

Boulder Valley Comprehensive Plan
 Email Comments Received After May 15th

Comments on the BVCP	
Date	Email Content
5/17/17	<p>Dear Planning Board, Council Members and Lesli,</p> <p>I have read the latest version of the Comp Plan — https://www-static.bouldercolorado.gov/docs/REDLINED_BVCP_2015_Adoption_Draft_May_23_2017-1-201705152108.pdf?_ga=2.176667554.661052959.1495056878-551863751.1492703893</p> <p>Questions: Did you have your working/action group meetings? Has anything changed in terms of regulations of house size, i.e. FAR, set-backs, height limitations in regards to neighborhoods and “preservation and character”? Could someone please address this issue with specifics?</p> <p>All I could find is:</p> <p>2.10 Preservation and Support for Residential Neighborhoods</p> <p>The city will work with neighborhoods to protect and enhance neighborhood character and livability and preserve the relative affordability of existing housing stock.</p> <p>The city will also work with neighborhoods to identify areas for additional housing or small retail uses that could be integrated into and supportive for neighborhoods.</p> <p>Could someone tell me what this means besides nice sounding words? How will neighborhoods be preserved? What is the support that will be given to residential neighborhoods? How will neighborhood character be preserved and affordability of housing stock preserved and enhanced? I received one email response from my last email to all of you on this issue. Is anyone really listening?</p>
5/18/17	<p>Twin Lakes Issue</p> <p>I have been a property owner in Gunbarrel since 1994. In recent years developers have built multiple small (unattractive) apartment buildings in the area. They have all PAID to NOT include affordable units. There is so much traffic now you cannot even park @ King Soopers any time of day or night.</p> <p>DO NOT RUIN what is left of our neighborhood by destroying our paths / open spaces and animal habitats.</p> <p>And WHY does Boulder CITY Council have any say about what happens in Gunbarrel (Boulder COUNTY) when we cannot even VOTE for them</p>
5/18/17	<p>Dear Planning Board Members,</p> <p>Please accept these comments on the draft plan.</p> <p>1) I am disappointed that the final draft of the BVCP eliminates whole sections of review and protection for County residents. I live in the Gunbarrel area of the</p>

Boulder Valley Comprehensive Plan

Email Comments Received After May 15th

	<p>County, and would be impacted by this change. Please add back in protections for County residents and citizen review.</p> <p>2) In addition, it appears that unincorporated County areas are being built into the City's growth projections. That doesn't make sense to me as there is very little support for annexation, e.g., among residents in the Gunbarrel area.</p> <p>3) I think it's time to limit growth - Gunbarrel has already seen massive growth in apartment units and traffic in the past 7 years. Let's pull back now before it gets out of control.</p> <p>Thank you for your consideration.</p>
5/20/17	<p>It's annoying that the statement mentioned below is being removed from the BVCP. This statement still appears in the Transportation Plan, and a stated goal of the BVCP is to maintain consistency between. I commented on such a change in earlier versions, and it was deleted and replaced in earlier versions.</p> <p>City of Boulder should not be making such last minute changes in the BVCP in cases where this has been discussed in detail as part of earlier public input. This tremendously reduces the integrity of the BVCP update process, in my mind.</p> <p><i>"The city and county will strive to limit the extent and duration of congestion, defined as Level of Service (LOS) F, to 20 percent of the roadway system within the Boulder Valley while providing for increased mobility."</i></p>
5/21/17	<p>Dear Colleagues:</p> <p>I begin this email with an example, and then point to a problem that needs your attention in the BVCP Update.</p> <p>The Example. Some time this year, you are likely to be making a decision about whether—and under what terms—to move the 5 acre Church of the Nazarene site at 28th and Jay from Area II to Area I through annexation. A better result for the planning and development of property at that location could occur if, at the same time, you consider also bringing in the 23 acre Palmos property adjacent to the Nazarene property and perhaps the 55 acre parkland owned by the City.</p> <p>YES, it would be a better result, but NO you cannot consider it because the Service Area Expansion portion of the Comp Plan (Section VIII) prohibits you from doing so,</p> <p>The problem that needs attention and change. In response to a request from a property owner in Area III in 2010, Council made changes to the Service Area Expansion section of the Comp Plan. We tried to make it orderly and clear; but we succeeded only in constructing a contraption-of-a-process that is difficult to understand and extremely hard to navigate. For your convenience, I am attaching a description that sets forth the 4-step procedure for service area expansions found in 2010 BVCP at pp. 62-65.</p> <p>Back to the Example. If you were able to consider the Palmos and Nazarene properties together, you would in one process be able to plan for a significant step forward in achieving the Middle Income Housing Goals (3,500 units 1,000 of which are deed restricted) that Council adopted at the end of last year. But if the current process for</p>

Boulder Valley Comprehensive Plan
 Email Comments Received After May 15th

	<p>Service Area Expansion remains in place, you simply cannot take this step, because the process will not allow it. It will never allow it.</p> <p>I submit that the service area expansion part of the BVCP needs to be changed. It is not a process, it is a labyrinth. And that serves no one very well. Unfortunately, Section VIII of the BVCP comes near the end of the Plan and so it is always considered at the end of the five year update process. By the time Section VIII makes it on the agenda, everyone is sick of the Update, and so Section VIII does not get the attention it deserves. We leave it as a dangling provision, thinking next time it will get better. But mostly it has only gotten worse.</p> <p>I will leave you with a final interesting fact. The Planning Reserve in 1978 was nearly a whole section (640 acres) in size. It is now half of that, a feat accomplished by moving half of the Planning Reserve back into Area III Rural Preservation.</p>
5/22/17	<p>Dear Council Members,</p> <p>Thank you so much for your vote on 5/16 to keep revisions for 3303 Broadway in the new land use map for the BVCP. As most of you recognized, your staff's recommendation for MXR land use and RMX-2 zoning reflects careful analysis and thoughtful balance among various community needs. I look forward to your confirming the decision in your upcoming votes on the BVCP.</p> <p>I sincerely hope that the developer makes use of the density bonus available with this zoning for 3303 Broadway to add more permanently affordable units. I also look forward to upcoming discussions about the county property at Iris and Broadway, where I think both a coffee shop and a significant amount of affordable housing would be a great fit.</p> <p>Thank you, as always, for your hard work on the community's behalf.</p>
5/22/17	<p>Dear Mayor Jones, Chairman Putnam, City Council Members and Planning Board Members:</p> <p>On behalf of Twenty Ninth Street, we appreciate very much the time and thought that Planning Staff and members of the City Council and the Planning Board have devoted to the complex considerations of the new Boulder Valley Comprehensive Plan ("BVCP"), and the Twenty Ninth Street site's role in the Plan. As the newly adopted BVCP is put into practice in the coming years, Twenty Ninth Street's ownership is committed to continuing its partnership with the City as a collaborative Boulder corporate citizen in pursuing our aligned visions.</p> <p>Twenty Ninth Street is supportive of the City's goals with respect to the Boulder Valley Regional Center ("BVRC"), as clarified in the latest BVCP draft. Specifically, we support the focus of the application of the new BVRC guiding principles on the Regional Business (RB) and General Business (GB) land use categories, while maintaining retail potential in the BVRC generally (see p. Ch. III Sec. 2 – Page 12, Packet Page 61).</p> <p>Twenty Ninth Street looks forward to the opportunity to work in tandem with the City in the next steps of developing more detailed regulatory changes to implement the vision of the BVCP in the Boulder Valley Regional Center. And as the Property Manager for Twenty Ninth Street, I personally stand ready to work with any of you, as well as the</p>

Boulder Valley Comprehensive Plan
 Email Comments Received After May 15th

	<p>Planning Staff, in continuing to enhance the value and contribution of Twenty Ninth Street to the community.</p>
<p>5/23/17</p>	<p>TO THE BOULDER CITY COUNCIL AND PLANNING BOARD:</p> <p>Our family lived in Boulder since 1971. We voted and paid for the Blue Line, Open Space purchases and the Comp Plan to preserve the City and County's beauty and livability. We see it all destroyed by the excessive commercial development which is encouraged presently.</p> <ol style="list-style-type: none"> 1. In the '90s Boulder planned to purchase the South Boulder property. There were various other plans and the City missed out. Boulder will have no say in whatever CU does if it loses control of any part of the property. Areas of Kevaydin and of Frasier Meadows are in the floodplain. Please protect our residents. 2. Please keep the 4-body control over Area 2. Residents of Twin Lakes should be allowed to enjoy the lakes. 3. Affordable housing was lost when the City invited up to 1,000 Google employees where the median technical salary is \$120,000. Now in the name of affordable housing multiple units are jammed into RL-1 areas. 4. At Stanford Court our neighborhood will be inundated by 45 multiple units on a 3.3 acre area in the midst of a single family area. Recent land use change to permit spot zoning, a height exemption and density transfer is happening all in the name of affordable housing. All this on a steep hillside with only one exit. <p>In 1966 Boulder's planning commission voted down a plan to build 3 multiple housing complexes at the same area, because of unsuitability, based on the steep slope and the zoning.</p> <p>Boulder Housing Partners (BHP) describes the surrounding area as modest ranches. Our "modest ranch" has been valued at \$1.5 million. Next door the home at 6,300 sq.ft, twice the size of ours is probably more. Across the street the scrape - off replacement is on the market for \$2 million.</p> <p>BHP, an entity supported by the taxpayers will not allow any changes in their plan. Our neighbors, while outnumbered at a building charrette asked for a reduced number of units. We all support 30 affordable units, allowed under the present RL-1 zoning.</p>
<p>5/23/17</p>	<p>CU South</p> <p>I thought when we started the update of the comp plan that CU South was going to be on it's own track. Why is there a rush to designate the land use now when council has not discussed the annexation agreement - at least publicly - and what that will address?</p> <p>When will an engineer be selected for the damn and will the scope of engineering work be broken into sections to determine if the damn concept is feasible as planned. Has CDOT approved the use of US 36 as a damn spillway, as conceptually proposed, and when will that occur. Have the ditch companies approved having the ditches routed through the damn as was discussed at the PB meeting.</p>

Boulder Valley Comprehensive Plan
 Email Comments Received After May 15th

	<p>Francis Draper from CU wrote up a very nice letter but the uses she outlined did not include academic buildings. Has that been dropped?</p> <p>What is the status of the existing earthen levy as far as allowing buildings and offices to the west of it in the old mined out area? Who needs to approve the levy to protect offices and classrooms?</p> <p>Stanford Court</p> <p>When this was presented to PB there was no mention of keeping the existing church building and parking lot and putting the majority of the building on the westerly part of the site. In my opinion this deserves another look. Can that happen?</p> <p>Open Space Other</p> <p>There are several parcels designated Open Space Other - what happens to those designations?</p>
<p>5/23/17</p>	<p>Dear Boards and Council:</p> <p>The new version of the BVCP STRIPS the rights from County residents! The BVCP has turned into the "Boulder City Building Plan! The final draft of the BVCP eliminates whole sections of review and protection for County residents (most of Gunbarrel!) In the very preamble to the plan, you already are including unincorporated County into the City's growth projections! You've gutted citizen review! You've written in density bonuses and height variations! This is a developer's dream, but it is NOT the dream of your citizens, constituents, and residents!</p> <p>It is imperative that the four-body review for all areas be retained as the only way to maintain a system of checks and balances, rather than create an autocracy that refuses to listen to the wishes and needs of its community members. Eliminating it for Areas II and III is an unabashed manipulation, changing the rules when you can't win fair and square by following them. Sound familiar? Does the name Gorsuch come to mind? It's shameful to continue to ignore your constituents and all that we communicate to you about the grim realities of what will happen to us and our properties if you continue to ram through your agendas with no concern for us. Boulder is quite rapidly becoming Denver in every sense of the idea. Is this what you really want to happen here? We citizens are well aware of the pro-growth members of the council and boards, and we find your agenda despicable. You cannot continue to allow more and more companies to locate here, bringing in hundreds or thousands more people, when there IS NO HOUSING FOR THEM!</p> <p>The state of affairs regarding affordable housing and the issues surrounding it are deplorable. The original wording for affordable housing should be used - i.e. set back to policy 7.13 stating: "Permanently affordable housing, whether publicly, or jointly financed will be designed as to be compatible, dispersed, and integrated with housing throughout the community." Even though the original wording was and is consistently and routinely IGNORED, it needs to be included in case someone actually decides to follow the rules of the BVCP. To that end, all references to or allowances for "cash-in-lieu" payments used by all developers to keep affordable housing out of their projects must be stricken from the BVCP and never again allowed as an option. It's highly insulting to read those provisions, when the reality is that there is no intention</p>

Boulder Valley Comprehensive Plan
 Email Comments Received After May 15th

	<p>whatsoever of following that goal. Affordable housing is not inclusive in the least. It is designed through cash-in-lieu to be segregated, placed out of town where it's out of sight, out of mind, and to form affordable housing ghettos, often far from amenities, services, and transportation like you tried to do to Twin Lakes. Since you lost that vote fair and square, you are now changing the rules so that you can win by eliminating everyone not fully aligned with your agenda. This is exactly like what's happening in the Federal government, to the point that our country is being systematically destroyed daily. You're clearly joining in with this unethical and borderline illegal behavior. The community's trust level for you was completely destroyed as we witnessed the subterfuge, manipulation, outright lying, misrepresentation, and lying by omission that you employed to try to force your convoluted mess of a plan on those of us who can see right through you. Your new wording waters down this part of the plan and makes it weaker, overt manipulation once again, and unconscionable! We can see a lot of developers of market rate housing saying that it just isn't "appropriate" to include the affordable housing on site. I call bullshit! Also changing the wording of will to should gives this policy no teeth and just discretion of the developers. (See pages 1 and 3-10 of Attachment G-1 for others who have commented the same thing.)</p> <p>Overall, with the current housing climate, we should be doing whatever we can to ensure diverse access to the community; and trying to emphasize responsible building, conservation, and open space - which is the reason many people moved here to begin with. How dare you destroy everything that makes our community good and responsible?</p>
5/23/17	<p>Dear Boulder City Council and Boulder Planning Board:</p> <p>I have concerns about the proposed changes to the Comp Plan, as well as some points that have been aired by certain Council members on the hotline. I'll break my remarks into two sections: A) My concerns and B) My reactions to concerning suggestions from Councilmembers.</p> <p>A) My Concerns:</p> <ol style="list-style-type: none"> 1. I'm not sure where the four-body review issue is at currently. But in no circumstances should it be removed, ever. This is part of the system of checks and balances that are essential to democracy. The City of Boulder can't simply cut the County out of the process because they don't like their decisions. 2. I disagree with density bonuses being part of Boulder's process, in any way. Density, more often than not, is simply a way for developers to build more and increase profits. It's well documented that density does NOT equal, or even lead to, affordability. 3. I disagree with height variances being incorporated into the Comp Plan. 4. I disagree with the City annexing the CU South property, at this point. The only hope I had for the site was the potential it might represent for CU to house the undergraduate students who crowd the Boulder neighborhoods immediately surrounding the university. I have always supported student housing, but feel CU needs to do a much better job of providing it for its students. Many public universities requires students to live on campus for the first TWO years. For CU to

Boulder Valley Comprehensive Plan
Email Comments Received After May 15th

discharge 7,000 sophomores every year onto Boulder's housing market is unconscionable, given how things are.

But upon interviewing CU officials, I learned that what CU currently builds as student housing is the absolute highest, award-winning, best designed student housing possible. Not surprisingly, it also costs considerably more than rentals in the surrounding neighborhoods. In other words, CU is NOT building affordable housing and is NOT solving any problem with their student housing (except for the wealthiest of students who don't check surrounding, comparable housing prices, I suppose.) A neighbor of mine has two sons at CU. She said the new dorms built behind Williams Village are on the order of \$1300 a bed, per month. She couldn't afford to house her sons there. So, they crammed into a shared rental in a Boulder neighborhood, quite possibly in an over occupied rental. Again, no problem being solved there...

So unless CU can enter into a contract that commits them to build extensive undergraduate housing at rental rates that are less than those of Boulder's competing rental market, I'm against annexation of the CU South property. And of course, CU can't commit to that. From CU administrators I've heard long stories about how they have to get the land first, and then they have to submit plans to the Regents for approval, and there's no guarantee, etc. etc. etc. So at best, the City would be annexing the land on a wing and prayer - a thin hope, nothing more than that, that CU would eventually anything of what it's saying now.

