Plan process in the BVCP.

The current process to develop land in the Planning Reserve

The process to develop land in the Area III-Planning Reserve has very distinct steps, and joint decision-



making points. The process is outlined in the flow chart above.

The threshold question to begin the service area expansion process requires all four bodies to determine that “sufficient merit exists to authorize a service area expansion plan.”

In order to find that “sufficient merit exists”, there must be a process where a list of desired community needs is compiled and analyzed to find if there are any community needs that are currently nor being met within the existing service area. The scope and detail of this study could vary, and take anywhere from 4 months to a year to complete.

If all four bodies authorize the development of a service area expansion plan, it is a significant joint city-county planning effort, similar in scope to a subcommunity planning effort. The BVCP outlines what the expansion plan must include, and is estimated to take 1-3 years to develop.

After the expansion plan is completed, all four bodies must review and consider whether to approve the plan, based on criteria listed in the BVCP. If approved, the area included in the plan is moved from Area III-Planning Reserve to Area II. Property owners may then begin the annexation and development process according to the phasing identified in the expansion plan and the extension of city infrastructure. The period of development for the area within the expansion plan is described in the BVCP to occur within 15 years.

BVCP Plan language

1. Considering a service area expansion may only occur at the five-year update.

BVCP Process and Steps

A. Discussions regarding service area expansion only occur during the five-year update.

2. The city and county may assess whether or not sufficient merit exists to authorize a service area expansion, defined by a demonstration that a desired community need cannot be met within the existing service area.

C. The City considers whether to direct staff to identify a desired range of community needs that may not be met within the existing service area. If city **directs staff to identify a range of community needs**, the process continues.

(The city and county have never proceeded beyond this step)

D. The city conducts a public process to identify a range of community needs and how they may or may not be currently met within the existing service area.

E. The Planning Board, City Council, Planning Commission, and County Commissioners hold public hearings to review the identified range of community needs, and determine if sufficient merit exists to authorize a service area expansion plan to be developed. If all four bodies **find that sufficient merit exists**, the process continues.

3. The City and County authorize a planning effort to develop a service area expansion plan

F. The city and county conduct a public process to develop a service area expansion plan for the area identified to be

for the area proposed to be brought into the service area in consultation with the Area III property owners and the public. The plan must address the types of development, key requirements to ensure compliance with community goals and policies, conceptual land use and infrastructure plans, requirements for development impact mitigation and offsets, and the phasing of development.

brought into the service area.

4. Following preparation of the plan, the city and county must determine that the proposed change from Area III-Planning Reserve to Area II meets the following criteria:

- a) Provision of a community need
- b) Minimum size of 40 acres
- c) Minimum contiguity to existing service area of 1/6
- d) logical extension of service area
- e) Compatibility with the surrounding area and comprehensive plan
- f) No major negative impacts
- g) Appropriate timing for annexation within the next 15 years.

G. The Planning Board, City Council, Planning Commission, and County Commissioners hold public hearings to review the service area expansion plan, and **determine if the area proposed to change from Area III-Planning Reserve to Area II meets the criteria in the plan.** If approved, the area is moved to Area II.

H. Annexation and Development occurs in the next 15 years according to the service area expansion plan.

BVCP 2015 Land Use Table – Draft 07/07/15

Note: All black text is from 2010 BVCP. Blue is new.

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
(Note: For each category, add legend color from map, title of category, and representative photo)		<p><i>Suggested Organization for each Category:</i></p> <p>Characteristics: <i>Appropriate for locations away from business centers and arterial streets where characteristics are traditional larger lot city residential. Low-density residential areas are residential neighborhoods and serve as a transition between higher density residential or agricultural areas. Generally, these neighborhoods are accessed by collector or local streets.</i></p> <p>General Locations: <i>This land use is generally located in...</i></p> <p>Primary uses: <i>Single-family detached residences.</i></p> <p>Secondary uses: <i>Schools, open space, libraries, and other public uses and facilities.</i></p>	1 to 4 units/acre
Residential Categories		<p>Residential land use areas on the Boulder Valley Comprehensive Plan, for the most part, reflect the existing land use pattern or current zoning for an area. Many of the areas developed in the city and the county over the last 30 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.</p> <p>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 may occur within any particular classification, but an average density will be maintained for that classification. Within certain residential areas, there is also the potential for limited small neighborhood shopping facilities, offices or services through special review.</p>	
Very Low Density Residential	VLR	(Note: add description)	2 du/ac. or less
Low Density Residential	LR	Lower density areas in the older section of the city consist predominantly of single-family detached structures. (Note: add description for newer developing areas)	2 to 6 du/ac.
Manufactured Housing	MH	The manufactured housing designation is applied to existing mobile home parks. The intent of the designation is to preserve the affordable housing provided by the existing mobile home parks.	Var.

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
Medium Density Residential	MR	Medium density areas are generally situated near community shopping areas or along some of the major arterials of the city.	6 to 14 du/ac.
Mixed Density Residential	MXR	<p>Mixed density areas surround the downtown and are located in some areas planned for new development.</p> <p>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 current neighborhood character and mix of housing types, and not exacerbate traffic and parking problems. 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 some areas planned for new development 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.</p> <p><i>(Note: need to differentiate when RMX-1 vs. 2 apply.)</i></p>	<p>Older areas = 6 to 14 du/ac.</p> <p>For new 6 to 18 du/ac.</p>
High Density Residential	HR	<p>The highest density areas are generally located close to the University of Colorado or in areas planned for transit oriented redevelopment.</p> <p><i>(Note: need to clarify intent of RH-3 and when it applies.)</i></p>	More than 14 du/ac.
Mixed Use Categories			
Mixed Use Business	MUB	Mixed Use-Business development may be deemed appropriate and will be encouraged in some business areas. These areas may be designated Mixed Use-Business where business or residential character will predominate. Housing and public uses supporting housing will be encouraged and may be required. Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses.	
Mixed Use Industrial	MUI	Mixed Use-Industrial development may be deemed appropriate and will be encouraged in some industrial areas where industrial character will predominate. Housing compatible with and appropriate to the industrial character will be encouraged and may be required. 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.	
Mixed Use Residential	MUR	Mixed Use-Residential development may be deemed appropriate and will be encouraged in some residential areas. These areas may be designated Mixed Use-Residential. In these areas, residential character will predominate, although neighborhood scale retail and	

