



STUDY SESSION ITEM ERRATTA SHEET  
MEETING DATE: May 24, 2016

TO: City Council  
FROM: Planning Housing and Sustainability  
DATE: May 17, 2016  
ITEM: Update on BVCP – Attachment B

Attached please find an amended Attachment B for the Update on Boulder Comprehensive Plan – Phase 3 Shaping Choices. The following changes are provided:

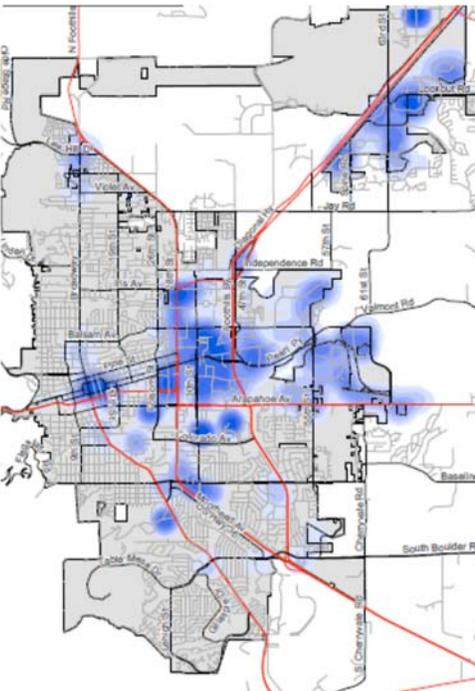
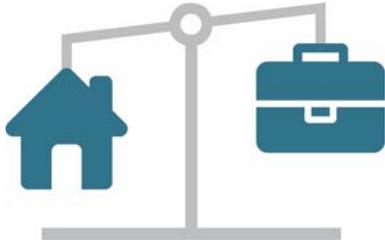
- 1) Attachment B (p. 17): Correction to formatting so map does not obscure text.

# Choices for BOULDER'S JOBS: HOUSING BALANCE

Is it time to adjust the land use plan to encourage new housing near where people work, encourage transit-oriented development in appropriate locations, preserve service commercial uses, and convert non-residential uses to residential in appropriate locations?

## What is the Issue? What does the **current plan policy** say?

Boulder is a **regional employment center** with more jobs than housing for people who work here. Periodically, the city seeks opportunities to improve the balance of jobs and housing while maintaining a healthy economy. This is accomplished by encouraging new housing and mixed use neighborhoods in areas close to jobs, encouraging transit-oriented development in appropriate locations, converting industrial development in appropriate locations, improving regional transportation alternatives, and mitigating traffic. Recent survey results suggest that this issue needs to be addressed as part of this BVCP major update.



**Growth management policies** also address tools to manage the **pace and rate** of growth. The city currently uses a number of tools to control the scale, location, type, intensity and timing of new development and ensure that development provides **benefits and achieves** community goals. Such tools include development standards and the Land Use Code and development fees (including new commercial linkages fees). The Residential Growth Management System aims to manage the average annual rate of housing growth, which in the City of Boulder (from year-end 2009 to 2014) was approximately 0.8 percent per year. The city does not regulate the pace of growth on non residential units.

## What are the **2040 Projections**?

**In 2015, Boulder had 45,700 housing units, 104,800 residents, and 98,500 jobs (a balance of 0.46 housing to jobs).**

**By 2040, Boulder may expect to see 6,300 new housing units, 18,200 new residents and 18,500 new jobs (0.44 balance). (in Area I, city limits)**

*Combined potential housings and jobs. See Projections report available on [bouldervalleycompplan.net](http://bouldervalleycompplan.net).*