B) My responses to Council member suggestions on the Hotline:

1. There was an area in which I was in full agreement with Ms. Burton's comments on the Hotline. Her point #6 talked about how neighbors are always put in the position of having to react to development proposals, typically when it's a done deal. In specific, I refer to the fact that Boulder Housing Partners, Gardiner Capital, or fill in the blank apply for grants or other types of Federal assistance. In so doing, they become locked into the exact letter of what they proposed in their application. Then, the City holds public hearings which are complete charades, mockeries of public process, really. Because as BHP has so often testified, they can't change their proposal in terms of substance (such as numbers of units, density, etc.) because they would then lose their grant. So I agree with at least the spirit of Ms. Burton's post, that developers like BHP and others should have to meet with neighborhoods FIRST, and work in good faith with neighbors to come up with plans that are acceptable and THEN apply for their grants.
2. From this point on, I sharply diverge with Ms. Burton. In response to the rest of her post, first and foremost, remember that her tiny house company stands to gain directly from the policies she so adamantly lobbied for, in her post. If lots are subdivided, and there's a greater propagation of ADU's, Ms. Burton's company stands to gain, directly. To me this is a huge conflict of interests and I feel strongly that she should have to recuse herself from discussions of policy that would directly or indirectly benefit her company. I'm surprised that no one in the City government brings this up, or appears to be concerned about.
3. Under no circumstances should you eliminate the language in

Boulder Valley Comprehensive Plan
Email Comments Received After May 15th

Chapter 3, Sec 2, Built Environment. 2.13. This states that “the city and county will take appropriate actions to ensure that the character and livability of established residential neighborhoods will not be undermined by spill-over impacts from adjacent regional or community business zones or by incremental expansion of business activities into residential areas. The city and county will protect residential neighborhoods from intrusion of non-residential uses by protecting edges and regulating the impacts of these uses on neighborhoods.”

These are the last shreds of verbiage that protect neighborhoods from irresponsible development. I urge you not to join Ms. Burton in throwing neighborhoods under the bus, and opening up the floodgates for the most opportunistic developers to profit from neighborhood-inappropriate developments that will line developers' pockets. I feel that Ms. Burton may not be considering that once you open Pandora's Box, you've pretty much lost control and anything and everything can, and will, follow. Occasionally, things that would be desirable. But plenty of times, things that aren't.

4. There are other, very widely held "goals of the community" beyond those which Ms. Burton focuses on. There is a rapidly accelerating concern over growth, traffic and density. I don't feel there should be any re-shuffling of the deck of priorities that doesn't recognize these concerns, as at least an equal, to the policies Ms. Burton feels should be a priority.
5. The Comp Plan survey included numerous "ginned-up" questions that reprehensibly steered respondents to very limited subsets of options, drafted by staff and the survey company, in which numerous other popular, valid responses were inexplicably omitted. The survey was not altogether different from a "push poll."

But if you must base policy on a push-poll survey, then at least recognize that the Comp Plan survey did not allow for granularity between parts of the city. For instance, I can guarantee that in certain, highly stressed, "battleground" neighborhoods that are already close to the tipping point of sanity... increased ADU's do NOT enjoy the level of support Ms. Burton reference in the "overall" Comp Plan survey. Thus, I caution Council and Planning Board against once again committing the all-too-common error of applying the huge broad brush, sweeping changes that we so often see - ones that don't recognize in any way the highly localized different conditions, stressors, etc. in certain neighborhoods. I've long said that my North Boulder friend's neighborhood, with less than 5% rentals, could easily accommodate certain changes that my extraordinarily challenged neighborhood of 40% rentals, couldn't. Therein lie the pitfalls of "one size fits all" strategies and I strongly caution against using a very generally-administered Comp Plan survey, and applying what you consider to be results, universally, to all areas, ignoring the individual, highly localized stressors that certain neighborhoods are buckling under, even as it is.

6. There is absolutely not support for lot divisions and ADU's in many neighborhoods. Understand, many residents are becoming very defensive of their zonings, as they related to occupancy limits. Much of this was driven by Council's

Boulder Valley Comprehensive Plan
 Email Comments Received After May 15th

	<p>co-op ordinance, which in effect can <u>quadruple</u> neighborhood occupancy limits, from 3 to 12, on a localized level.</p> <p>But in more generalized sense, understand: If no more than 3 unrelated people can live on a lot currently, and you allow widespread ADU's that can each legally house, say, 2, you're increasing the occupancy per lot from 3 to 5. <u>That's a 66% increase in occupancy, density, noise, and traffic.</u> That does NOT enjoy popular support throughout the community. Perhaps in certain areas, but not in the already highly stressed neighborhoods near CU. You will encounter major push back if you use the broad brush, policy equivalent of one-size-fits all. Which is what inking this into the Comp Plan would be.</p> <p>I appreciate you considering these thoughts,</p>
5/23/17	<p>Dear Members of Council and Planning Board,</p> <p>On behalf of the Boulder Housing Partners Board of Commissioners, I want to extend our thanks for considering revisions to BVCP Chapter 7 related to Housing. Particularly, BHP and a broader coalition of affordable housing providers recommended some modifications to the existing language that would help make the process of developing affordable housing more feasible by creating an expedited review process.</p> <p>We understand that despite Planning Board's general support for the concept, the recommendation will not be included in final language and instead will be considered during the implementation phase of the Comp Plan update. We are writing today to urge your continued focus on helping synchronize affordable housing review with scarce funding resources. In continuing to ask for expedited consideration, we want to provide our strongest assurance that we are NOT seeking or suggesting a reduction in community engagement. Instead, we are looking for priority processing and expedited consideration.</p> <p>When the Housing Boulder process resumes, we will continue to advocate for consideration of new zoning districts designed to facilitate the creation of affordable housing, consideration of modest modifications to floor area ratios, density levels, and parking and open space requirements for affordable housing developments.</p> <p>If we can be helpful during the implementation phase, please let us know. We look forward to continuing to find solutions that provide a rigorous review with full community engagement and priority consideration on the calendar.</p>
5/23/17	<p>Dear Boulder county planning Board,</p> <p>I am writing to voice my concern over the proposed twin Lakes development of high density housing.</p> <p>I have many concerns since I live in the area:</p> <ol style="list-style-type: none"> 1. the effect on wildlife and the owls that come in breed in the area every year 2. That increase in traffic and population on the environment 3. This is an up zoning change which is completely in conflict with the original agreement of this proposed land use which is another example of Boulder and it's

Boulder Valley Comprehensive Plan
Email Comments Received After May 15th

	<p>changing culture for over development and use of land all in an order to have increased tax revenue and income</p> <p>4. When I first moved to Boulder from Fort Collins 30 years ago it was a wonderful place to live that valued green and open space now we are a complete sellout city with over developed areas and huge increased population and traffic</p> <p>5. I think I speak for myself as well as many other's that are sick and tired of the developers and government pushing around the people that live here who value open space area's and the environment</p>
5/23/17	<p>Hello Council and Planning Board,</p> <p>Regarding the current draft of the BVCP, I am so pleased to see the potential for innovation in local small business retention. I do hope that this means there will be fairly swift steps forward.</p> <p>I'd like to bring your attention to a few places in the BVCP draft where the language is a bit ambiguous or not clearly defined, which may lead to complications in the future. I'd urge you to consider directing staff to be more precise so that everyone knows what to expect, and as little as possible is left to subjective interpretation. Here are some examples:</p> <p>1.104 Compliance with Land Use Regulations</p> <p>With regard to public facilities owned and operated in the other's jurisdiction, the city and county will respect and abide by existing land use regulations insofar as being reasonably practicable.</p> <p>*Who defines what's reasonably practicable?*</p> <p>2.16 "Mixed Use and Higher Density Development</p> <p>The city will encourage well-designed mixed use and higher density development that incorporates a substantial amount of affordable housing in appropriate locations, including in some commercial centers and industrial areas, and in proximity to multimodal corridors and transit centers. The city will provide incentives and remove regulatory barriers to encourage mixed use development where and when appropriate. This could include public-private partnerships for planning, design or development, new zoning districts, and the review and revision of floor area ratio, open space and parking requirements."</p> <p>*Define "substantial." Define "appropriate." Define "incentives" and specify which regulatory barriers will be removed.*</p> <p>Thank you very much for soliciting input.</p>
5/24/17	<p>Below are my general comments on the Comp Plan for consideration by staff, with page numbers from the numbering in the first half of the packet:</p> <ul style="list-style-type: none"> • p.41 1:10 Plan Update "The Boulder Valley Comprehensive Plan will be reviewed at least every five years for possible amendments to reflect changes in circumstances and community desires." I do not believe this 5-yr period was

Boulder Valley Comprehensive Plan
 Email Comments Received After May 15th

	<p>left in to reflect mid-term updates (which are ad hoc), and it does not reflect the new direction for major updates (which is now on a ten-year periodic cycle).</p> <ul style="list-style-type: none"> • p.64 LI Guiding Principle 1. "Preserve established businesses and the opportunity for industrial businesses. The primary role of the industrial areas for research and light manufacturing should be maintained through existing standards. Housing infill should play a subordinate role and not displace established businesses or the opportunity for industrial businesses." I appreciate the inclusion of this principle and the clear wording of the last sentence. • p.128 "Criteria for Determining a Neighborhood Planning/Infill Pilot Project" — I appreciate this idea, which is also in the work plan proposals listed near the front of the packet. • p. 137 "The wastewater treatment plant has recently undergone significant modifications to increase the hydraulic capacity to 25 million gallons per day" — Is this correct? My recollection from the CIP presentation we heard last year is that the plant can treat 50 MM gpd and almost was able to handle the 72 MM+ that it received in the 2013 flood. • p. 225 Second Key Implementation Item, shown as "underway", is "b) Reduce regulatory barriers to creating accessory dwelling units (ADUs)." What is the status of this important implementation item? <p>Thanks for your attention to these comments.</p>
5/24/17	<p>In conjunction with the upcoming 5-year update to the Boulder Valley Comprehensive Plan and recent modifications to the Blue Line which makes Spring Valley eligible for annexation, it has been suggested that Spring Valley also seek reclassification from annexation Area III to Area II. Could someone from the planning department please contact me about this to see what is required from us?</p>
5/24/17	<p>Good Morning Council Planning Board and Lesli,</p> <p>Last night at the public hearing I failed to give voice to my concern — which is to add to the BVCP clear, specific language that will begin to address the mega mansions that are replacing modest, middle-income homes.</p> <p>I suggest that regulations such as FAR (floor area ratio), set-backs and height limit be amended. Right now, home owners like myself and most of my neighbors have lost faith as to what is happening in our community.</p> <p>Here are my questions that I did not get to ask (2 minutes goes really fast!):</p> <p>How will the BVCP accomplish the preservation and character" of neighborhoods? What is the support that will be given to residential neighborhoods? How will neighborhood character be preserved and affordability of housing stock preserved and enhanced? How will neighborhoods know these objectives are met? The two sections of the BVCP below do not address any of these valued visions.</p> <p>Section 2.10</p>

Boulder Valley Comprehensive Plan
 Email Comments Received After May 15th

	<p><i>Preservation and Support for Residential Neighborhoods</i></p> <p>The city will work with neighborhoods to protect and enhance neighborhood character and livability and preserve the relative affordability of existing housing stock.</p> <p>Section 7.07</p> <p><i>Preserve Existing Housing Stock</i></p> <p>The city and county, recognizing the value of their existing housing stock, will encourage its preservation and rehabilitation through its land use policies and regulations. Special efforts will be made to preserve and rehabilitate existing housing serving low, and moderate and middle-income individuals and households.</p> <p>In closing last year three 6,000+ sq ft homes were built along 2 blocks of Orchard Ave. Roger Grow of AGR Construction the developer of all three sites emailed the following: <i>“ If the majority of Boulder residents feel the same way you do, the council should put in more restrictive redevelopment standards. I'm just following the rules.”</i></p> <p>All were modest homes that were scraped. All contributed to the existing housing stock serving low, and moderate and middle-income individuals and households. Who wins?</p> <p>Thanks for your time and energy,</p>
5/25/17	<p>Hello Back Porchers/Changemakers:</p> <p>Who can visit with a favorite Planning Board member before tonight’s meeting (no public comment) to reiterate what Julie from EFAA did so well Tuesday to the joint mtg: we must do things differently in Boulder to innovate our way around dramatic land appreciation, gentrification and loss of the “middle”, work force and middle income housing? We can do it, as we did with Open Space!</p> <p>The current BVCP update won't reverse the net annual “shed rate” of housing attainable to middle income and below of ~900 units per year. Unless we act decisively as we did with Open Space, the existing trend of land ownership transfer to folks generally way beyond the 100% AMI range will be largely complete over the next BVCP update cycle or two.</p> <p>Please promote the consensus ideas of the Back Porch Group and the “Innovate for Impact” initiative to actually build projects suggested by neighbors, businesses and for-and non-profit developers demonstrating the (hard to envision for many) Win-Win of a more diverse, vital population with greater quality of life for all!</p> <p>Thank you for all you do to make a society to match the scenery!!</p>
5/25/17	<p>Dear Planning Board,</p> <p>I’m probably sending this too late (I was at graduations all day), but I’m very concerned about Section 2 in the BVCP. It leaves the amendment procedures pretty much blank, saying they’ll be decided in the IGA.</p> <p>Previous Comp Plans line out specific amendment procedures, spelling out how the comp plan can be changed. By leaving this blank, it is clear that the City is trying to</p>

Boulder Valley Comprehensive Plan
 Email Comments Received After May 15th

	<p>remove any voice from the Planning Commission, commissioners, and possibly even the Planning Board.</p> <p>But we need these voices! Even for area 2, we need the checks and balances of a four-body vote. We need the representation of the Planning Board and Planning Commission.</p> <p>Please don't give away your power by voting on this blank section. Please insist on a proper section 2.</p>
5/25/17	<p>Hello,</p> <p>Sadly, I was out of town and unable to attend last night's city council meeting, but wanted to comment on the new BVCP.</p> <ul style="list-style-type: none"> • I think we should keep the four body review for all of the different areas (i.e. not eliminate it for Area II and III.) • The Amendment Procedures chapter (Section II of the 2010 BVCP and Section VII of the March 24, 2017 draft) should be added back in. • The original wording for affordable housing should be used - i.e. set back to policy 7.13 stating: "Permanently affordable housing, whether publicly, or jointly financed will be designed as to be compatible, dispersed, and integrated with housing throughout the community." (Or making it stronger that we should enforce some affordable housing in new developments - the new wording waters it down and makes it weaker. (See pages 1 and 3-10 of Attachment G-1 for others who have commented the same thing.) <p>Overall, with the current housing climate, we should be doing whatever we can to ensure diverse access to the community; and trying to emphasize responsible building, conservation, and open space - which is the reason many people moved here to begin with.</p>
6/8/17	<p>Dear All:</p> <p>As a citizen of the City of Boulder and County of Boulder, I call on each of you to preserve the 4-Body Review Process in the Boulder Valley Comprehensive Plan for all Areas. The 4-Body Review Process of the BVCP is an essential component of the BVCP and has served to protect our County's environment and quality of life and ensure that all affected parties are involved in land use, development and planning decisions that impact the entire region. This approach has been a model for other communities and has been instrumental in making our County such a desirable place to live and work. The 4-Body Review Process is what has made the BVCP so successful at reaching its goals and having a planned--rather than haphazard--approach to land use. Without 4-Body Review, the BVCP have greatly diminished ability to allow for well-thought-out and democratically representative land use and planning decisions. The lack of 4-Body Review will essentially undermine the very purpose why the BVCP was put in place. Even as a resident of the City of Boulder, I recognize that it is crucial for all four of these bodies--and by extension all of the citizens of our County--to have a seat at the table for important land use decisions that significantly impact us all. Therefore, I strongly urge each of you to steadfastly support the 4-Body Review Process in the BVCP for all areas.</p>