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
		personal service uses will be allowed. Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses.	
Industrial Categories		The land use plan projects four classifications of industrial use within the Boulder Valley: General, Community, Light, and Mixed Use-Industrial.	
Community Industrial	CI	The Community Industrial classification is shown for those areas where the predominant uses provide a direct service to the planning area. These uses often have ancillary commercial activity and are essential to the life of the Boulder community. These uses include smaller scale auto-related uses, small printing operations, building contractors, building supply warehouses, small manufacturing operations and similar uses.	
General Industrial	GI	The General Industrial classification is shown where the more intensive and heavy industries are located or planned.	
Light Industrial	LI	The industrial uses considered as 'Light' on the Comprehensive Plan are primarily research and development, light manufacturing, large scale printing and publishing, electronics, or other intensive employment uses. These uses are concentrated primarily in 'industrial parks' located within the Gunbarrel area along the Longmont Diagonal, and along Arapahoe Avenue between 33rd and 55th streets.	
Business Categories		Within the Boulder Valley there are five categories of business land use, based on the intensity of development and the particular needs of the residents living in each subcommunity. The five categories are: Regional, Community, General, Transitional and Mixed Use-Business.	
Community Business	CB	A Community Business area is the focal point for commercial activity serving a subcommunity or a collection of neighborhoods. These are designated to serve the daily convenience shopping and service needs of the local populations. 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.	generally < 150,000 to 200,000 sf.
General Business	GB	The General Business areas are located, for the most part, at junctions of major arterials of the city where intensive commercial uses exist. The plan proposes that these areas continue to be used without expanding the strip character already established.	
Transitional Business	TB	The Transitional Business designation is shown along certain major streets. These are areas usually zoned for less intensive business uses than in the General Business areas, and they often provide a transition to residential areas.	

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
Regional Business	RB	The two major Regional Business areas of the Boulder Valley are the Downtown and the Crossroads Area. Within these areas are located the major shopping facilities, offices, financial institutions, and government and cultural facilities serving the entire Boulder Valley and neighboring communities. These areas will continue to be refurbished and upgraded and will remain the dominant focus for major business activities in the region.	
Service Commercial	SC	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.	
Open Space Categories		<p>Open Space designations include the following three categories: Acquired Open Space, Open Space with Development Restrictions, and Other Open Space.</p> <p>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.</p>	
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	Open Space - Development Restrictions: Privately owned land with 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	An Agriculture land use designation identifies land in the Service Area that is planned to remain in agricultural use. 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. Given the urban nature of Boulder, the designation will be used rarely.	
Park, Urban and	PK-	Urban and Other Parks includes public lands used for a variety of	

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
Other	U/O	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 <i>Parks and Recreation Master Plan</i> . The specific characteristics of each park depend on the type of park, size, topography and neighborhood preferences. 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	Public/Semi-Public land use designations encompass a wide range of public and private non-profit uses that provide a community service. This category includes municipal and public utility services such as the municipal airport, water reservoirs, and water and wastewater treatment plants. Public/Semi-Public 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 such as cemeteries, churches, hospitals, retirement complexes and may include other uses as allowed by zoning.	
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 to encourage environmental preservation, a Natural Ecosystem overlay is applied over Comprehensive Plan 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 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 buffer potential impacts from adjacent land uses.	

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/ Intensity
		<p>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.</p> <p>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.</p>	

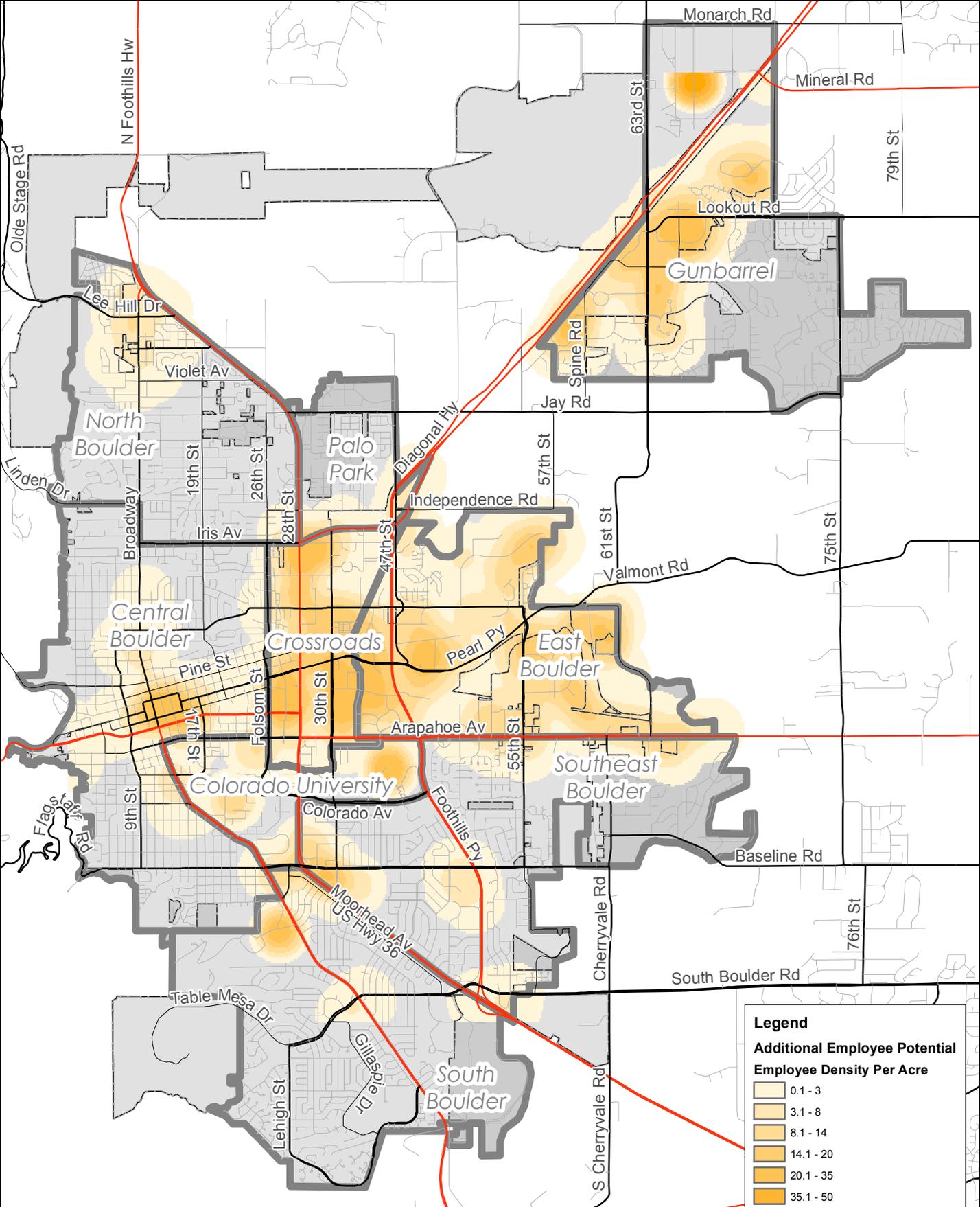
Projections Summary: 2015 to 2040									
Subcommunity*	2040			2040			2040		
	2015 Employees	Additional Employees	2040 Total Employees	2015 Dwelling Units	Additional Dwelling Units	2040 Total Dwelling Units	2015 Population	Additional Population	2040 Total Population
Central Boulder	23,582	3,866	27,448	13,321	2,149	15,470	29,515	4,530	34,045
Colorado University	11,986	2,180	14,166	2,015	325	2,340	9,315	685	10,000
Crossroads	13,853	2,639	16,492	3,849	621	4,470	8,113	1,309	9,422
East Boulder	17,941	3,418	21,359	1,401	155	1,556	3,445	327	3,772
Gunbarrel	12,747	2,429	15,176	5,117	825	5,942	10,786	1,740	12,526
North Boulder	4,381	835	5,216	5,906	953	6,859	12,458	2,008	14,466
Palo Park	789	150	939	1,672	270	1,942	3,643	569	4,212
South Boulder	4,067	775	4,842	7,314	1,180	8,494	15,441	2,487	17,928
Southeast Boulder	10,693	2,037	12,730	9,390	1,515	10,905	23,170	3,193	26,363
Total	100,039	18,329	118,368	49,985	7,992	57,977	115,886	16,847	132,733
Plan Area									
City Limits**	98,507	18,768	117,275	44,271	7,142	51,413	103,841	15,054	118,895
Area II	2,924	557	3,481	5,708	921	6,629	12,032	1,941	13,973

Projections Summary: 2040 to Zoning Capacity									
Subcommunity*	2040			2040			2040		
	2040 Employees	Additional Employees to Zoning Capacity	Total Employees at Zoning Capacity	2040 Dwelling Units	Additional Dwelling Units to Zoning Capacity	Total Dwelling Units at Zoning Capacity	2040 Population	Additional Population to Zoning Capacity	Total Population at Zoning Capacity
Central Boulder	27,448	-	27,448	15,470	343	15,813	34,045	723	34,768
Colorado University	14,166	-	14,166	2,340	638	2,978	10,000	1,345	11,344
Crossroads	16,492	8,349	24,841	4,470	690	5,160	9,422	1,455	10,877
East Boulder	21,359	13,839	35,198	1,556	-	1,556	3,772	-	3,772
Gunbarrel	15,176	10,383	25,559	5,942	241	6,183	12,526	507	13,033
North Boulder	5,216	282	5,498	6,859	717	7,576	14,466	1,512	15,978
Palo Park	939	171	1,111	1,942	431	2,373	4,212	909	5,121
South Boulder	4,842	990	5,832	8,494	265	8,759	17,928	559	18,486
Southeast Boulder	12,730	1,157	13,888	10,905	368	11,273	26,363	776	27,139
Total	118,368	35,172	153,540	57,977	3,694	61,671	132,733	7,786	140,519
Plan Area									
City Limits**	117,275	32,638	149,913	51,413	3,287	54,700	118,895	6,930	125,825
Area II	3,481	1,787	5,269	6,629	354	6,983	13,973	747	14,720

Notes:

*Subcommunities encompass Area I and Area II

**City limits encompass Area I and Area III Annex



Potential additional is expressed as a per-acre density. Density is calculated across the surface in 80'x80' cells using kernel density. Densities are calculated within a neighborhood resulting in the highest density (darker color) being shown where there is a high value or high concentration of values.