Boulder Valley Comprehensive Plan
Email Comments Received After May 15th

6/12/17	<p>*Note: The city received the following message from 37 residents (see last paragraph regarding four-body review):</p> <p>Dear Members of City Council and the Planning Board,</p> <p>Thank you for your hard work on the current Boulder Valley Comprehensive Plan update.</p> <p>Please remove land use changes to the CU South/South Boulder Creek Floodplain from this update. We need more data to inform our decisions about ensuring the safety of our downstream neighbors, preservation of our precious wetlands, and understanding impacts to endangered plants and animal species.</p> <p>We also recommend that you maintain the four body review process to make sure our future aligns with our city and county's vision.</p> <p>*Note: Several emails contained additional feedback regarding four-body review including:</p> <ul style="list-style-type: none">• It is important that all entities agree on this and other issues before moving forward.• It is a cornerstone of Boulder's public decision making.• In addition, the Amendment Procedures for the Boulder Valley Comprehensive Plan (BVCP) need to remain in the Boulder Valley Comprehensive Plan (with voting to amend them retained to the four governing bodies - Boulder City Council, Boulder Planning Board, Boulder County Commissioners, and Boulder County Planning Commission) and not be moved to the Intergovernmental Agreement (where only the Boulder City Council and Boulder County Commissioners will have a vote on the amendment procedures). The Amendment Procedures in the 2010 BVCP should be retained and the four body review for changes to Area II and Area III lands should remain and not be changed to the two body review. Retaining the Amendment Procedures as set forth in Chapter II of the 2010 BVCP ensures appropriate checks and balances in our City and County government and equitable policies and procedures for all citizens within the Boulder Valley over time. Thank you for your hard work in ensuring that appropriate checks and balances remain in our local government and that equitable policies and procedures are retained for all citizens of the Boulder Valley.
6/12/17	<p>Dear Members of City Planning Board:</p> <p>Please remove land use changes to the CU South/South Boulder Creek Floodplain from this update. The City needs more data and analysis to inform its decisions about ensuring the safety of downstream citizens, businesses, critical facilities, restoration and preservation of precious wetlands and small lakes that CU destroyed, and understanding impacts to endangered plants and animal species.</p> <p>Please do not enable "affordable" housing to be developed in areas subject to natural and human induced hazards, i.e., flooding, potential Gross Dam failure, and land sliding on the slope bordering the property on the west. This would be a violation of Environmental Justice values, i.e., placing those of a lower socioeconomic status in harm's way.</p>

Boulder Valley Comprehensive Plan
 Email Comments Received After May 15th

	<p>I also recommend that you maintain the four body review process to make sure the BCVP aligns with the values of people who actually live here, rather than those of out of state speculators, corporations, and a potential future demographic.</p> <p>Thank you for your consideration --</p>
6/12/17	<p>Boulder Planning Board,</p> <p>I urge you to remove CU South from the BVCP Update deliberations you'll have this week, in order to buy yourself the time that's warranted for CU South - an exceedingly complicated set of land use, hydrology, engineering, transportation management, and other issues. It warrants more time, more data, and more study. Forcing a decision on CU South, in the midst of your evening devoted to the entire BVCP review, guarantees one of two things:</p> <p>The deliberation on CU South won't get the time it warrants.</p> <p>Or, you'll be at your meeting until 2 a.m. We've repeatedly seen that the quality of decisions goes downhill quickly, late in the evening. Please don't put something as important as CU South, or anything in the Comp Plan, into that late night environment in which no human beings can possibly be at their best.</p> <p>In addition, I ask that you not remove the four-body review from the Comp Plan process. The four-body review is a critical part of our democracy's system of checks and balances.</p>
6/13/17	<p>Dear City Council and the Planning Board,</p> <p>The Amendment Procedures for the Boulder Valley Comprehensive Plan (BVCP) need to remain in the Boulder Valley Comprehensive Plan (with voting to amend them retained to the four governing bodies - Boulder City Council, Boulder Planning Board, Boulder County Commissioners, and Boulder County Planning Commission) and not be moved to the Intergovernmental Agreement (where only the Boulder City Council and Boulder County Commissioners will have a vote on the amendment procedures).</p> <p>The Amendment Procedures in the 2010 BVCP should be retained and the four body review for changes to Area II and Area III lands should remain and not be changed to the two body review. Any move to do so reduces democratic checks and balances in our development planning. Slow thoughtful multi-stakeholder review is not a problem, it is a blessing.</p> <p>Retaining the Amendment Procedures as set forth in Chapter II of the 2010 BVCP ensures appropriate checks and balances in our City and County government and equitable policies and procedures for all citizens within the Boulder Valley over time.</p> <p>Thank you for ensuring that appropriate checks and balances remain in our local government.</p>
6/14/17	<p>Dear Planning Board Members,</p> <p>Below, I am forwarding you my comments sent to the City Council prior to their June 13th meeting regarding keeping the 4-body review process unchanged in the BVCP. Having attended that meeting and having heard council's deliberations, I believe</p>

Boulder Valley Comprehensive Plan
Email Comments Received After May 15th

their proposed "11th hour changes" amending the IGA are flawed and not sound reasons for changing an established Intergovernmental Agreement that has proven to work very well for decades providing vital checks and balances and equal citizen representation.

When the process is not broken, it is not prudent to rush through "on the fly" changes that will be binding for 15 years and that will have VERY profound life-changing impacts for the many thousands of county Area II residents, especially those living in Area II Gunbarrel! Some council members want to sell a very suspect proposition saying it would affect only a very few properties which is not true and then disparaged the county Planning Commission members to justify removing them entirely from the 4-body review process. That makes this decision extremely Political! I believe county staff said there were 46 properties in Area II (not just a few) with some development or redevelopment possibilities, likely located in Gunbarrel.

As the saying goes, "the devil is in the details". Taking a "30,000 foot view" to look down on a map and say that ALL you need to know and everything that matters about a property is that it is in Area II is absolutely absurd! Every piece of land is uniquely different and the details matter. A property in Area II is legally under county jurisdiction and I believe it is still up to residents as to whether they want to be annexed into the city or not. So, as a person living in Area II myself, I do not believe that the city has the right to have complete control over Area II and that I deserve to have equal representation. Please protect the rights of all Area II and Area II Gunbarrel county residents and keep the 4-body review process unchanged!

Thank you.

Dear City Council Members,

Vote "NO" to amend the BVCP/IGA from a 4-body review process to a 2-body review process. Changing to a 2 body-process will subject thousands of Area II Gunbarrel county residents, who will be most directly affected by these amendments, with having NO representation! City Council should adhere to basic principles of democracy and not remove the 4-body review process from Area II Gunbarrel. Equally, Boulder County Commissioners should be reminded that when they were elected it was their duty to represent county citizens and NOT for them to abandon and betray their constituents and the public's trust!

County commissioners may want to "wash their hands" and like Pontius Pilate hand Area II Gunbarrel over to the executioner. Many Gunbarrel residents do not realize that their "heads" are already on the chopping block and city and county are only deciding how they can chop it off. But, the Gunbarrel community is waking up. Gunbarrel city and county residents have been unfairly blamed and held hostage in the middle of the city's annexation feud with the Boulder County Golf Club for over forty years. In 1975, the city annexed Gunbarrel's industrial tax base area to keep residents in those early subdivisions from incorporating. Then, took away over 40 years of sales and use taxes, maybe a half billion dollars, giving little to no amenities back to Gunbarrel city residents. If city council and county commissioners want a peaceful resolution with Area II Gunbarrel instead of a forceful takeover fight, they need to relate face to face, honestly and fairly, with Gunbarrel's nearly 13,000 city and county residents. We are NOT just an "Industrial

Boulder Valley Comprehensive Plan
Email Comments Received After May 15th

area" and a dumping grounds for what Boulder doesn't want! We are a community with a population as large as Louisville. Gunbarrel's history from the 60's is a story of a "land use tragedy" (growth that just happened over decades without any comprehensive planning) and council members should honestly look at that history and the effects the lack of planning has created. If the city is demanding a 2-body review process for Area II Gunbarrel, to have unilateral authority to supplant any planning or interaction with the community and to shove upzoning and annexation down the community's throats, you are asking for trouble and big-time community blowback.

During the Twin Lakes land use process, I personally encountered how city and county official's resentment and animosity towards Gunbarrel residents was so thick you could cut it with a knife. A county land use department employee snarled, "You didn't get a park because you didn't annex", or in other words, following the general attitude of the department, Gunbarrel residents don't deserve a park, or deserve to be treated fairly. If you go to the Carnegie Library and look back through old Daily Camera news clippings as I did, the details of the history reveal the annexation feud between city officials and the Boulder Country Golf Club and how residents were caught in the middle. The city and the golf club need to work out their "bad blood" with each other and stop blaming and punishing Gunbarrel residents over their long-time feud.

The Gunbarrel community is extremely grateful for the 4-body review process and the County Planning Commission members who by their honesty and fairness prevented a terrible land use tragedy from happening at Twin Lakes. But, a terrible land use tragedy was allowed to happen in 2015 when city planners alone decided to completely disregard and ruin the Gunbarrel Community Center Plan! This was Gunbarrel's official subcommunity plan that had been adopted in 2004 and amended in 2006. The plan's adoption involved a year-long process of study where both city and county officials held at least a dozen meetings with Gunbarrel neighborhood groups, spending thousands of taxpayer dollars on architects and consultants and working with business associates to achieve community buy-in. It was the blueprint for Gunbarrel's commercial and retail core area, "a viable and vibrant, pedestrian-oriented commercial center serving the Gunbarrel subcommunity". Behind King Soopers, there was supposed to be a "Main Street" retail shopping area from Lookout Road down to Gunpark and Spine Roads, a mini Pearl Street Mall with shops, a pleasant treed plaza and outdoor community gathering areas. All that planning and effort was completely ruined and trashed when city planners alone decided to allow nearly 600 units of expensive 3-story apartment buildings (without any affordable housing on-site) to be crammed and built over the entire subcommunity plan area. That was the exact OPPOSITE of what the community agreed to! And, was it done out of spite? It was terrible travesty (punch to the gut and slap in the face) for the community who had worked so hard with both city and county to collaboratively plan the retail core for residents to walk or bike to shop rather than drive into Boulder or Longmont and to provide for a badly needed community gathering area. A moratorium on building should be put in place for Gunbarrel until a new subcommunity plan can be agreed upon. Until then, keep the 4-body review process for Area II Gunbarrel to prevent anymore land use tragedies from happening.

Boulder Valley Comprehensive Plan
Email Comments Received After May 15th

6/14/17	<p>Dear members of council and planning board:</p> <p>I am writing on behalf of the Better Boulder steering committee to provide input on the housing section of the BVCP. You are well aware of the problems that have been caused by the lack of attainable housing in Boulder. Housing prices have risen far faster than wages, forcing many people to live far from the places they work or go to school. As college professors, students, teachers, police officers, service workers and others are forced out of the community, we all suffer. Commutes get longer, burdening our transportation system, driving up emissions, and burdening the commuters with hours spent getting to and from work, instead of with their children or working on their schoolwork.</p> <p>Given this, we believe that the most important changes that can be made in the Comp Plan are those that will help create significantly more housing, both attainable market rate units and permanently affordable homes.</p> <p>We do support the change that the council added to seek permanently affordable housing beyond the current 10% goal. Permanently affordable housing is an important element in addressing our housing crisis. One note of caution as this broad goal gets translated into actual policy— in many places around the nation, opponents of new housing have found that one way to stop housing is to set affordable housing requirements in new development that are so high that they make it economically infeasible to build housing. San Francisco is wrestling with this today.</p> <p>We are very supportive of the change that council made to explicitly support the removal of regulatory barriers that stop ordinary people from playing a role in solving our housing problems. Our current rules make ADU’s very difficult and limit the number of people who will create one at their home, and make it impossible to create duplexes or triplexes on most lots, while it is easy to build very large single family homes We would urge council to make changing this a priority for early implementation.</p> <p>We also agree with a number of comments that were submitted by the Boulder Chamber of Commerce. In particular, we would emphasize these points that were made in the Chamber comments:</p> <ul style="list-style-type: none">• Strengthen the guiding language to incentivize mixed-use, higher-density development that incorporates a substantial amount of affordable and middle-income workforce housing in areas with proximity to multimodal corridors.• Remove regulatory barriers to encourage the diversification of our housing stock.• Incentivize the creation of a smaller, higher-density innovative housing product. This has been broadly supported in the community survey and amongst our workforce, specifically, young professionals (see “Preferred Housing Types and Features” in the Boulder Chamber’s summary of the Boulder Valley Comprehensive Plan Lunch for Young Professionals – Sept. 6, 2016).• Specifically identify geographic areas where new housing should be incentivized to be developed/provided and remove the regulatory barriers for the accompanying land use to reflect that.
---------	--

Boulder Valley Comprehensive Plan
 Email Comments Received After May 15th

	<p>Finally, we have previously submitted comments supporting the proposed land use changes and annexation of the CU South property, but believe that the primary purpose should be for developing significant amounts of housing for faculty, staff and students.</p>
<p>6/14/17</p>	<p>Dear Planning Board,</p> <p>As a resident of Gunbarrel, I feel that our voices were finally heard when the County Planning Commission rejected the land use change of the Twin Lakes properties this past winter. In a situation where the County Commissioners have a vested interest in the outcome as was the case here since they are on the board of BCHA, just having the County Commissioners as the sole representatives of Gunbarrel is flawed. Boulder County is a vast area (and growing in population) that needs more representation. Please do not strip the County residents of representation in their local government by removing the time tested 4 body review process.</p> <p>Boulder is a great place to live because of the careful deliberations of the dedicated people on all 4 boards. I shudder to think of what our national government would look like if we didn't have checks and balances in place.</p>
<p>6/22/17</p>	<p>Please keep the 4 body review board. I have lived in Gunbarrel for 46 years. Boulder is becoming over saturated. we used to have keep over population of Boulder in check with creating green spaces and it seems now all of this is being thrown out because of developers etc. wanting the big dollars. we must protect the fragile balance here in a semi- arid climate and much more environmental dangers. Gunbarrel is the one breathing, open space for wildlife etc. Please keep Gunbarrel's green spaces. many of us years ago paid extra taxes. to keep our open spaces.</p>
<p>6/24/17</p>	<p>This is in regards to the upcoming vote to eliminate the 4 body process review for land use changes aka the Boulder Valley Comprehensive Plan - doing away with this process and allowing the Boulder City Council to make all planning decisions for the city and county is just plain wrong!</p> <p>This would be like doing away with the executive, legislative and judicial branches of federal government but on a local scale - we obviously need a system of checks and balances to things fair and on the level here in Boulder county.</p> <p>The current 4 body review system keeps planning decisions fair and balanced by allowing different inputs from city AND county residents and planning officials. It gives a voice to unincorporated county residences like myself who disagree with the build-build-build philosophy that has turned Boulder into something I no longer recognize.</p> <p>I don't believe the majority of the Boulder City Council have rural residents best interests at heart, they talk a good game about wanting citizen input but then seem to ignore that input. It seems the main city council goal is develop what little available land remains while putting lots of money in their or the land developers pockets in the process. This behavior is ruining the character of rural communities like Gunbarrel. What's next, changing policy and selling/developing the County open spaces?</p>

Boulder Valley Comprehensive Plan
 Email Comments Received After May 15th

	<p>I don't get to vote for who is elected to the City Council so why should they get to have all the voice in decisions that effect where I live? Actions speak louder than words - do not let this happen!</p>
6/26/17	<p>You are the 5, great, City Councillors With everyone's best interest at heart Folks don't know what's good for them But you do, 'cause you're really smart.</p> <p>You think reviews may once have had value. As long as they go your way But since you know so much better You'll just limit those folks who have say.</p> <p>Just a slight change in the wording Cause along with the staff you know all. What harm will there be without CPC? Two groups for the county? What gall Your arrogance is really disheartening. You regard disagreement as sin. The comp plan is meant to protect us The 4 group review should stay in.</p>
6/26/17	<p>Dear Commissioners, Planning Board and Council,</p> <p>I do not support elimination of the 4-body review process being consider for the updated BVCP.</p> <p>The demise of the 4-body review would constitute a state of absolute control by the Boulder City Council over Boulder County residents, particularly over Gunbarrel and the proposed CU South.</p> <p>I am a homeowner in the city of Boulder and I agree wholeheartedly with Council Woman Mary Young --- "If it ain't broke, don't fix it."</p> <p>Put another way, checks and balances are critical for our democracy and I shudder at the potential abuse of power, especially with several of the pro-growth council members.</p> <p>I was offended by Councilman Applebaum's reference to the "County Planning Commission as the Kill Committee."</p> <p>Elimination of the 4-body review would eliminate the voices of Boulder County residents.</p> <p>Now more than ever ALL voices are needed!</p>
6/27/17	<p>As a concerned, long-time Boulder resident (since 1989), I'm writing to request that we please keep the Boulder Valley Comprehensive Plan's 4-body review process in place, to protect the voices of Boulder County residents and the future growth of our communities.</p> <p>We moved out of the City of Boulder to get away from the huge development changes and density decisions (both business and residential) that Boulder City Planning has allowed.</p> <p>Boulder was once an attractive, unique, alternative community filled with destination specialty shops on Pearl Street and easy, close-in getaway treks like Chautauqua and Mount Sanitas. Now it's lost its shine as giant hotels and office campuses go up, and small neighborhoods rapidly fill in with ADUs and studio sheds – and everyday traffic is a constant battle.</p>