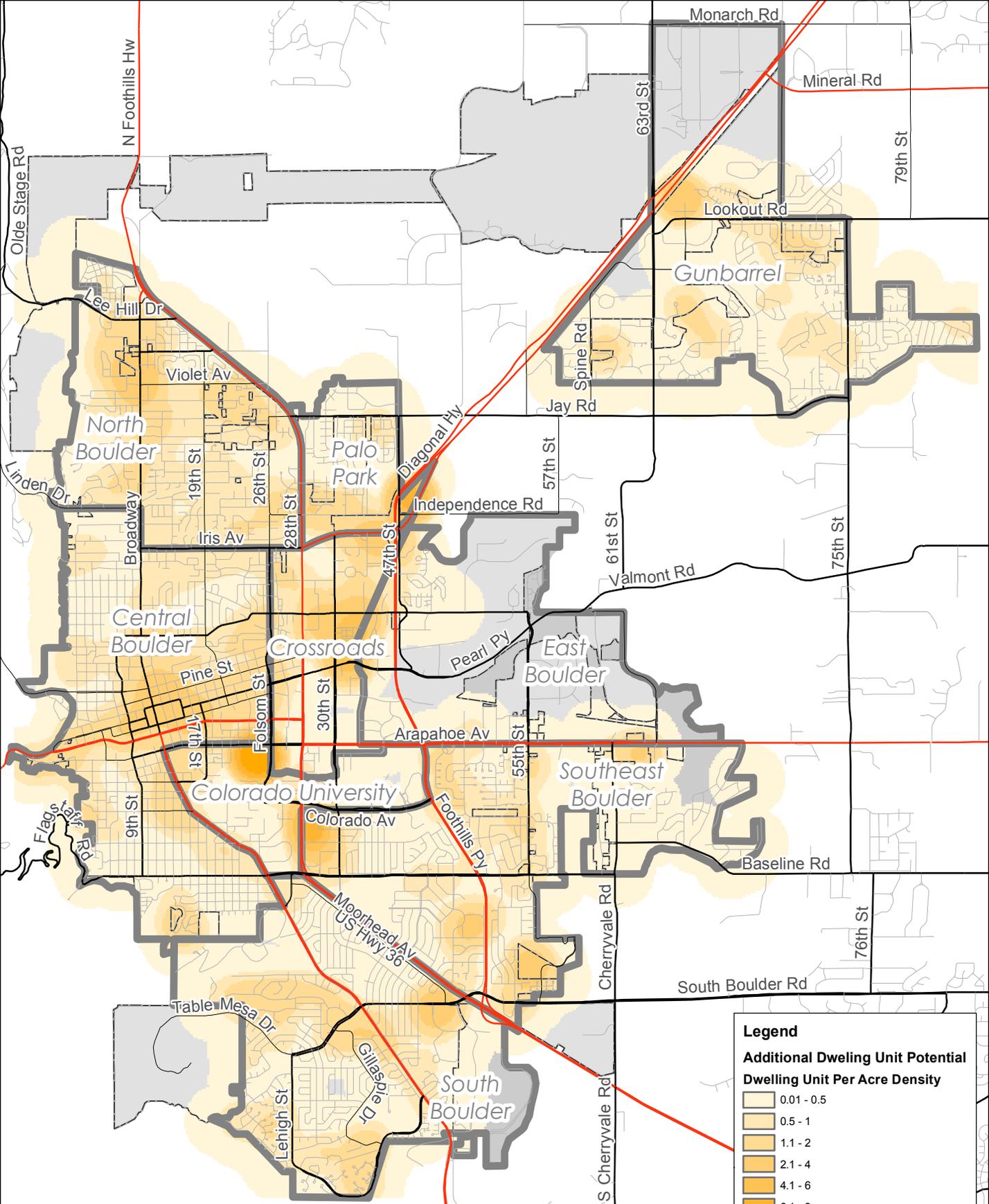
Legend

Additional Employee Potential Employee Density Per Acre

- 0.1 - 3
- 3.1 - 8
- 8.1 - 14
- 14.1 - 20
- 20.1 - 35
- 35.1 - 50
- 50.1 - 65

City Limits

Subcommunities



Potential additional is expressed as a per-acre density. Density is calculated across the surface in 80'x80' cells using kernel density. Densities are calculated within a neighborhood resulting in the highest density (darker color) being shown where there is a high value or high concentration of values.

Legend

Additional Dwelling Unit Potential

Dwelling Unit Per Acre Density

- 0.01 - 0.5
- 0.5 - 1
- 1.1 - 2
- 2.1 - 4
- 4.1 - 6
- 6.1 - 9
- 9.1 - 15

City Limits

Subcommunities

Boulder Valley Comprehensive Plan – 2015 Housing Unit, Population, and Employment Estimates and Projections Methodology

Growth projections are made to 2040 based on land use “zoning capacity” and growth rate assumptions. The Boulder Valley Comprehensive Plan has a planning timeframe of 15 years, but calls for growth projections to extend 25 years beyond the last update of the plan.

Background

In 2002, as part of the Jobs to Population project, the city developed a new projections methodology. Growth projections before 2002 were done by identifying vacant land, opportunity sites and areas of anticipated growth. A review of the method determined that it was not very accurate. One of the defined roles of the Jobs to Population Task Force was to examine the growth projections, methodology and assumptions, and to offer advice on how to improve the accuracy and quality of the projections. The task force reviewed and provided guidance on developing a new method of projections, using a combination of a “land use model” and an “economic model.” They requested examination of the total non-residential development that could occur under existing zoning. This zoning capacity (or buildout) number is useful to determine whether building under our current zoning regulations results in the amount and mix of development that is desired for the future, and has no time frame associated with it. This land use and economic model method has been used in our growth projections since. The 25-year projections are based upon this zoning capacity information supplemented by growth assumptions and input from DRCOG, the State Demographer’s Office, and local and state economists.

In 2015, the city slightly refined its methodology and has begun to use CommunityViz software to enhance the capacity calculations. The refinements include:

1. A more accurate estimate of current employment using refined source data and calculations
2. A more accurate estimate of future residential zoning growth capacity and future growth of mixed use zones due to the modeling capability of CommunityViz

Projections are published at the subcommunity as well as BVCP Planning Area levels. Geographic areas smaller than subcommunities are not appropriate for publication because the mathematical calculations as described below are based on averages for entire zoning districts. When the calculations are used for smaller geographic areas the accuracy and confidence in the numbers quickly drops.

Estimating Current (2015) Population and Employment Methodology

The projections begin with establishing an accurate estimate of existing dwelling units, population, and employment. This is done on an annual basis, and is summarized below:

Current Population - Census Bureau Method Applied to City Data

1. An occupancy rate is applied to the existing dwelling units (based on the latest Colorado State Demographer's Office estimate. For 2015 projections the rate used was 97.59%). A persons per household factor is then applied to the occupied dwelling unit number. The current factor is 2.16 persons per household (2010 U.S. Census). These factors are revised and verified with every decennial census.
2. The population living in group quarters facilities is then added, to give a total current population estimate.

Dwelling Units are maintained on a yearly basis in the city's GIS. Boulder County Assessor data is used for Area II dwelling unit numbers. Each year the map of dwelling units is audited using building permit data to account for new units constructed and units demolished. Any dwelling units added via annexations are mapped/verified. Mobile home counts are audited using data provided by the Boulder County Assessor. Unit counts are verified when possible to the rental license and accessory unit databases.

Group quarters population is taken from the city's annual census of group quarter facilities. Group quarters include dormitories, sororities and fraternities, jail, skilled nursing facilities, and group home shelters.

Current Employment

Current employment is comprised of the total number of wage and salary jobs occurring geographically inside the city limits and Area II plus an estimate of self employed jobs based on a percentage of the employed labor force.

Wage and Salary Jobs

The city uses Bureau of Labor Statistics data from the Colorado Department of Labor and Employment to establish the base employment. This data is from the Quarterly Census on Employment and Wages (QCEW, formerly ES-202), which is reported by 98% of all businesses. The data is mapped using the supplied latitude/longitude values and basic Q/C is performed for the historically known employers for which the map coordinates are incorrect. For the most part this geographic correction constitutes the Federal Labs. For firms that do not have latitude/longitude values supplied the address is geocoded in the GIS to garner a coordinate pair. Firms that do not have an address that can be geocoded are discarded. This constitutes about 1.4% of distinct firm locations for Boulder County. The employment numbers are aggregated as a 12 month average for each distinct firm location. This 12 month average is used to summarize the current employment for each geography reported.

Self Employment

Self employment is estimated using the U.S. Census Bureau American Community Survey (ACS) methodology applied to city numbers. The self employed number is obtained by multiplying each year's self employed percentage to the resident employed labor force. The city uses the annual unemployment rate for Boulder County published by the Colorado Department of Labor and Employment. This is the smallest geography for which the rate is published. The assumption is as follows: $((\text{Population} \times \text{Percent of Population 16 and older}) \times \text{Percent of 16 and Older In Labor Force}) \times \text{Percent of Labor Force Employed}) \times \text{Percent Self Employed}$

The city is using the definition of self employed as used in the American Community Survey (for more information please see <http://www.census.gov/programs-surveys/acs/> referenced on 6-25-2015) The number arrived at may not include all self employed jobs for which a person conducts business inside the city limits or Area II nor does this number account for residents whom are self employed but conduct all of their business outside the city limits or Area II. By default all self employed jobs are tied geographically to the address for which the person resides regardless of where the business is conducted. This is one limitation on estimating self employed jobs. For projections purposes the city has determined that the ACS methodology is statistically solid and reproducible over time (forward and backward).

An important note on the self employed estimate is that the city does not include all "non-employer" jobs in the self employment estimate. These are jobs that generate income for which an individual is required to file federal income taxes (such as a sole proprietor or someone who files a Schedule C with their taxes). The limitation on this data is that it includes all jobs for which receipts of \$1,000 or greater are reported (greater than \$1 for construction jobs) and the data is only available at the county level. One cannot add non-employer numbers to wage and salary numbers, as it will result in an inaccurately high estimate. For additional information on non-employer jobs please see the Census Bureau's web page (<http://www.census.gov/econ/nonemployer/index.html> referenced on 6-25-2015).

Estimating Future Population and Employment Methodology

Projecting future population and employment uses a detailed set of assumptions and methodologies, based off of the existing estimates, current property information, development constraints, historic growth rates, zoning districts and land use code.

Dwelling unit and Population Projection Methodologies

Zoning Capacity Methodology for Dwelling Units

Future dwelling unit potential is identified by examining properties where residential use is allowed under current land use regulations, approved area plans and anticipated development projects. For BVCP Area II, future land use is converted to equivalent city zoning districts. A dwelling unit per acre factor and residential to commercial/industrial development mix factors for zones that allow residential uses is then applied to each area where residential use is allowed. These factors are based on city code and historic development patterns. These site-specific and geographic estimates are then used to give an estimate of the total number of additional dwelling units possible taking into account existing dwelling units and existing commercial/industrial development where there is a mix of uses. Additional on-campus student housing planned by the University of Colorado Boulder as identified in the campus master plan is included in this estimate. This establishes the assumed total capacity for future dwelling units under current land use policies and facility plans.

25-year (2040) Projection Methodology for Dwelling Units

The city uses a historic growth rate (0.6%, roughly 268 units per year) to project additional dwelling units into the future, until the zoning district capacity is reached as described above. For some subcommunities, this maximum number of units is anticipated to be reached within the 25 year projections timeframe. Using the same occupancy rate and persons per household factor as current population estimates, a total population count is developed.

Employment Projection Methodologies

Zoning Capacity Methodology for Employment

Future employment potential is identified by examining properties where commercial or industrial use is allowed under current zoning regulations. For BVCP Area II future land use is converted to equivalent city zoning districts. The zoning capacity is generally developed using the following process:

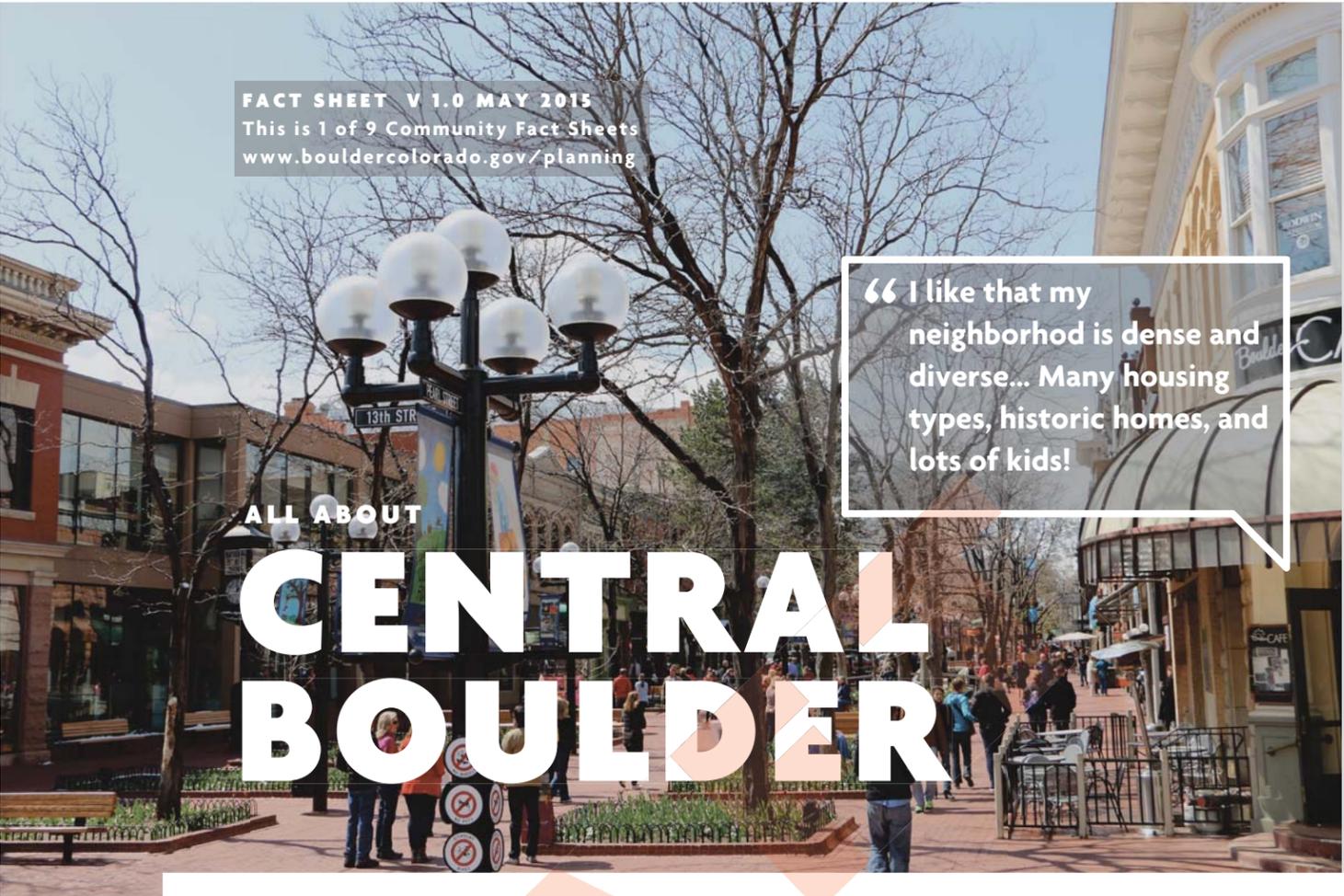
1. Attribute all parcels where projections should not be made (public land, parks, open space, rights-of-way, etc).
2. Add development constraints into model. Assumption is the conveyance and high hazard flood zones, regulatory wetlands and outlots where no development will occur.
3. Attribute unique parcels which require individual assessment and calculation based on individual property assumptions developed by the city and others.
4. Calculate the existing square footage based on Boulder County assessor data.
5. Calculate existing dwelling units using existing mapping.