Boulder Valley Comprehensive Plan
 Email Comments Received After May 15th

	<p>It seems as if we are currently living in a parallel universe, where what’s wrong is right and what’s right is wrong... now this is threatening our local government, too.</p> <p>How is it acceptable to allow the City of Boulder to make planning and growth decisions that impact a community (Boulder County) that is not even allowed to vote for City Council members, or vote on City issues?</p> <p>Would it be right if the Cities of Longmont, Louisville, Lafayette, all decided that they could also inflict their decisions and push their development boundaries out into County areas? Again, without considering the voices of their County neighbors? Never...</p> <p>So why does the City of Boulder believe that they know best about how to manage the County’s future growth, especially without considering or listening to the audience that lives there?</p> <p>Examine your feelings – please keep the City of Boulder accountable to “color within the lines”: manage its future growth within those city limits, and live with its previous density and development decisions and those consequences – just like the other bigger municipalities that fall within Boulder County.</p> <p>Please – do NOT compromise the Boulder Valley Comprehensive Plan.</p> <p>Thanks for your consideration.</p>
6/27/17	<p>As a Boulder resident of 52 years who cares about Boulder, especially, the pleasant city we used to have, I’m going to weigh in on issues before you. First: please keep the Stanford Court/BHP property RL-1. The congestion at Table Mesa and Broadway is already very bad. To eventually have 60 some units there would be horrific. Changing it would also leave it open to a 55 ft. height limit, again horrific. Second: Please do not annex CU South. The proposal for that site by CU is, again, horrific on many levels. Table Mesa Drive east of Broadway is a congested nightmare (esp. with bus stops in the traffic lane and school traffic); adding to it would be more than awful. The flooding problem is huge; how can CU build on a spot with a dangerously high water level. To see all these buildings when coming into Boulder over Davidson Mesa is a sight I don’t want to think about. I’m glad I’ve been here long enough to remember what the view was to the west. Third: Please keep the 4-body review. In my view, the city would be “running the show” on county lands that are not city owned. The city has ruined enough of its lands and should not try to take over the county’s lands. There needs to be fairness and a balance of power; City council cannot take over everything. Thank you.</p>
6/28/17	<p>Please vote Yes to create the South Boulder Songbird Open Space and No to changes in the Boulder Valley Comp Plan that will accelerate development.</p> <p>As a 20-year resident of Gunbarrel North, I am dismayed and distressed with how rampant development has ruined my neighborhood and destroyed my quality of life. By adding hundreds and hundreds of new apartments within a few blocks area, this area has become almost unlivable.</p> <p>It depresses me that we as a City are moving in this direction and I hope you can in your votes tonight change that. We need to do everything we can to make sure what has befallen North Gunbarrel does not happen elsewhere and that we preserve and support</p>

Boulder Valley Comprehensive Plan
 Email Comments Received After May 15th

	<p>open space and wildlife habitat. It is what makes us special. Otherwise we just turn into Chicago. Or Atlanta. Or...</p>
<p>7/7/17</p>	<p>Dear County Commissioners and Boulder City Council Members</p> <p>Please keep the “Four-Body-Review Process for land and use changes. The County Planning Commission and the City Planning Board are an extremely important, intelligent voices for all decisions concerning the BVCP.</p> <p>Boulder, City and County are predicted to become very crowded. Therefore, we need more City and County planning, not less. Excluding civic planners from review processes will only harm our City and County. Please keep all of the planning boards and commissioners active in all land use and change proposals/requests; and, solicit their voices and opinions so our beloved community doesn’t turn into a gargantuan, congested, stinking slum.</p>
<p>7/7/17</p>	<p>Dear Boulder City Planning Board,</p> <p>I am writing on 2 issues that are vital to democracy in Boulder County.</p> <p>1. The proposed changes to the 4-body review process must be defeated. PLEASE do not allow this assault on the representative governance that has served us well. I am urging you to fight to maintain the 4-body review.</p> <p>I am a county resident, in unincorporated Longmont. I do not want to lose this important avenue for a government that represents me.</p> <p>I am not affected personally by the Area II process. Yet, I have been active in opposing the changes because they violate core principles of representative government.</p> <p>2. It is also critical that the BVCP amendment process remain within the BVCP. This is the only way to give the County and City Planning bodies an input to the process. It is just plain wrong to move the amendment process to the Intergovernmental Agreement!</p> <p>We county residents DEMAND to be represented in these processes. The Boulder City Council does not represent us. We must stop this attempted end-run around the processes that have worked well for Boulder County. Please fight to maintain the effective system of multi-body governance that has built-in checks and balances that assure representation to ALL in Boulder County.</p>



June 5, 2017

To: Boulder City Council and City of Boulder Staff

From: Andrea Meneghel, Director of Public Affairs

Re: Boulder Chamber Summary of Feedback on the Draft Boulder Valley Comprehensive Plan Update

Over the last two years, the Boulder Chamber conducted targeted outreach efforts to engage unique segments of the Boulder business community for the purpose of providing input to city staff for the Boulder Valley Comprehensive Plan ("Comp Plan" or "BVCP") Update. That information can be found in the pages following this opening document and includes:

- The Boulder Chamber 2016 Business Community Outreach Summaries
- The Urban Land Institute's report titled "*Boulder's New 'East Edge' A vision for transportation, mixed-use and sustainability around 55th and Arapahoe*" supported by the Boulder Chamber

This document summarizes the Boulder Chamber's feedback for consideration in preparation of the final draft prior to its adoption. We offer this input as a representative voice of our approximately 1,300 business membership across the Boulder Valley. This opening document provides more detail about the statement the Boulder Chamber provided to City Council at the Public Hearing (limited to 2 minutes) and includes feedback on the following sections of the Draft Comp Plan:

- **Section 5 – Economy**
- **Section 2 – Built Environment**
- **Section 6 – Transportation**
- **Section 7 – Housing**
- **Section 8 – Community Well- Being and Safety**
- **CU-Boulder South Campus Concept Plan and Annexation**
- **The Role of Arts and Culture in Community Planning**
- **BVCP Action Plan – Outline of Priorities**

We thank the City of Boulder's Comprehensive Planning team for the outreach they conducted to the business community and the consideration of the input provided. Recognizing that the Comp Plan is designed to provide guidance for the long term vision of our community, the Boulder Chamber looks forward to collaborating as a regional partner to identify the specific solutions sought through the subsequent planning efforts that will be defined in the Action Plan.

For now, we hope these suggestions help the City refine the Comprehensive Plan update for its adoption, and to help Boulder reach its community goals.

On behalf of the Boulder Chamber,

Andrea Meneghel, Director of Public Affairs

About the Boulder Chamber: The nonprofit Boulder Chamber is the region's flagship business advocacy and support organization. With more than 110 years of dedicated service to our members and the Boulder community, the Boulder Chamber's innovative programs help local businesses succeed while sustaining an economy that preserves Boulder's high quality of life, including its environmental and cultural assets. Together with its member businesses, the Boulder Chamber is building a smarter, more vibrant economy – sustaining Boulder's position as a global capital of innovation and a thriving center of economic vitality.

**BOULDER CHAMBER SUMMARY OF FEEDBACK
ON THE DRAFT BOULDER VALLEY COMPREHENSIVE PLAN UPDATE**

SECTION 5 - ECONOMY

The Boulder Chamber is pleased with most of the updates in this chapter. There are areas that can be strengthened, some of which we address below, but we also understand there will be a subsequent update of the City of Boulder's 2013 Economic Sustainability Strategy which may address these points.

Consistency with the 2013 Economic Sustainability Strategy (ESS): The BVCP should demonstrate consistency with how the City organized the 2013 Economic Sustainability Strategy by categorizing the economic elements that guide our long term decision making into the three categories of People, Places and Processes. Areas of the Economy Chapter have been updated to reflect this to some degree, and we understand that specific strategies will be further defined in the 2017/18 ESS update, following the adoption of the BVCP. The ESS Long Term Actions in each of the three major economic categories (People, Places and Process) should be clearly reflected in the Comp Plan, as they articulate the long-term vision for our community. Our workforce shortages ("People") are greater than ever, as evidenced by record low unemployment rates locally and regionally. The availability of office and industrial space ("Places") has improved, with several new buildings in town, but lease rates have risen dramatically. The city's development review and construction permitting ("Processes") is more time-consuming and expensive than ever, with little evidence that this priority element of the ESS has been strategically implemented, nor had an impact on improving internal City planning processes.

Affordability for Local Businesses: We are pleased to see that the Comp Plan has been updated to support affordability for small businesses, start-ups, non-profits and creative professionals. It is critical for the BVCP to recognize that escalating business costs are a threat to Boulder's economic vitality. Affordable commercial space is analogous to affordable housing, and almost as important – with the great impact on small businesses, nonprofits, startups. This also directly influences the affordability of services businesses can provide to Boulder's residents. It is not only the price of real estate that drives up overall costs, but high costs are also significantly influenced by the expenses that the City of Boulder imposes on our local businesses. All the fees (impact, utilities), taxes (excise, sugar, head-tax), zoning and development review regulations and requirements (commercial energy, numerous permitting and licensing) imposed by the City on local business have a cumulative impact. These escalating costs are passed through to tenants.

Commitment to the ESS Update in the Action Plan: The Boulder Chamber looks forward to providing input on the 2017/18 update to the ESS. The importance of this update activity should be defined as part of the BVCP Action Plan. While the ESS is still relevant, there are elements that haven't gained much traction with City planning staff, Planning Board or City Council. The BVCP action plan should reflect a serious commitment to the importance of an updated ESS in guiding implementation of the Comp Plan.

SECTION 2 – BUILT ENVIRONMENT

The Boulder Chamber supports changes to the Boulder Valley Comprehensive Plan that focus on mixed-use development along transit corridors in under-utilized commercial zones. In particular, higher residential densities and mixed-use zoning in these locations promotes walkable access to employment, commercial services and local/regional transportation alternatives. Development opportunities should respect neighborhood character, while achieving Boulder’s economic, social and environmental goals.

Sustainable Development in Areas of Opportunity: There are a few critical principles that should be explicitly articulated in the BVCP with respect to areas identified for infill and redevelopment.

- Support for mixed-use residential and commercial zoning along existing major transit corridors is articulated throughout the BVCP and should be supported with clear policy direction that addresses the impediments to achieving this goal.
- Indicating that a diversity of housing options and affordable commercial spaces are needed should be stated more explicitly for areas of opportunity, such as the Pollard site or the Alpine/Balsam redevelopment.
- Incentives for greater Floor Area Ratios than current zoning allows should be identified for areas where it’s possible to promote more housing.

Sub-Area Planning: Sub-area plans identified in the Action Plan should explore where opportunities exist to add densities to accommodate diverse housing options. Example areas of focus for such development or redevelopment opportunities include 55th and Arapahoe, Gunbarrel and areas along Foothills Parkway. The Boulder Chamber offers the attached Urban Land Institute report titled *“Boulder’s New ‘East Edge’ A vision for transportation, mixed-use and sustainability around 55th and Arapahoe”* as a suggestion for the type of development/re-development and infill opportunities that could be possible for the East Arapahoe Corridor. Sub-area planning, including the promise of a future sub-area plan, should not be deployed as a tool for delaying redevelopment opportunities, when opportunities can exist to have substantive community based dialogues with key stakeholders to make progress.

Area 3 Planning Reserve: While not suggesting Area 3 annexation, we encourage the Action Plan to include a process to define a future vision or plan for the Area 3 Planning reserve. This process will help the City of Boulder better respond to future development opportunities for that zone prior to entertaining a future annexation proposal.

Industrial Land Uses: The Boulder Chamber supports the creation of the new land use category, Light Industrial. This allows for exploring possibilities for innovative mixed uses and possible adjustments to density requirements. However, the preservation of our General Industrial areas is critical, as the demand for this land use is currently very high throughout the Front Range. New opportunities for innovation hubs, a mix of uses and services in the Light Industrial Zones, should be further explored for specific areas, such as the Flatirons Business Park, 55th & Arapahoe, and Gunbarrel. The right balance of parking, FAR ratios, mix of uses/zones, must be further defined through sub-area plans to retain the industrial focus in those areas, while exploring the possibility to achieve additional community goals.

SECTION 6 - TRANSPORTATION

Effective regional and local transportation networks, accommodating all travel modes, are key requirements for our community's economic vitality and environmental health. Due to the costs of living and limited housing options in Boulder, our local economy is dependent on a workforce consisting of a significant number of daily in-commuters that rely on our transportation system and services. Acknowledging this reality, the guiding vision for our local and regional transportation networks should ensure balanced planning for all modes of travel - automobiles as well as other alternative options. We encourage stakeholder engagement strategies for future planning efforts that include direct involvement of local business organizations, like the Boulder Chamber. We look forward to defining the specific strategies for meeting the BVCP's mobility goals through the update of the Transportation Master Plan.

SECTION 7 - HOUSING

Although housing is addressed in numerous sections of the BVCP update, as a major statement of policy on housing, the BVCP is limited in its scope and reach to adequately define the vision for our community. The Boulder Chamber, as similarly expressed in statements from local housing providers and affordable housing advocates, hoped to see stronger enabling statements and more commitment to innovative housing solutions, without having to rely on subsequent policy decisions, ordinances and regulations to further define those goals in areas of the community where the opportunity exists. Examples of where the housing section of the BVCP could go further include making commitments to:

- Explicitly support the evolution of creative strategies for increasing new housing diversity for all types of housing - permanently affordable, workforce, middle income, as well as market rate.
- Strengthen the guiding language to incentivize mixed-use, higher-density development that incorporates a substantial amount of affordable and middle-income workforce housing in areas with proximity to multimodal corridors.
- Remove regulatory barriers to encourage the diversification of our housing stock.
- Incentivize the creation of a smaller, higher-density innovative housing product. This has been broadly supported in the community survey and amongst our workforce, specifically, young professionals (see "Preferred Housing Types and Features" in the Boulder Chamber's summary of the Boulder Valley Comprehensive Plan Lunch for Young Professionals – Sept. 6, 2016).
- Specifically identify geographic areas where new housing should be incentivized to be developed/provided and remove the regulatory barriers for the accompanying land use to reflect that.
- Consider regulatory adjustments that create new residential infill opportunities through additional dwelling units and lot splitting in neighborhoods that are open to doing so.
- Define a work plan that indicates how the City will work collaboratively with housing providers, workforce representatives and other housing advocates to determine the next steps for achieving specific housing goals and objectives. This should be a priority that is addressed in the Action Plan through the various subsequent planning studies.

CU-BOULDER SOUTH CAMPUS ANNEXATION AND CONCEPT PLAN

The Boulder Chamber supports a change in land use designation for CU Boulder South as part of the Boulder Valley Comprehensive Plan update that will facilitate annexation of the CU Boulder South property. In its annexation proposal, CU Boulder demonstrates a commitment to balancing the University's needs with community interests.

- Annexing the property facilitates the creation of workforce housing, more multi-modal transportation connections, flood mitigation, the preservation of open space and recreation opportunities – all in a walkable community setting.
- The benefits of having CU Boulder's graduate students, faculty and staff as City residents will reduce in-commuting traffic and the related environmental impact, while encouraging greater integration of the University's talent and expertise into the community.
- The University aims to fulfill its commitment to environmental stewardship by preserving approximately 66 acres of federally recognized regulatory wetlands and conserving other natural areas, with potential land dedications to City Open Space.
- By providing 81 acres for flood storage, CU Boulder is helping the City address a critical infrastructure need that will improve safety for downstream neighbors.

The Boulder Chamber is confident that the City and the University can work together successfully to allow many of the community's goals to be realized as CU-Boulder develops towards the final vision for its South Campus property.

SECTION 8 – COMMUNITY WELL-BEING AND SAFETY

Support for Human Services: The human services sector in Boulder County provides critical services that not only benefit the people they serve but also help to meet our community's broader social and economic goals. We recommend additional enabling language that encourages continued City and County efforts to develop consistent strategies and funding streams to sustain these services for our community.

THE ROLE OF ARTS AND CULTURE IN COMMUNITY PLANNING

The Boulder Chamber supports the more robust references to the arts in this BVCP update, as it recognizes the contributions that the arts make to Boulder's economic and community vitality. Furthermore, while the Boulder Chamber is pleased that the Community Benefit definition has been expanded to include art and cultural contributions, we suggest considering live/work housing options for artists and spaces for cultural non-profit uses as specific elements within that context of Community Benefit.

BVCP ACTION PLAN – OUTLINE OF PRIORITIES

While the Comp Plan guides the long-range planning of our community, it is the Action Plan that outlines the necessary steps to implement the BVCP policies. With this awareness, we list the following key issues, subsequent planning processes or specific actions, as priorities that need to be addressed.

City Council Action: Prior to adopting the BVCP update, we ask that the City and County provide definition for what will be further accomplished through the Action Plan so that expectations for how, when and to what degree outstanding issues will be addressed is clear.

The Economic Sustainability Strategy Update: The Boulder Chamber looks forward to engaging in the Economic Sustainability Strategy update in 2017/18. We hope the Action Plan reflects a serious commitment to the importance of the ESS in guiding implementation of the Comp Plan.

Amending Land Use Codes and Sub-Area Planning: We recognize that more planning is necessary to develop specific solutions and policies for achieving the goals articulated in the BVCP. To that end, we recommend that prior to adopting the Comp Plan update, it is understood how the following items will be addressed through the Action Plan:

- Clearly state where and when the process for amending our land use codes will take place in order to identify solutions for achieving our housing goals and objectives. Defining the specific strategies for how we address increasing our housing diversity should be a priority addressed through its own processes as well as being included as a component of the sub-area plans that will take place.
- Many economic hubs of Boulder are projected to go through additional planning. It is important that the business community is involved in amending the land use codes for those areas.
- Planning Reserve Area 3: While we are not suggesting Area 3 annexation, we encourage the Action Plan to include a conversation that defines the vision for our Area 3 Planning reserve.
- Include the business community in fulfillment of the BVCP mobility goals through the City of Boulder's Transportation Master Plan update.

Community Benefit, Land Use Codes and Site Review: The Boulder Chamber acknowledges that the Community Benefits portion of the BVCP remains too imprecise to provide needed guidance to applicants and decision-makers. We anticipate participating in the discussions to amend the land use codes and site review process for defining the Community Benefits language in the forthcoming months of 2017/18.

CU-Boulder South: Considering that flood mitigation for the CU-Boulder's south campus property is a critical need, the City of Boulder should prioritize the next steps for annexing the land so that it can begin the negotiations for working together with the University of Colorado.



DECEMBER 13, 2016

BOULDER CHAMBER SUMMARY OF FEEDBACK ON THE BOULDER VALLEY COMPREHENSIVE PLAN UPDATE

EXECUTIVE SUMMARY

BUSINESS COMMUNITY OUTREACH MEETINGS

Throughout the summer and fall of 2016, the Boulder Chamber conducted stakeholder outreach to engage the Boulder business community for the purposes of providing input to city staff on the Boulder Valley Comprehensive Plan (Comp Plan) Update. Three distinct outreach meetings, targeting very different segments of the business community, provided unique perspectives and input on the potential land use scenarios and policy choices associated with the Comp Plan Update:

- August 11 – Key Stakeholders, Property and Business Owners in Select Areas
- August 11 – Boulder Chamber Community Affairs Council
- September 6 – Young Professionals Lunch on the Comprehensive Plan

SUMMARY OF INPUT – MAIN ISSUES OF IMPORTANCE

The following list highlights the issues of greatest importance to the business community based on common themes addressed at all three meetings. *The following pages present additional detail about the above issue areas.*

- **Support for mixed-use, high density development/redevelopment** - served by multi-modal transportation facilities to promote walkable access to housing, employment, commercial services and recreation.
- **Strong support for multi-modal transportation infrastructure and transit service** – to provide connectivity and accessibility not only to Boulder’s daily in-commuters, but also for mobility within the community.
- **More housing is critical to meet our community goals** - Incentivize innovative housing solutions that include storage, parking and proximity to transit, commercial and recreational opportunities.
- **Flexible uses of industrial areas** – Support was expressed for creative uses in industrial zones that could include retail and housing where appropriate, in addition to flexibility in height and density limits.
- **Geographic areas of opportunity** - Gunbarrel, the East Arapahoe corridor and Flatirons Office Park were all cited as specific areas that can pilot innovative mixed-use solutions.
- **Community goals are not being pursued ambitiously** – Current and proposed land uses aren’t meeting our community’s environmental, housing and transportation goals aggressively enough.
- **Affordability is a significant concern** – The escalating costs of housing and costs of doing businesses in Boulder are of significant concern.
- **Community benefit needs better definition** – to eliminate ambiguity while allowing for creativity in meeting housing goals or other community needs.

SELECT LOCAL BUSINESS/PROPERTY OWNER OUTREACH SESSION, AUGUST 11, 2016

On August 11, 2016 the Boulder Chamber convened a group of 25-30 select property and business owners to provide perspectives on potential land use and policy scenarios for the Boulder Valley Comprehensive Plan. The focus of the conversation with these key stakeholders was for the purposes of obtaining direct input on a range of issues being explored as part of the plan update, but with a specific focus on land use and policy choices for various areas, such as:

- In industrial areas (e.g., East Boulder, Flatiron Business Park, Gunbarrel)
- In community and neighborhood centers (e.g., 55th & Arapahoe, Diagonal Plaza)
- Along major corridors

INPUT PROVIDED BY THE COMMUNITY AFFAIRS COUNCIL

Housing

- There should be a policy discussion or definition of the policy choices available to offer affordable housing incentives.
- Test Incentive based zoning concepts to address Boulder's affordable housing needs.
- Test gentle infill concepts in certain areas such as neighborhoods where desired. Innovative solutions might not be accepted or appropriate in some neighborhoods but maybe welcomed in others.
- Support for pilot-testing where innovative approaches can occur such as Accessory Dwelling Units, corner lot duplexes, micro-housing, gentle infill or putting housing in industrial zones and rezoning to mixed use.
- Support for pilot-testing ideas from the middle income housing working group to achieve more middle income housing as part of development.
- Work with experts to analyze and implement successful affordable and middle income housing examples from other communities.
- If adding housing, make retail viable so that residents have services within walking distances. Be careful about introducing residential into areas with noise or other impacts.
- Affordable housing – explore what the mix of deed restricted and moderately priced housing can be.
- Bring neighboring cities into the affordable housing discussion – this issue can't be solved just by Boulder on its own.
- New apartments are expensive and employees can't afford to live in Boulder. Increase density for affordability and look to areas where the height restriction can be flexible.

Construction Defects Law: This law has created a market barrier for building new housing since it is a hurdle that exposes developers to increased risk and liability. Could the City address this at the local level to stimulate the creation of new housing options by follow the actions that other municipalities have taken to lessen the burden?

Mixed Use Development, Land Uses and Density

- Identify where increased density and land use changes can occur or be tested. The infill/redevelopment options (as presented in the BVCP) seem minimal. More robust options need to be developed; if housing is our highest priority goal (and in that iteration it was) this is not going to get us there.
- Create a new land use category to accommodate testing an increased Floor Area Ratio allowance and decreased parking to build a better high-density product in areas targeted for infill.
- Create or explore mixed use pilot areas where 15 minute walkable communities with flexible densities and a concentration of amenities or services can be accessed for a variety of populations – residents, working professionals, families and seniors.

Retail Spaces in Industrial Areas: Identify areas for walking districts that can include more retail services. Make industrial areas more walkable for employees to access retail. Rezoning for breweries has helped and is working well. Restaurants in/near industrial areas are getting huge crowds – try to keep them from needing to be in cars when at work.

Industrial Areas – Land Use Policies: There is a lot of value for industrial service spaces in Boulder. There is a need to add to this land use category because of high demand. Because “Industrial” is also a widely used term that currently accommodates a wide range of uses in addition to manufacturing, such as flex tech, updates to the industrial land uses are needed to allow for the mix of uses occurring and supporting infrastructure needed.

- Industrial zones could be defined into 2 subzones. One subzone would include more retail and restaurant services, and residential where appropriate, exist in walking distances to employment centers to serve employees; the other is oriented towards manufacturing that allows businesses to still operate as they do today, without increased residential activity, to allow for traffic flow, and doesn't impact the investments businesses have made by introducing a residential or light flex component – it is not a good mix in some areas because of noise, odors and other industrial use impacts. Manufacturing businesses can not lose the ability to operate as they currently do.
- There are very little warehouse/industrial spaces available in Boulder. Rents have gone up a lot and the situation is forcing businesses and lower paying jobs out of Boulder

Gunbarrel: Gunbarrel is an area with land and under-utilized industrial areas that can be redeveloped. There are opportunities to try higher height limits and densities in areas that aren't adjacent to existing residents. There is strong support for developing more diverse neighborhoods and districts in Gunbarrel that keep people from getting in their cars. Create more residential oriented retail and the supporting infrastructure that is needed to accompany that. Gunbarrel lacks paths and other infrastructure to truly mix housing with commercial. There is potential to create new neighborhoods and places in Gunbarrel that include more restaurants, grocery options and services. Use old industrial buildings in Gunbarrel for retail.

Flatiron Office Park: Flatiron Park has had warehouses converted to creative office spaces, more can be done to incorporate additional mixed uses. Flatirons Office Park needs more retail services to accommodate the workforces there. There also needs to be better transportation connections. There are possibilities to introduce residential if the supportive infrastructure, services and amenities are introduced as well. There is potential to relax height limits in this area to promote creative redevelopment. Opportunities exist here for zoning changes or changes to allowed uses to allow small retail spaces for the businesses there to showcase their products – much like the Upslope Tap Room or Ozo coffee shop. Those two allowances are looked upon as favorable uses that are attractive to employees in the area and get a lot of use.

Community Benefit: The policy standards that define community benefit need clarification to eliminate ambiguity while allowing for flexibility and creativity for meeting our affordable housing goals and/or providing other benefits.

Transportation: Strong support was expressed for transportation infrastructure improvements that connect people to employment centers and housing. The infrastructure must accommodate all modes and make strong regional connections for those that live beyond Boulder’s city limits as well as a strong internal system that facilitates movement within Boulder. Specific input was provided in the following areas.

- Transportation solutions need to be integrated into the Comp Plan’s land use scenarios more explicitly. Housing, parking, transit and walkable solutions should all be presented as joint concepts. Transit and pedestrian amenities or services should be shown as part of the land use scenarios for a more complete concept.
- Stronger transportation connections are needed north and south, east of Flatiron Parkway from Arapahoe to Gunbarrel. Transportation improvements are needed along 55th Street and to/from this area to Boulder Junction.
- More walkable spaces are desired.
- More bicycle/pedestrian facilities and multi-use paths are needed in Gunbarrel. Paths, sidewalks and bike lanes are needed to make connections and access to employment centers. Currently there is a lack of multi-modal infrastructure.
- Bike share programs such as B-Cycle seem to be working; Plan for more geographic coverage in the outlying areas.
- Higher densities tend to be perceived as creating more traffic. Planning staff should assess what can be done to creatively address the issues collectively and communicate findings that also suggest otherwise. It should be explained how transportation options, services and facilities address and serve different densities. Best case national and global examples should be provided where increased densities have successfully integrated with transportation systems to reduce traffic impacts.
- The land use scenarios should reflect the implications and solutions posed by infrastructure studies currently underway, evaluating improvements on Highway 119 (forthcoming 2017), State Highway 7 (Boulder County’s PEL and BRT Feasibility Study) and City of Boulder planned improvements for 30th Street (30th & Colorado Underpass Project) and Canyon Boulevard (Canyon Boulevard Complete Streets Study).

- Prioritizing multi-modal goals and promoting bike or electric vehicle use can make an impact on reducing emissions and meeting climate change goals. Provide the charging infrastructure to allow for these technologies to be utilized.

Parking: Land use has changed, as in, land that was used for manufacturing (meaning fewer employees) now is being used by companies that have more employees (meaning less parking). There is not enough parking downtown.

BOULDER CHAMBER COMMUNITY AFFAIRS COUNCIL, AUGUST 11, 2016

On August 11, 2016 the Boulder Chamber's Community Affairs Council met with the BVCP team. The Community Affairs Council consists of 25-30 members of the Boulder Chamber that represent a cross section of Boulder's business community and make recommendations to the Boulder Chamber Board of Directors on a variety of public policy issues that affect the broader community. The focus of the meeting with the Community Affairs Council was for obtaining direct input on a range of issues being explored as part of the BVCP update. The following summarizes the input provided.

Input on the Draft Land Use Scenarios

Community goals are not being pursued ambitiously enough. Housing and transportation were the biggest issues in the last survey; it doesn't seem that the land use scenarios are addressing these issues aggressively enough to meet our housing and environmental goals. The land use scenarios are inappropriately being presented as "additive" rather than various combinations of options for increased commercial, industrial and residential opportunities.

The land use scenarios seem to be missing the key opportunities to meet our goals. Consider significant build-outs to realize the opportunities to achieve our housing needs and the accompanying transportation infrastructure that supports the development of 15 minute walkable neighborhoods and mixed use environments with open places and spaces for recreational opportunities as well as commercial services. These types of land use scenarios should be developed with different gradations of development intensity.

Relationship between Land Use Density and Transportation Impacts. The land use scenarios are based on growth projections limited by current zoning allowances. Allow for development opportunities to address city goals by increasing densities; limiting the ability to do so will only incrementally get us towards the goals and will lead to more traffic until much longer in the future when we finally accommodate the density of housing that often reduces auto dependence. Allow for a vision that includes much higher intensity land use along key transit corridors; this would reduce traffic by tying increased housing to commercial corridors that can accommodate the transit infrastructure with efficient access and walkability.

More definition is needed. There's a need to better state what places and spaces could be like. Identify potential areas that could be further defined with sub-area plans; for example areas such as 55th and Arapahoe and the Flatirons Office Park.

Additional infrastructure. Do not preclude the opportunity to invest in infrastructure that meets community needs such as community-wide broadband and other infrastructure for transit oriented development such as new areas that will need first and final mile connections to planned services – such as BRT on the SH 7/Arapahoe corridor or Hwy 119/Diagonal.

Connect communities. Show the potential opportunities to connect areas, such as central Boulder to Gunbarrel, so that we integrate these areas through transit infrastructure and support them as they

facilitate movement from housing areas to employment centers. Otherwise, it is possible it just isolates areas of the community and creates micro-bedroom communities.

Industrial Areas

- Industrial areas are our greatest opportunity areas to accommodate growth and development. Because environmental efficiencies can be met by allowing higher density, several land use options should be presented for these areas that show additional capacity for mixed uses in an attractive manner.
- These are our greatest opportunity areas where we can increase densities by allowing development exemptions, such as integrated housing options, allowing height limit variances, design flexibility and variable parking allowances in order to come up with creative solutions for integrating mixed uses, such as industrial, residential and commercial in one zone.
- City staff should look at the opportunity to increase the density/intensity in the industrial areas by raising the Floor Area Ratio from 0.5 to 0.75. That would also accommodate a mix of uses with incentives for developing residential in industrial areas, where feasible.
- Boulder has a significant manufacturing economy made up of companies that currently exist or are looking for more space in areas like Gunbarrel and Flatiron Park.
- Our industrial areas see a variety of different uses in which tenants (prospective or current) have different expectations of the innovation that can occur in these areas. Currently there is office use in our industrial areas that create flex spaces with multiple uses – which should be allowed, but it isn't clear what uses are allowed. The Comp Plan should define whether an "industrial area" is manufacturing, flex space or what other permissible uses exist.

On-going Engagement of Experts in the Development Community and Housing Providers: The City should engage with experts in the development community and housing providers for updating the Comp Plan as well as for on-going consultation. The value or function of the group would include the following:

- Bring together experts in the housing and development community to offer input on what type of projects can meet our community goals given market realities and land use/zoning regulations.
- Offer advice on land use policies and zoning regulations based on professional technical expertise.
- Inform overall land use scenarios from the perspective of the developer, who is focused on the economic feasibility, levels of investment and associated regulations.
- Problem-solve and provide feedback correlating the land use choices and other policies, such as development fees, height restrictions and design guidelines.

"Community Benefit" needs definition in the Comp Plan. Community benefits need definition within the Comp Plan. It is the single biggest obstacle to allowing creative development. While the current Community Benefit definition is completely focused on permanently affordable housing, it should be expanded to also include things such as the creation of public spaces or the incorporation of high quality design. Community Benefit should also seek to incorporate economic activity such as the generation of taxes or impact fees. Objective metrics should be determined and defined in site review.

Coordinate City Processes, Programs and Projects. Coordinate City processes, projects and other initiatives with the land use scenarios being presented in the Comp Plan and with our broader community goals. We currently have regional transportation studies occurring for BRT feasibility on SH 7 from Boulder to Brighton and on Hwy. 119, as well as locally on Arapahoe. Other conversations are occurring in the special districts such as TVAP and CAGID. Studies such as the City's Development Impact Fees and Excise Tax Study should link how options, policies and decisions will affect the land use scenarios being presented in the Comp Plan or vice versa so that we have comprehensive planning processes that are integrated.