6. Calculate remaining capacity. Square footage is calculated using an assumed future floor area ratio (FAR) by zone. FAR assumptions are based on zoning district standards and recent development trends. In areas where redevelopment trends are close to the maximum FAR allowed in the zoning district (e.g., downtown), a figure close to the maximum FAR is used for zoning capacity. In other areas where redevelopment trends vary (e.g., the Boulder Valley Regional Center), the assumed FAR for zoning capacity is significantly reduced, based on city assumptions developed in 2002. For example, in the BVRC the maximum FAR allowed under existing zoning is 2:1, whereas the projections assume redevelopment up to a maximum of only 0.7:1.
7. Factor the percentage of properties that will redevelop over time (city typically assumes 95%).
8. Calculate an assumed square footage per employee, which was developed with consulting resources and field-verified by city staff (varies from 285 to 600 square feet/employee). (This factor is not used for special projection sites, see #2)
9. Factor in a vacancy rate.

This process results in the zoning capacity (buildout) of employment and dwelling units. This is the “land use model” portion of the projections.

25-year Projection Methodology for Employment

To establish our 25-year projections the city uses an “economic model.” An annual growth rate is applied to the existing employment to project into the future. This growth rate is developed as an economic model with input and information from state economists, the State Demographer’s office, and DRCOG’s regional model. For estimating growth between 2015 and 2040, the assumed annual average growth rate is 0.7%.



FACT SHEET V 1.0 MAY 2015
This is 1 of 9 Community Fact Sheets
www.bouldercolorado.gov/planning

“ I like that my neighborhood is dense and diverse... Many housing types, historic homes, and lots of kids!

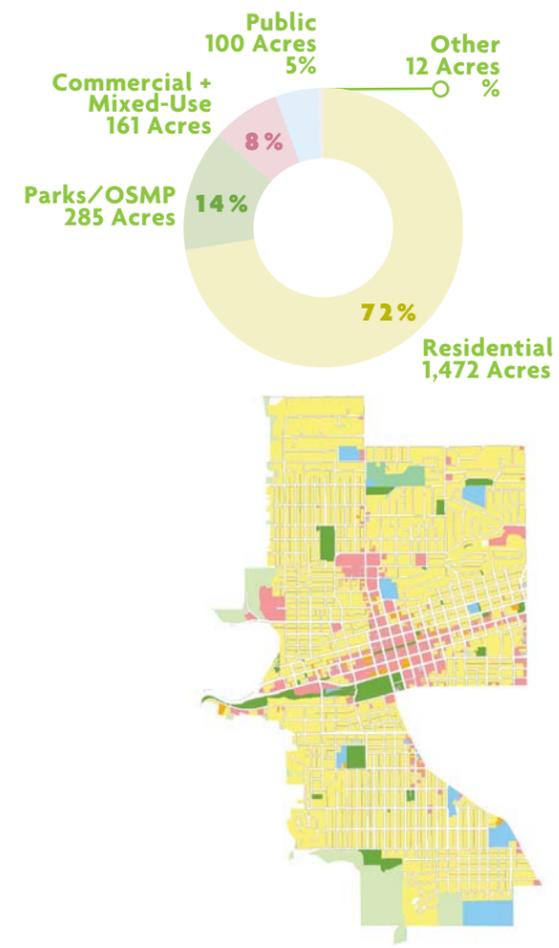
ALL ABOUT CENTRAL BOULDER

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

**OUR LEGACY.
OUR FUTURE.**
BOULDER VALLEY COMPREHENSIVE PLAN

LIFESTYLE

EXISTING LAND USE



PARKS & OPEN SPACE

- 17 parks
- 1 recreation center
- 1 senior center
- 1 pottery lab
- 4 trailheads
- 1 pedestrian mall (Pearl St.)
- 1 community center
- 1 outdoor pool
- 1 studio

BVSD SCHOOLS

- Foothills Elementary
- Columbine Elementary
- Whittier Elementary
- Flatirons Elementary
- University Hill Elementary
- Casey Middle
- New Vista High

GETTING AROUND

BIKE LANES & TRAILS

32.69 miles
203.81 miles in Boulder Valley
28% % of subcommunity within 1/4 mile of a trailhead

NEIGHBORHOOD ACCESS

To be included in next draft

SIDEWALK GAPS

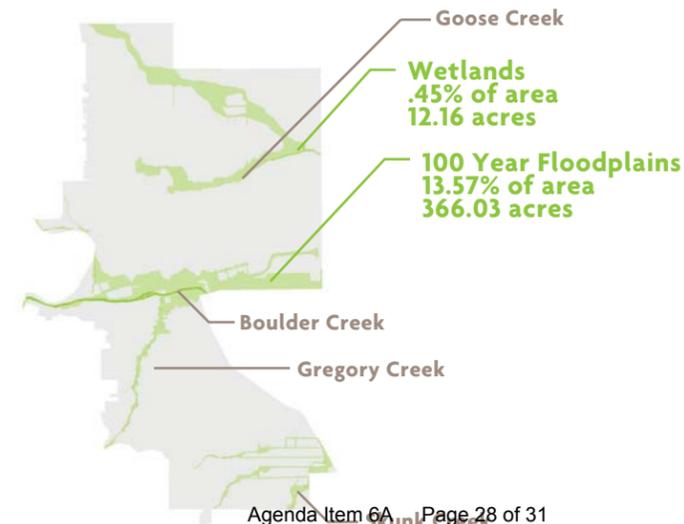
1.48% of missing sidewalk links
5% (city average)