Pilot Areas Create or designate pilot areas that can new test policy initiatives to see how different land use scenarios work in the community. For example, gentle infill can be tested in areas with lower lot sizes such as 3000 to 7000 square feet to allow duplexes or other housing options. Areas such as the Goose Creek neighborhood are seeking to allow ADU's.

Housing

- Land use scenarios should include more housing than the Comp Plan currently envisions. More housing should be supported by the associated amenities, such as bicycle/pedestrian infrastructure and public spaces that allow for place-making.
- Address the barriers to housing; analyze the feasibility for how to achieve our goals by increasing incentives and reducing disincentives.
- Provide data that shows how strong the housing demand is of people wanting to move here; the data will inform developing options to address the housing demand.
- Housing scenarios should allow for more attached options, such as row homes, duplexes and townhomes.
- Address the limit to increased housing to a 1% annual housing growth rate.
- Look for other options to promote housing ownership among the low and middle income populations other than deed restricted/glorified rent control.

Public Survey

- Do not make the next survey too technical in nature; otherwise you will lose the average person.
- Do not ask people to quantify or qualify outcomes or choices that are based on numbers.
- Include images to help respondents make choices; for example present graphics that ask if people like 'this kind' of neighborhood or type of housing?
- Ask open ended questions regarding housing. Example: What would you like new housing to look like? Where would you like new housing?
- Promote distribution of the survey; distribute it more broadly than ever.

BOULDER VALLEY COMPREHENSIVE PLAN LUNCH FOR YOUNG PROFESSIONALS, SEPTEMBER 6, 2016

On September 6, 2016 the Boulder Chamber hosted a lunch to engage the young professionals' voice in the Boulder Valley Comprehensive Plan update. There were 68 working professionals from Boulder businesses in attendance that were mostly in the 25 – 40 year old age range. The purpose of the meeting was to engage the “younger professional” – a group that traditionally has not been involved in the Comp Plan update, yet makes up a significant part of the community. Our attendees participated in a constructive dialogue about the future of the community and provided feedback directly to the City of Boulder Project Managers about affordable housing options, the importance of transportation mobility, and what they envision for the future of our community. Here are their key issues and responses to the specific questions posed.

Introductory Questions & Dialogue

The following questions were asked of the group as ice breakers to understand the make-up of the audience and to explore the basis of perspectives.

- How many of you live in Boulder? How many of you live outside of Boulder? Where?
- How long have you lived here?
- Raise your hand again if you don't live here but work here? Keep your hand up if you would like to live here? What's the reason you don't?
- How many of you commute to work? How do you get here – transit, SOV, carpool?
- Who feels you have the services you need within walking/biking distance of home/work place?
- What do you like about living in the Boulder Valley?

Comments and Input – Audience Background

- Over ¾ of the audience commuted to work on a daily basis by public transit, bike, car-pool or walked. The remainder of the audience commuted to work in a single occupancy vehicle.
- Those that worked in Boulder but did not live here, cited lack of affordability as the most significant factor; others preferred living in a more urban setting such as Denver with more options for entertainment and housing choices.
- Those that worked downtown, or at the 29th Street Mall (Zayo), felt they had all the amenities and services to function professionally without an automobile.
- Positive aspects cited about Boulder included access to recreation, a small town feel that conveyed sense of community and a high quality school district for those with kids.
- Economic factors contributed to the attractiveness of Boulder, as the participants felt there was a good mix of successful large companies and small business employers that gave them many career opportunities.

Presentation and Young Professionals' Input

After a presentation from the City staff, the following questions were posed to the participants. They discussed these questions in small groups and reported back during a large group debrief.

- 1. What's your vision for how Boulder grows over the next 10-20 years? As far as housing, transportation, recreation options, how/where people work, meet socially – what's the community look like?***

Regional Solutions: Think regionally to develop solutions related to addressing growth such as accessible and efficient regional transportation systems and housing solutions that may be beyond Boulder's boundaries.

Transportation: Quality public transportation services and facilities were desired by many that commute to get to work; there were both local and regional commuters. Better access to quality multi-modal transportation options.

Affordability: Concern about the current lack of affordability was expressed; workers in this demographic communicated a desire to be able have access to affordable housing options and more affordable services from businesses

Economic Competitiveness: Support was voiced for our innovation economy and for small businesses. There is a need to retain our start-ups and keep them local as they grow, keeping them in Boulder County through the start-up phase and beyond by identifying the projected growth needs for businesses such as the commercial and office spaces needed in addition to transportation infrastructure and housing needed for the employees. Boulder's economic vitality was seen as being dependent on being able to maintain the correct mix of small businesses and large employers.

Neighborhoods: Participants envisioned many unique neighborhoods that would be characterized by their distinct identities like Denver, where density and residential areas have thrived.

Sustainable Growth Solutions: The concept of pervasive NIMBYism was raised, and was characterized by those present as a significant detriment to City's ability to develop fresh ideas worth pursuing for how the community meets challenges to grow sustainably.

2. Housing is such an important topic – where would you like to see housing? What kind? What services do you believe should be located near that housing such as transportation, entertainment, recreational or other amenities?

- **How does additional housing develop while respecting/preserving the character of existing neighborhoods?**
- **There's a lot of discussion in the community about how to balance the amount of jobs we have – 100% employment with the amount of housing – any thoughts about how we look at that challenge in the future given our space constraints?**

Preferred Housing Types and Features: Individuals prefaced several of their responses based on affordability as a key factor driving choices. However, the following statements were made indicating the preferred housing types or associated features.

- Affordable housing options should include unique and creative choices such as tiny houses, duplexes and residential that could exist above light industrial areas or in a mixed use development.
- Amenable to attached housing or row homes as long as there is adequate storage.
- Housing with minimal lot size was supported as long as it includes shared open spaces or is located close to recreational spaces. A yard was not seen as essential if housing were in close proximity to parks, plazas or other public places to be outside such as Chautauqua and our Open Space lands available for recreation.
- There was a shared desire for place-making that could add to community character and neighborhood identity. Providing places and spaces near housing could provide a neighborhood with a unique feel.
- Quality design was a priority; effective purpose-built design can allow inhabitants to do more with less space.
- Other amenities or features that received support included suggestions such as green roofs, building down rather than up where not constrained by groundwater, geography or prohibited by cost.
- Participants expressed interest and desire in single family detached housing, but acknowledged that homes in Boulder are unaffordable at the current market rates.

Housing Policies and Affordability

- This group expressed hope that policies could be put in place to safe-guard against losing our youth and less affluent, by providing housing that could be affordable and appealing to a younger demographic.
- It was a common acknowledgement that for those in their 20's living on their own in Boulder, it was likely they would have to move elsewhere to be able to afford home-ownership. Neighboring Boulder County communities such as Lafayette and Erie have more affordable single family home options where our workers can start families.
- It was suggested that the larger homes could be repurposed through changing current occupancy limits to deter tear-downs.

3. *What creative ideas do you have about the future of community development and how we manage certain things like climate change, historical preservation or other strategies to consider for Boulder's future?*

Environmental Standards for Infill and Redevelopment: Incorporate environmentally friendly energy and performance standards in building new construction and remodels. Increased density and infill complements high quality, environmentally-friendly design, which can also add to the unique character of housing developments.

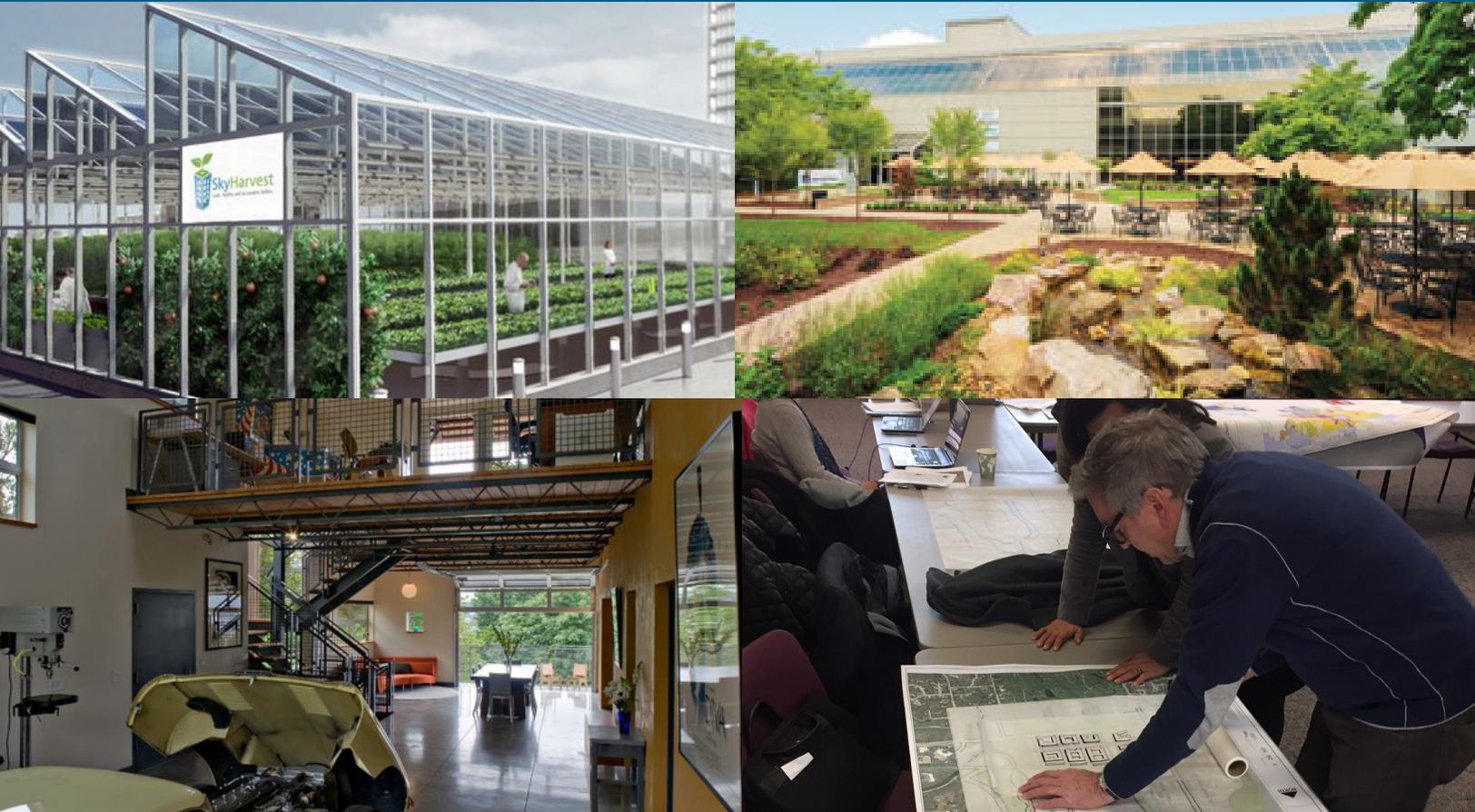
Land Use Policies and the Planning Reserves: There was strong support for better utilizing the planning reserve and non-open space lands set aside for growth inside the perimeter. Consider addressing policy decisions to use those lands in a way that reflects community values with a focus on renewable energy, sustainability and access to open lands and recreational spaces. Consider what's available in City-owned areas that could be improved using the ideals of new urbanism; the Holiday neighborhood in North Boulder is one example of what this could look like.

Community Inclusiveness/Exclusivity: As the youngest resident on her street, one attendee mentioned that she hasn't felt welcomed by her neighbors as a "younger" resident. It was suggested that the City look at generational differences and socio-economic disparities in its inclusivity study as far as barriers to community inclusiveness or as factors of exclusivity that are present.



Boulder's New 'East Edge'

A vision for transportation, mixed-use and sustainability around 55th and Arapahoe



Report from a Technical Advisory Panel (TAP)
of ULI Colorado

December 15-16, 2016

Supported by:

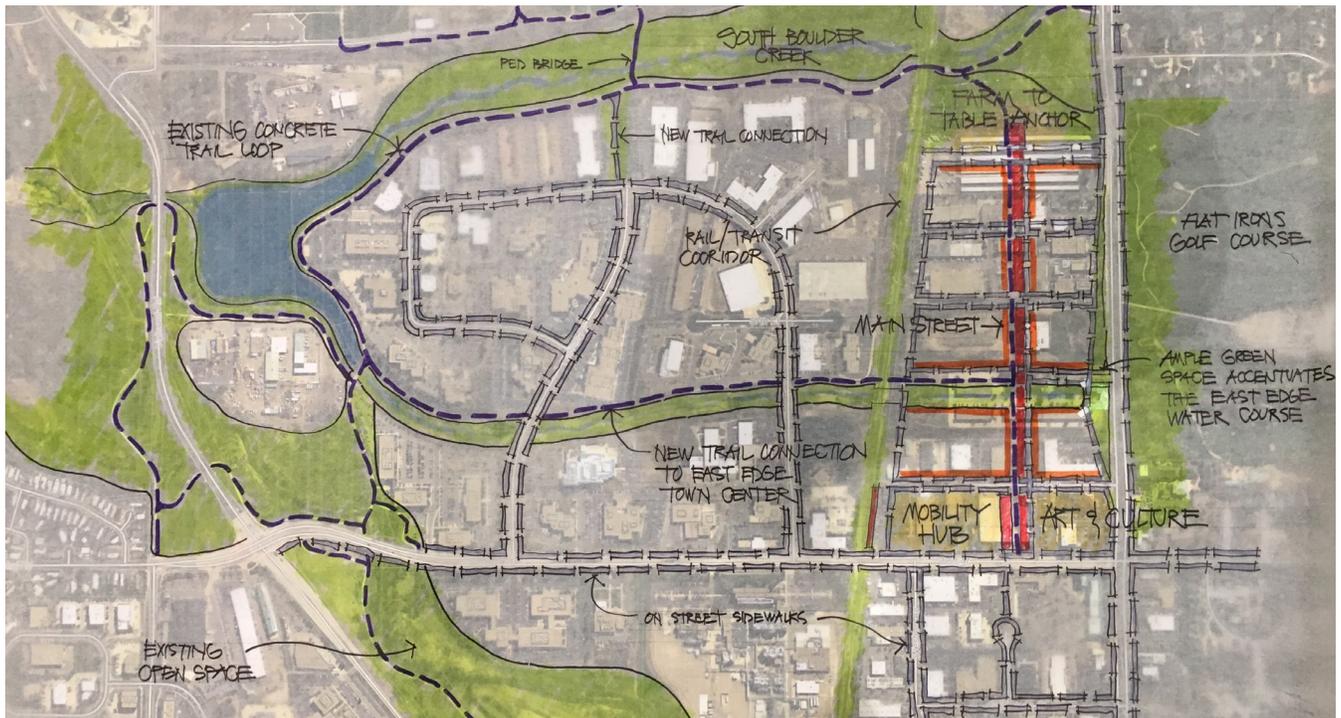


Table of Contents

I	Overview and Vision.....	1
II	Study Area Context and Goals.....	3
III	TAP Process.....	4
IV	Key Findings, Assets, and Challenges.....	6
V	Summary of Recommendations.....	10
VI	Vision in Greater Detail.....	11
VII	Next Steps.....	13
VIII	Key Stakeholders.....	14
IX	Stakeholder Interview Comments.....	14
X	ULI Volunteer Panelists and Acknowledgments.....	16
XI	Overview of ULI Colorado Advisory Services.....	18

Technical Advisory Panels (TAPs)

Technical Advisory Panels bring Urban Land Institute (ULI) Colorado expertise directly into communities to address tough real estate problems. TAPs provide advisory panels composed of ULI Colorado members who volunteer their time to offer unbiased, disinterested professional advice. Each are leading experts in their fields. Since 2004 ULI Colorado has been invited to conduct more than 50 TAPs throughout Colorado. TAP findings and recommendations are nonbinding and solely intended to advise communities with strategic recommendations and best practices on sustainable land use.



The panel suggested creating a mixed-use housing/retail district with an interior "Main Street" running parallel to Arapahoe, anchored at the east end by a food hub and at the west end by a mobility hub with an arts and culture focus. Overlay showing district boundaries and new connections.

I. Overview and Vision

In December 2016, a multidisciplinary team of leading design and development professionals volunteered their time for an Urban Land Institute Colorado (ULI Colorado) Technical Advisory Panel (TAP) to create a vision for redeveloping a 325-acre office park/light industrial site in the 55th and Arapahoe Avenue area of East Boulder. The Boulder Chamber and the Boulder Area REALTOR Association (BARA) asked the panel to consider how this study area, part of the city's largest employment area, could accommodate much-needed workforce housing.

The ULI panel envisioned a strategy to create not just housing, but an entirely new type of place. This new "East Edge" (a kind of complement and bookend to downtown's West End) could become an innovation and creativity hub linked by new transit options. The East Edge would support existing and new businesses and allow them to grow within the context of three walkable mixed-used residential and commercial districts.

Boulder is renowned for its entrepreneurial spirit. An innovation and creativity hub would support existing businesses and attract the next generations of start-ups. The addition of housing and convenient services linked to jobs and transportation transforms this office park/light industrial study area into a new "15-minute" mixed-use neighborhood consistent with the city's goals for infill development.

The ULI panel's vision calls not just for "adding housing units," but creating a special place with:

- a range of housing types, sizes, formats, and pricing
- convenient services in a walkable setting
- retention of existing businesses, allowing them to grow in place

ULI's principles of Building Healthy Places (<http://uli.org/research/centers-initiatives/building-healthy-places-initiative/>) are relevant to the proposed transformation of the East Arapahoe study area into Boulder's new "East Edge." Since 2013, ULI has partnered with the Colorado Health Foundation and the Robert Wood Johnson Foundation on the Building Healthy Places Initiative, which studies ways to transform auto-centric, single-use places into vibrant, walkable, mixed-use districts. With a focus on compact land use, active transportation, and access to natural amenities, healthy food, and economic opportunities, Building Healthy Places links the design of places to the health of individuals, communities, and the environment. ULI Colorado has worked directly with eight Colorado communities on this initiative.

- spaces to incubate innovative and creative businesses and culture
- new transportation options, including a walkable/ bike-friendly connected network
- public spaces that celebrate art and culture
- a market and urban agriculture focus with fresh and healthy local food



The TAP study area is roughly equal in size to an existing mixed-use wedge of downtown Boulder. The panel envisioned this area for innovation, creative enterprise, housing, new transit, connections to natural systems, and a food hub.

- celebration and integration of greenways, waterways, open space, mountain views, and other natural features
- amenities that enhance the area for all of East Boulder

This vision focuses on creating a lively sense of place, where people want to be, and where employees will choose to arrive early or stay late not because of hard-to-find parking, but because they are meeting friends and colleagues for coffee, a hike or bike ride, or happy hour. Some employees will walk or bike to work from new homes in the study area. The architectural style and vibe could be “modern industrial,” to take advantage of existing buildings and uses.

In cities and towns across the nation, industrial/employment areas similar to East Arapahoe are being enriched with urban planning and design, infrastructure improvements, public art and amenities, and new investments. The City of Boulder could lead a similar transformation by working with local landowners and businesses to transform this dated suburban office park/ industrial landscape. The study area could become a multi-dimensional asset, while addressing key housing and transportation issues that affect the entire city. The concept is similar to RiNo in Denver, but fitting Boulder’s intimate scale, natural context, and outdoor culture.

The TAP site is Boulder’s eastern gateway: Arapahoe Avenue historically was the main east-west route into Boulder from the metro Denver region. Today this corridor is impacted by up to 25,000 commuter vehicle trips per day. The ULI TAP vision provides new infrastructure that encourages the use of public transit and alternate modes. A multi-modal mobility hub would serve as a station and transfer facility for East Boulder, including future bus rapid transit (BRT) on Arapahoe, bike share, car share, private vehicles, emerging transit technologies, loop shuttles, and enhanced use of the city’s trail and open space system.

The panel saw strong potential to benefit both the large employers and the small businesses Boulder seeks to retain. Many companies, such as Avery Brewery and Celestial Seasons, launched start-ups from this East Boulder location but moved away when they needed to expand. More than 250 businesses located onsite now provide nearly 10,000



Detroit’s Brush Park provides an example of a new Main Street that combines existing buildings and new construction.

primary jobs that are national or international in scope. The study area hosts a broad range of industries, including aerospace, biotech, natural foods, healthcare, IT, and online merchandising. The area’s light-industry businesses provide Boulder residents essential services, such as auto repair, an animal hospital, storage units, and thrift stores. Entrepreneurial local investments are represented by new companies and businesses including Blackbelly, Bru, Pica, Shinesty, and Wild Woods Brewing.

“Preservation of the existing job base is definitely a big part of the idea.”

—John Norris

The area’s natural topography and natural amenities, including open space, trails, and a north-south flood-greenway corridor through the site, provide the framework for an urban design vision connected to the landscape. The TAP vision extends this green infrastructure with new multi-use trail connections to the South Boulder Creek open space on the east side of the study area and Boulder Creek open space on the north side. A new multi-use trail through the flood-greenway corridor provides a pedestrian-bike connection through the site while retaining the function of managing flood water.

The TAP vision offers a strong Boulder-based sense of place in three newly envisioned districts:

- 1. Neighborhood Mixed-Use/Industrial District:** The panel’s strategic vision proposes about one-third of the study area be redeveloped as a new mixed-use neighborhood—a residential-commercial district spanning about 10 blocks between Arapahoe and the

BNSF rail line, a future FasTracks rail-transit corridor. This neighborhood features a small-scale, pedestrian and bike-friendly, east-west “main street” with two anchors:

- To the west near 55th and Arapahoe’s Boulder Dinner Theater, a “mobility hub” with development oriented to arts and culture, and
- To the east, a farm-to-table hub with a market, restaurants, roof-top greenhouses, and community gardens next to South Boulder Creek open space.

Housing and retail/services fill in the blocks in between. The panel saw ways to add between 1,200 to 2,400 new homes throughout the study area, primarily in this mixed-use district.

- 2. Innovation Mixed-Use District:** Located north of the BSNF tracks in the Flatiron Business Park and some light-industry businesses, this district focuses on retaining existing businesses and allowing for growth while also attracting new entrepreneurial/start-ups. The focus of this part of the study area is an innovation and creativity hub. This district is enhanced with new live-work housing and some services. A new north-south multi-use trail, as well

“The bigger concept is for Boulder to facilitate the next generation of technology and innovation.”

—Renee Martinez-Stone

as the existing street network, connect the district with more housing and services along the East Edge Main Street with the mobility hub. An environment of innovation and creativity is enhanced by interesting new architecture and public art extending from an arts and culture focus around the mobility hub. The panel suggested preserving as many buildings, uses, employment locations, and investments as possible. Strategies include introducing housing to Flatiron Business Park by adding stories to existing buildings, and by redeveloping parking lots and other underused spaces for more housing.

- 3. Office Mixed-Use District:** Located west of 55th Street, this district remains a commercial zone but with retail added to serve the major employers located nearby. This portion of the study area comprises the Ball Aerospace campus and other businesses. Retail services and parking can be added to ground floor development, but because of the nature of this high-tech industry, onsite chemical processes, and security needs, the panel did not recommend housing.

II. Study Area Context and Goals

The boundaries of the TAP study area are Arapahoe Avenue on the south, Commerce on the West, Pearl Parkway on the north, and the South Boulder Creek open space on the east.

TAP goals included how multimodal transportation infrastructure and connections could be improved within the context of these plans and the draft East Arapahoe Transportation Plan, a long-range transportation improvement plan for 4.5 miles of Arapahoe Avenue between Folsom Street and 75th Street. The TAP study area is located midway within this planning segment. The East Arapahoe Transportation Plan considers potential improvements for walking, biking, BRT, local bus service, and automobile travel to address existing and future transportation needs, including local and regional travel, safe travel and access for all modes, and support for existing and

future land use in the corridor.

Other goals included how to serve existing and new businesses with housing and amenities that allow employees and others to live near their workplace. Among key businesses in the study area, Ball Aerospace has roughly 1,300 employees in 18 manufacturing and office space buildings on a campus that extends four blocks west of 55th and north of Arapahoe. Ball has discussed a site plan for expansion and redevelopment. Boulder Community Health/Foothills Community Hospital campus, located just west of the study area, employees 2,200, and the University of Colorado/UC Health has a new primary healthcare facility at 55th and Arapahoe. Offices for KBI Biopharma and Clovis Oncology are a short walk from the FedEx ship center and the Boulder County Sheriff Office. IMM digital marketing

is here, New Hope Media moved here from downtown, and Active Interest Media moved *Yoga Journal* here from San Francisco. Upslope Brewery, Chocolove, and the hip Blackbelly restaurant all have chosen to locate here.

Key development and mobility characteristics within and near the TAP site area include:

- light industry, low-rise, suburban patterns of development with surface parking lots
- affordable service-industrial businesses and places for storage units
- nearby institutions, including CU East Campus, with

expansion plans for research, teaching facilities, and housing; Naropa’s Nalanda Campus with expansion plans; the new Jewish Community Center; Boulder Valley School District central offices

- Flatirons Golf Course across Arapahoe to the south, used for recreation and flood mitigation
- quiet suburban neighborhoods to the south
- few places to eat or shop
- people generally drive for daily needs
- pedestrian and bike infrastructure and improved transit are needed
- the area is separated from other parts of the city

City Plans for East Arapahoe

The intersection of 55th and Arapahoe is at the heart of the City of Boulder’s Envision East Arapahoe project, a community planning effort initiated in 2014 to illustrate redevelopment choices such as adding new housing, retail, infrastructure, public spaces, and improved multimodal transportation. In late 2014, the City suspended the project to consider other transportation planning efforts in the corridor including Boulder’s Transportation Master Plan. The City also wanted to consider the recommendations of the Regional Transportation District’s (RTD) Northwest Area Mobility Study, which identified the Arapahoe/ State Highway 7 corridor between Boulder, Lafayette, and Brighton as a candidate for an arterial bus rapid transit (BRT) line. The transportation scenarios also will reference a future State Highway 7 BRT study that will be led by Boulder County.

III. TAP Process

Briefing, Tour, and Interviews

The ULI panel first studied a detailed briefing book containing previous plans, demographic data, and maps, and then toured the study area and surrounding area to understand the context. The tour began on East Arapahoe, and included a vantage point at Legion Park, looking west down into the valley near the TAP study area. This part of the tour allowed the panel to appreciate the agriculture, recreation, and natural preserve lands located east and north of the site and existing housing south of Arapahoe, which includes multi-family apartment buildings closer to Arapahoe and single-family neighborhoods further south.

The tour included sites such as Boulder Junction, 29th Street retail district, 28th Street commercial development, new Google headquarters construction, new hotel

development at 28th and Canyon, and Boulder Community Health’s Foothills Community Hospital, as well as the study area itself.

The panel reviewed comments from hundreds of community members who participated in the 2014 Envision East Boulder process and interviewed dozens of stakeholders, including representatives of local businesses, institutions, and nonprofit organizations, affordable housing and transportation agencies, current and former public officials, and City of Boulder planners and transportation staff.

The panel also considered how a vision for East Arapahoe could fit into the larger context of transportation and other planning efforts in Boulder, including the Boulder Valley Comprehensive Plan, which is now being updated.

Problem Statement for ULI Colorado TAP

The intersection of 55th and Arapahoe is located in the heart of the City of Boulder's former Envision East Arapahoe project. The area is now the focus of the City's current East Arapahoe Transportation Plan focus area, which is examining transportation choices along 4.5 miles of the corridor. The City of Boulder is also in the process of reviewing redevelopment opportunities as part of its five-year update to the Boulder Valley Comprehensive Plan. As input to these planning efforts, this corridor needs concrete examples of attractive and appealing subarea plans that would allow the community to visualize what is possible, redefine the concept of density, and offer ideas for redeveloping an area of light industry.

The TAP panel was asked to consider concepts such as the following:

- Arapahoe transformed into a safe and attractive multimodal boulevard with street trees, noise buffering, slower speeds, and pedestrian and bike improvements
- Enhanced eastern gateway to city
- Mixed retail, dining, office space along 55th and Arapahoe
- More activity on the street and easier travel by foot, bike, transit
- Improvements to sidewalks and intersections for safety and convenience
- Public spaces for people to recreate and relax, such as pocket parks, plazas, interior streets

- More pedestrian-bike network options, such as an east-west connecting street
- Affordable service-industrial options along Arapahoe at the east edge
- Housing within a 15-minute walk from work, shopping, dining, everyday needs
- Workforce affordable housing north of Arapahoe near 55th and near South Boulder Creek
- Highest level of street improvements, ecological restoration, and connections to open space
- Health district around Boulder Community Health with medical-related office spaces
- Arts and entertainment area near 55th and Arapahoe/ Boulder Dinner Theater
- Development within natural systems, such as rain and snow-melt-irrigated street trees, landscapes, and gardens
- Sustainable development with possibility of net-zero-energy neighborhood
- City services near housing, such as access to parks, trails, nature

"Companies here started in Boulder, which has a very strong brand, and they outgrew their first office spaces to move here. But employees want more. This could have a cool industrial vibe and be an innovation hot spot, where little companies go to grow up."

—Chris Achenbach



Sketchup drawing showing the three new districts: Foreground is mixed-use district adding housing and convenient services clustered around a new Main Street. To the west around Ball Aerospace: a mobility hub. North of BNSF tracks: live-work housing added to Flatiron Business Park.



King of Prussia (Pa.) District provides example of housing and streetscapes added to an industrial/office park.

IV. Key Findings, Assets, and Challenges

1) The study area is ideal for redevelopment into an innovation hub and sustainable neighborhood—a new “East Edge” that is both gateway and destination.

The study area offers an opportunity to redevelop using concepts of sustainable neighborhood development with housing and services. Its location on a transit corridor at the eastern gateway to the city (the new “East Edge”) could capture some of the 60,000 daily commuters to Boulder who might like to live in Boulder but currently can’t afford a home here.

The study area location and topography, at a low point in the Boulder/South Boulder Creek watershed, is favorable to greater height and density. The impact to mountain-view corridors from the east and low-density residential development to the south is not as great as it would be in other Boulder locations. To the east of the site is city open space, the Stazio ballfields, Valmont Reservoir, the Xcel power plant, Western Disposal’s trash and recycling facilities, and a large mesa around 75th Street.

2) Despite the study area’s 10,000 primary jobs and an in-commuting problem, there is no onsite housing for employees.

The Arapahoe corridor has 25,000 in-commuters a day in terms of car counts. Many work around 55th and Arapahoe. Given this large number of commuters, Boulder’s critical need for workforce housing, the lack of available land in East Boulder’s low-density residential areas, transit possibilities, and the aging of the site’s infrastructure and buildings, this study area offers great potential for redevelopment with between 1,200 and 2,400 homes of various types and sizes. With Boulder’s average single-family home price topping \$1 million, new housing could include a variety of more-affordable housing types and sizes, such as for-sale rowhouses and condominiums, rental apartments, and live-work studios. Attention to affordability for lower and middle-income households, and especially for on-site employees and their families, will be critical.

"This is a car-centered area. One goal we heard was to reduce the use of cars, traffic congestion, and impact to the environment--80 percent of employees drive to work, and of the employees who previously worked in downtown/central Boulder, 80 percent used to take transit."

--Renee Martinez-Stone

3) Mixed-use/industrial zoning is needed to allow housing and services, at a height and density that reduces commuting and supports walkability and BRT.

Mixed-use/industrial zoning would allow for housing and retail services in the same zone, as well as office buildings with retail shops or cafes at ground-floor level. This would be a good place for the City to study relaxing the 55-foot height limit. Given the study area’s relatively low ground elevation and other mitigating factors, the panel thought this could be achieved to support the mixed-use districts without damaging Boulder’s viewshed.

However, there is more than one way to achieve the desired amount of housing. Even within Boulder’s current height limits, densities may be achieved from 18 to 28 homes per acre (townhomes) to 50-70 per acre (podium apartments in a variety of formats). If concentrated in a district, these densities will support a walkable environment, transit services, and local retail.

4) The study area has inadequate transportation connections, and many employees now feel forced to drive. Planned BRT and potential last-mile connections can transform the area with better service and could reduce the City’s traffic congestion and carbon footprint. A new mobility hub could anchor redevelopment and increase transit options and connectivity.

One goal for the study area is to reduce traffic congestion and impact on the environment. Stakeholders told the team that this is a car-centered area not well served by transit. Some 80 percent of employees drive to work, including the vast majority (80 percent) of employees who previously worked in downtown/central Boulder and used to take transit.