TRANSIT

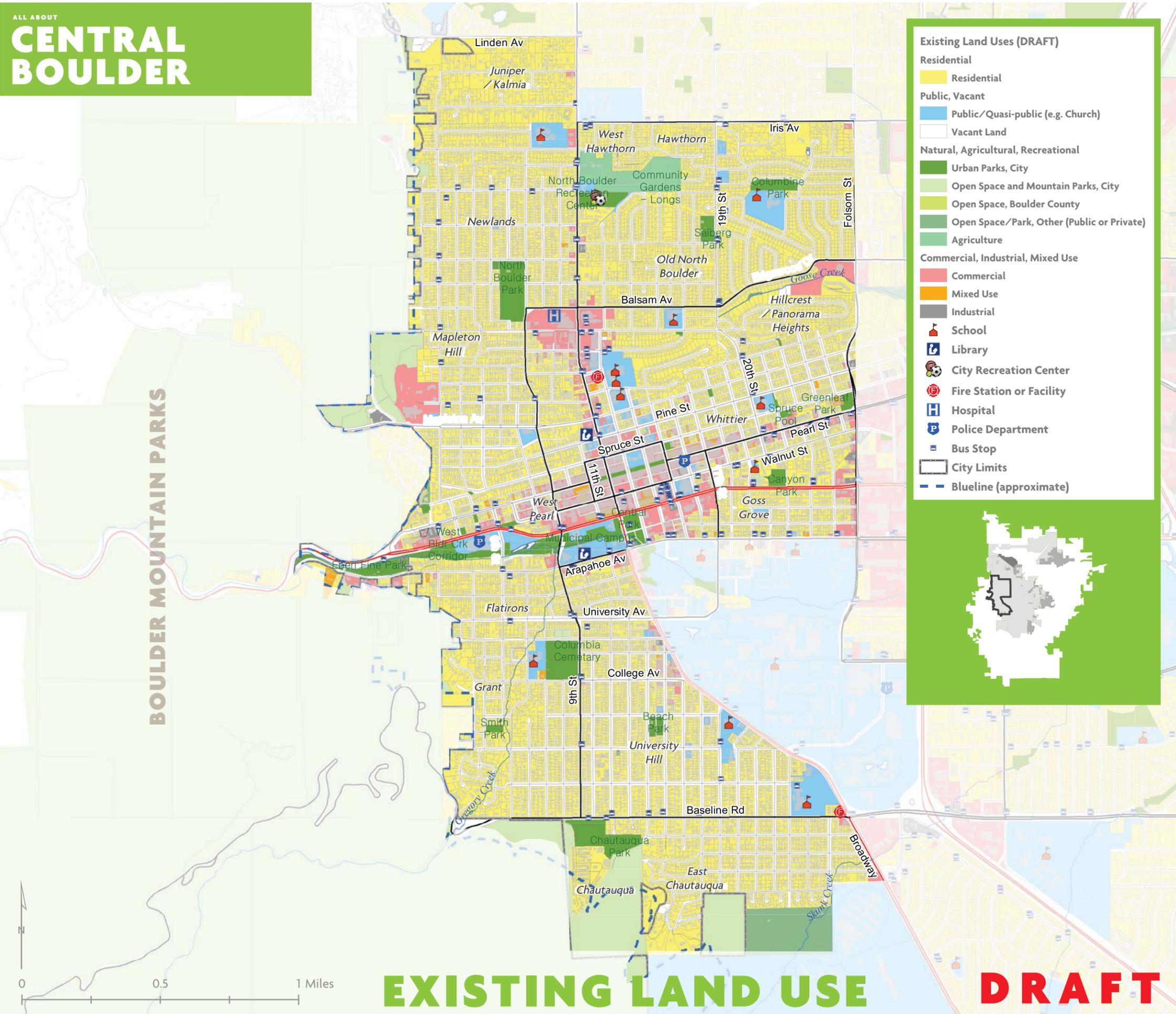
84 % of subcommunity within 1/4 mile of transit

NATURE & CLIMATE

WATER FEATURES



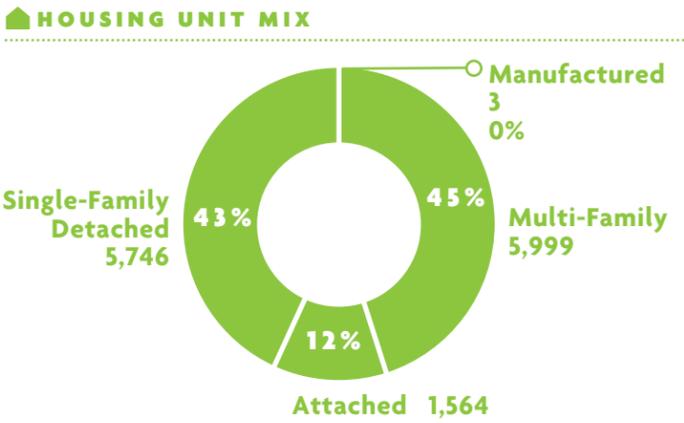
ALL ABOUT
CENTRAL BOULDER



EXISTING LAND USE

DRAFT

PEOPLE & HOUSING



OUR LEGACY. OUR FUTURE.

BOULDER VALLEY COMPREHENSIVE PLAN

A majority of the historic districts, and much of the city's history, exists within Central Boulder.



1860

Abner Brown builds the first schoolhouse in what would become the state of Colorado.



1865

Boulder's first County Courthouse is built.



1876

Central School graduates its first high school class, the same year that CU is established.

1882

Whittier School opens. It is the longest continually operating school in Colorado.



1894

The Boulder-Colorado Sanitarium is established.



1898



Construction begins on the Texas-Colorado Chautauqua. The park's most prominent building, the auditorium, is constructed in less than eight weeks.



1909

1. The Hotel Boulderado opens and the first liquor license is issued. constructed in less than eight weeks.
2. The Post Office at 15th and Walnut Streets is constructed.

1918

Cdr. O.M. Gilbert establishes the Mesa Vista Sanatorium.



1937

Boulder High School on Arapahoe Ave. is designed by Glen Huntington.



1938

The Boulder Lions Club erects a Bandshell in Central Park. Architect Glen Huntington designs the structure & Saco DeBoer is the landscape architect.



1850

1860

1870

1880

1890

1900

1910

1920

1930

1940

1950

1960

1. The Boulder City-Town Company is established.
2. The First Methodist Church is founded as Boulder's first faith community.

1859



2.



The first burial at Columbia Cemetery takes place.

1870



Goss Grove, Whittier, and Mapleton Hill, Boulder's earliest neighborhoods, begin to develop.

1880s



Mount St. Gertrude Academy is established.

1892



1897



Crystal Springs Brewing and Ice Company takes over Boulder City Brewery near 9th St. and Arapahoe Ave.

Boulder builds the Carnegie Library, the city's first public library.

1906



The Switzerland Trail train ends its service from Boulder to Ward.

1919



Boulder's electric streetcars stop running as automobiles take over.

1931



The tanks belonging to the Federal Gas Company building that opened in 1904 are demolished at 13th and Canyon Blvd.

1952



1910

1. Nearly 280 homes are already constructed in the Mapleton Hill neighborhood with a couple hundred more to come in the following decades.
2. Frederick Law Olmsted, Jr. writes "The Improvement of Boulder Colorado," which helped to create a plan for Boulder's future.



1932 The first Boulder County Courthouse burns down.



LOOKING BACK AT THE LEGACY OF CENTRAL BOULDER

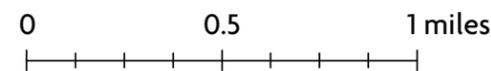
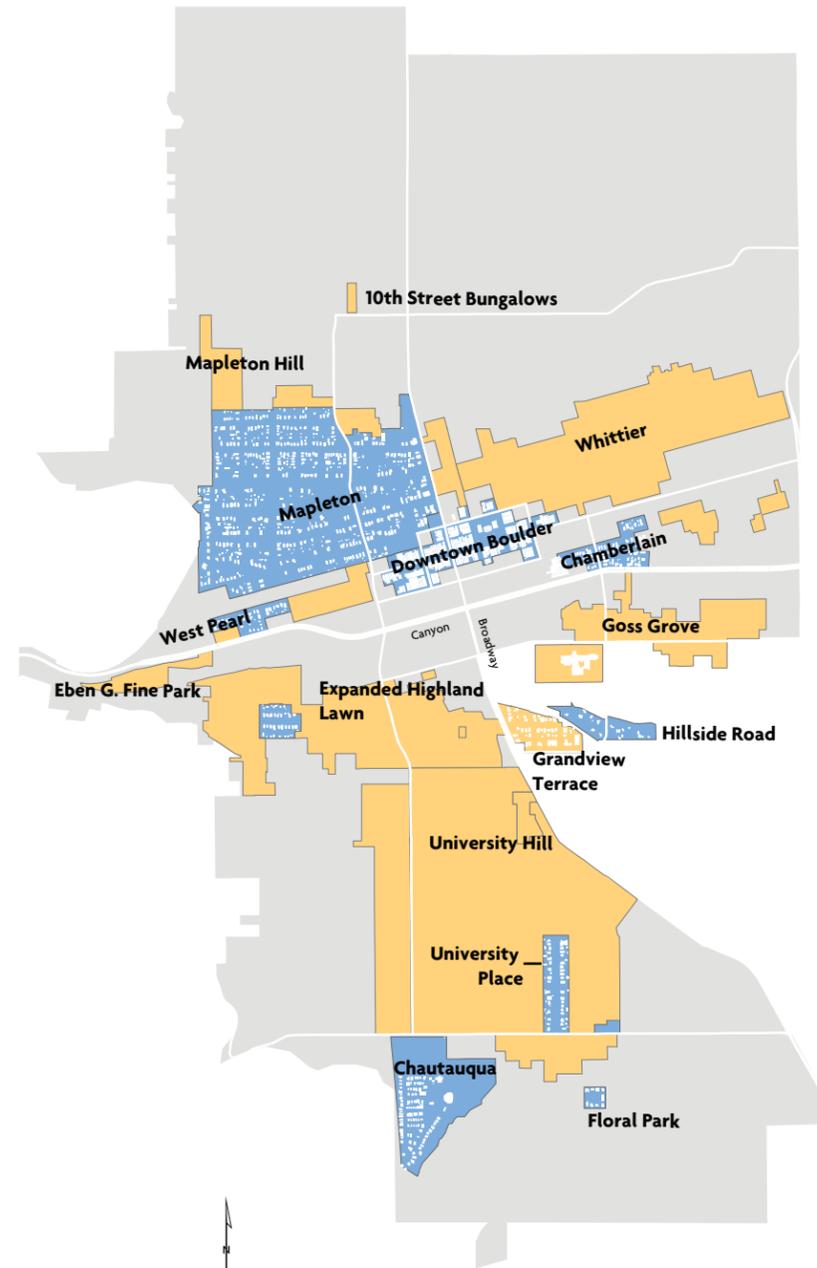
DRAFT

Historic Districts

- Designated Local Historic Districts
- Potential Local Historic Districts

Subcommunities

- Central Boulder



1954
The Boulder Junior Academy has a school built on 4th Street.



1959
PLAN-Boulder implements the "Blue-line" to stop development in Boulder's foothills.

1967
Midland Federal and Savings Company announces plans to build a branch office designed by modernist architect Hobart Wagener at 13th St. & Canyon Blvd.



1955 1960 1970 1980 1990 2000 2010

1971
Boulder enacts a building height limitation.



1972
Central School is demolished.



1976

- The pedestrian mall on Pearl Street is established and soon becomes a national example of successful outdoor malls.
- On February 2nd, Boulder designates its first three landmarks: the Squires-Tourtellot House, the First Congregational Church, and the Armory Building.



1982
The Mapleton Hill Historic District is designated.



1987
Boulder History Museum opens its new location "on the Hill" at the Harbeck House on Euclid Ave.



1998
Assembly of the Boulder Dushanbe Teahouse is completed.



Downtown is designated as an historic district.



2010



The Hannah Barker House is donated to Historic Boulder, Inc. The organization intends to rehabilitate the house.

James Hunter designs a new public library for Boulder at 9th St. and Canyon Blvd.

1961



Construction on the nine-story Colorado building at Walnut and 14th is complete.

1957



City Council adopts a historic preservation ordinance.

1974



Boulder's first liquor license is issued to the Hotel Boulderado.

1969



Mt. Saint Gertrude Academy reopens as The Academy, a retirement community.

1980



Boulder Public Library expands across Boulder creek to 10th St. and Arapahoe Ave.

1992



The Boulder Chautauqua is designated as a National Historic Landmark District, one of only 24 in Colorado.

2006



1978

- Chautauqua is designated a local historic district and placed on the National Register of Historic Places. With support from the State Historic Fund, the Chautauqua buildings are restored.
- Floral Park is designated as Boulder's first historic district.
- A House near 6th Pine St. becomes the television home for the popular "Mork and Mindy" series.



Photographs and historic facts courtesy of the Boulder Carnegie Branch Library, City of Boulder, Denver Public Library Western History & Genealogy Department Digital Collections, and Stephen H. Hart Library and Research Center Collections.