The lack of adequate transit services in this study area is a big factor in the high number of workers commuting by private vehicle along the Arapahoe corridor, according to City of Boulder Transportation Master Plan. The Northwest Area Mobility Study, completed in 2014, identified

Arapahoe/State Highway (SH) 7 between Boulder and Brighton as a candidate for an arterial BRT route. On Arapahoe, the City of Boulder is supporting efforts to fund the next steps of

work toward implementing arterial BRT. Boulder County is conducting a SH 7 BRT Transit Study to address current and future traffic issues on SH 7 and develop a BRT system before build out of the area is complete. Boulder's East Arapahoe corridor is the western segment of this study area. The TAP vision discusses the need for transit improvements and other transportation modes to, from, and within the study area.

The TAP vision's element of a mobility hub with pedestrian and bike connections to trails, bike-share, on-demand services, and electric shuttles, could improve last-mile connections to workplaces within and near the site and to destinations such as Boulder Junction, the CU East Campus, Naropa's Nalanda Campus, and new and existing homes in the area.

5) The study area has very few places to eat and no convenient services.

One restaurant, a deli, and limited food-truck service are the only sources for lunch. Many employees drive offsite to get lunch and do errands, adding to corridor congestion. Some fast-food cafes and convenient services exist along the south side of Arapahoe near the study area, but they have limited capacity. The intersection at 55th and Arapahoe is perceived as unsafe for walking or biking. Employees tend to drive to the Meadows Shopping Center, 29th Street, Whole

Foods at 28th and Pearl, or further into downtown Boulder to get lunch, buy groceries, and do errands. Employees often "double commute" as they need to drive an additional trip or two offsite during the work day for work meetings or personal matters. Others simply stay at their desks to keep their parking spaces. Residents living south of Arapahoe also have specified the need for a nearby food market and other convenient retail.

6) Businesses don't have adequate space to expand.

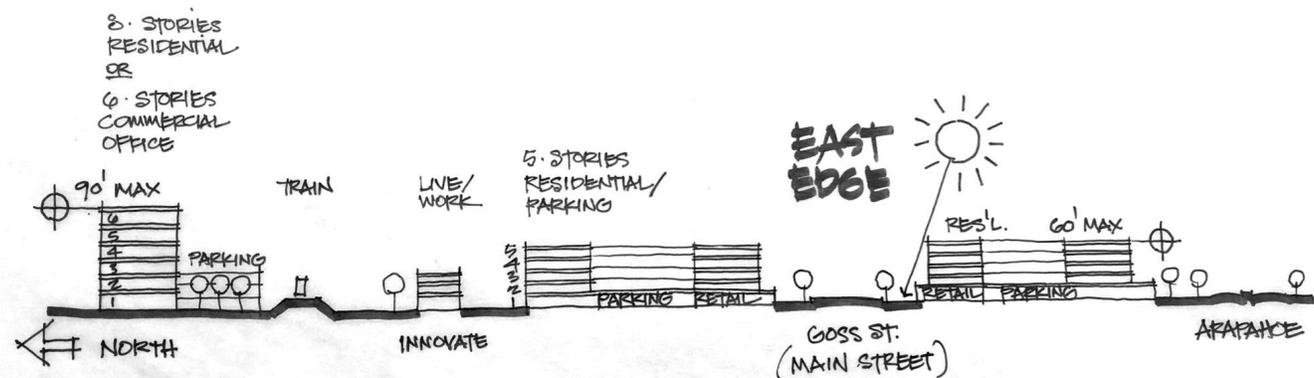
The study area has historically been an innovation hub for Boulder. Keeping businesses and allowing them room to grow is important to the goal of incubating the city's innovative and creative industries and culture. Many existing businesses got their start onsite or gravitated here because they had outgrown their start-up space downtown, on University Hill, or in other central Boulder locations. Some companies find they are limited by their one and two-story outdated buildings; others have invested millions in renovation. Office users want to stay here, innovate, and grow but generally are forced to consider moving out of Boulder when their staffs exceed several hundred employees. Larger buildings with three stories or more are needed to keep these Boulder businesses. Light-industry businesses wish to maintain



Plan (above) and section below showing the new Main Street



Open space and greenway connections will provide a key transportation and recreational element linking all three districts. (Main Street highlighted in red.)



affordable work space, and some also want the ability to expand. Innovative young companies like Shonesty, the on-line clothing designer and retailer, like the area but may not stay in Boulder unless housing and amenities are provided.

7) Flood plain issues need mitigation to allow for the East Edge plan, or really any improvements, to ensure the continued viability of this area for businesses.

The panel recommends that the City implement a flood control plan using the Flatirons Golf Course for mitigation efforts. Currently almost all buildings in the study area are located in the flood zone. This issue must be resolved before implementing the East Edge vision, or really for any future redevelopment in the study area.

Assets

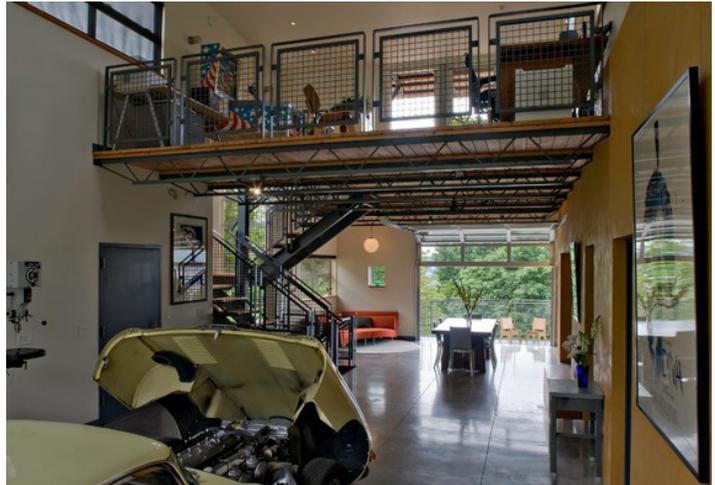
- Land Area of East Arapahoe:** The north side of the Arapahoe corridor is primarily employment-oriented. Residential uses are concentrated in the south side of the corridor between Foothills Parkway and 55th Street. East of 55th Street, land use in the corridor is a mix of commercial and institutional uses and low-density residential areas. The City-owned Flatirons Golf Course is located due south of the study area on Arapahoe. City open space wraps around the study area to the north and east.
- Infrastructure:** Both 55th Street and Arapahoe Avenue are major city arterials. Within the Flatiron Business Park, Central Avenue and Flatiron Parkway form intersecting loops that connect to 55th Street. Multi-use trails connect open space on the north to Valmont City Park, the Goose Creek path, Boulder Junction, and other City parks and trails. Green infrastructure includes: the Boulder Creek open space and multi-use path on the north; South Boulder Creek open space on the east; and a north-south flood-greenway corridor through the center of the study area that channels intermittent flood waters.
- Employment Base:** The East Arapahoe corridor has a high concentration of regionally significant employers, including six or seven of Boulder’s top 10 employers. About 40 percent of the City’s jobs are located within a half-mile of the corridor. Employment in the corridor is generally concentrated north of Arapahoe Avenue.
- Housing and Population:** The TAP study area itself currently has no housing. The East Arapahoe corridor’s population is small relative to the number of jobs, meaning that most workers commute into the corridor. Beyond the site, within the boundaries of Foothills Parkway, Jay Road, 75th Street, and Baseline Avenue, the estimated 2016 population was 8,341 residents, according to an ESRI market study based on American Community Survey data. Two-thirds of the 3,879 households in this larger area have two or three residents, and slightly more than half are families. Some 565 homes were built after 2000, and none have been built since 2010.
- Services:** The study area includes affordable service industrial and storage units, but has limited convenient daily services, such as a food market, cafés/coffee shops, pharmacy, dry cleaner, or salon.
- Landowners and Key Stakeholders:** The study area has more than 270 businesses and 88 owners of 132 properties. The Flatiron Business Park, developed from the 1970s to 1990s, has larger lots and more consolidated ownership. Key landowners and stakeholders in the TAP study area include: Ball, Boulder Community Health, Unico, W.W. Reynolds Companies, Westland Development Services, CU Boulder, Crescent Real Estate, Colorado Landmarks, Boulder Housing Partners, Thistle, Corden Pharma, Premier Credit Union, Elevations, Stok, Upslope Brewery, Blackbelly, Boulder Humane Society, Sea to Summit, and Shonesty. Key stakeholders are listed at the end of this report.

“Businesses could stay in Flatiron Park in a six-story commercial building instead of a two-story building--or they could be residential, with cool studios and lofts, the next generation of an innovation hub, rezoned to allow for the next iteration and to allow companies to grow up.”

—Renee Martinez-Stone

Challenges

- No housing and great need for homes for employees with average \$15 starting hourly wages
- Few lunch options and no convenient services within study area
- Auto-dependent development with inadequate transit and transportation network
- Low level of pedestrian and bicycle activity
- Traffic congestion on Arapahoe Avenue during commute and lunch times
- Inadequate parking for commuting employees
- Few nearby outdoor public spaces to relax or recreate besides open space trails
- No sense of place or community, affecting employee satisfaction and retention
- Inefficient land use with many one-story buildings surrounded by parking lots
- Low floor-area ratio impedes possibilities for walkability, mixed uses, and businesses growth
- Many buildings are located in a defined flood zone
- Cost of flood control, new streetscapes, pedestrian-bike improvements
- Study area disconnected from other parts of City



Example of “industrial modern” live-work architecture that could add housing to Flatiron Business Park.



Made from custom-assembled shipping containers, the Gravitas development at 25th and Larimer in Denver is an example of “industrial modern” retail/office architecture.



In Atlanta and other communities, greenways similar to South Boulder Creek are attracting new workforce housing projects near trailheads. Here’s an example along the 33-mile Belt Line.

V. Summary of Recommendations

1. Working with property owners, the City should be bold and create a master plan for developing an innovation hub linked to a sustainable neighborhood that includes housing and services.
2. Rezone the study area into three new districts to allow for mixed-use/industrial as well as business retention/expansion.
3. Implement flood control measures that use the Flatiron Golf Course for flood retention/filtration so buildings north of Arapahoe can be removed from a redrawn flood map.
4. First priority: Redevelop the land between Arapahoe and the BNSF rail corridor into a pedestrian and bike-friendly mixed-use residential and commercial neighborhood with an interior main street and convenient services.
5. Create anchors for the new interior street that support innovative-creative companies and other businesses, their employees, and residents, such as an arts and culture focus on the west end and a food market, farm-to-table dining, and urban agriculture focus on the east.
6. Increase the maximum building height to allow taller buildings to accommodate new mixed-use housing, commercial development, or business expansion.
7. Develop a variety of housing types and sizes for local business employees and their families, including apartments, townhomes, and live-work studios.
8. Develop a multi-modal mobility hub at 55th and Arapahoe to provide “last-mile” connections for current and future transportation options, such as bus rapid transit (BRT), bikes, bike-share, car-share, electric vehicle charging, on-site shuttles, as well as parking.
9. Develop new transportation connections within the study area’s green

“If the zoning were written in an open enough way, it would allow for housing but also denser office and industrial as well, and let the market determine what gets built.”

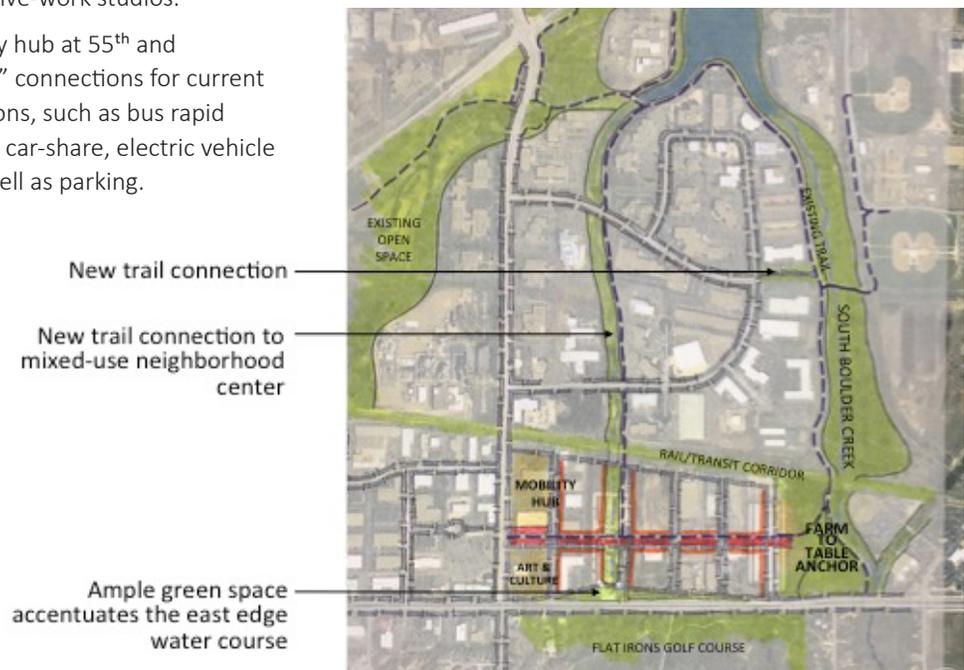
– John Norris



The panel advocated for the addition of sustainable technologies and urban agriculture, such as this rooftop greenhouse.

infrastructure, including multi-use paths that link people to transit, workplaces, services, and open space.

10. Create a transportation management association (TMA) to manage transit incentives and alternatives to private vehicle use for commuting, such as car pools, car sharing, bus passes, staggered work schedules, and shared parking.
11. Develop the study area incrementally to achieve a much more sustainable urban neighborhood, in keeping with the Boulder Valley Comprehensive plan and the City’s goals for infill development.



VI. Vision in Greater Detail

The ULI TAP's vision and recommendations reflect policies and core values of the Boulder Valley Comprehensive Plan (BVCP). These BVCP policies include:

- using sustainability as a unifying framework to meet environmental, economic, and social goals;
- evolutionary redevelopment toward a more sustainable urban form;
- environmental stewardship and climate action; and
- an all-mode transportation system to make getting around without a car easy and accessible for everyone.

The TAP vision and Boulder Community Cultural Plan also align in their focus on public arts and culture as a vital element of Boulder's identity and economic development focused on innovation and creativity.

This 325-acre study area offers potential for a compact transit-linked neighborhood similar to a development pattern found in central Boulder, in the wedge of mixed-use residential development framed by 28th Street on the east and 9th Street on the west, between Arapahoe and Pearl. This wedge of urban land has a variety of land uses and densities within a walkable and bikable network linked to transit. With the addition of an interior street, small blocks of residential and commercial development, and pedestrian and bike connections, the study area would reflect the diverse and walkable urban pattern of central Boulder.

The innovation hub and mixed-use/industrial neighborhood provide a campus scale for sustainability, with the street network and multi-use paths connected in loops. Innovative companies can be part of the sustainability discussion: The study area offers great partnership opportunities for campus-wide scale and collaboration with the adjacent power plant and recycling/composting sites.

Land Use and Zoning

The vast majority of the East Arapahoe study area is zoned light-industrial, with a small community-zoned portion at the southwest corner. The TAP team recommends rezoning the study area into three new zones to allow for redevelopment with housing and services to create a mixed-use innovation zone for business, a sustainable mixed-use

residential/industrial neighborhood zone, and a mixed-use/industrial office zone. The zones can be connected by localized transportation such as bike share and a circulator bus, as well as a new multi-use path. Zoning incentives should reward such sustainable technologies as solar/wind farms, naturalized stormwater management, and water conservation/recycling.

"One goal is to reduce the number of people who feel they have to drive to this site – 80 percent do. We'd like employees to arrive early or stay late not because they want to snag a parking stall, but because they want to be there."

—Ann Bowers

The TAP panel recognized the limitations and political realities of Boulder's height limit, but still recommends exploring increased building height maximums to allow taller buildings in all three zones to accommodate new mixed-use/industrial housing and commercial development. The panel estimated living space for 1,200-2,400 homes ranging in size from micro units for single residents to townhomes for families. At 60 feet in height, five-stories of a housing-retail building would allow for podium parking and/or first-floor

retail with appropriately higher ceilings, and four floors of apartments with stick-built construction. It is important to note that the TAP's redevelopment recommendations are not conditioned on breaking the 55-foot height barrier, but the panel agreed strongly that this option was well worth exploring.

The three zones could offer opportunities such as the following:

A. Innovation Zone with Office and Live-Work Space

- Flatiron Business Park
- Light industry service businesses
- Redevelopment opportunities for office, commercial, and residential loft/studio space
- Not a clean sweep of site, but adding housing and new development incrementally

Located north of the rail-transit corridor, the Innovation Zone encompassing the Flatiron Business Park and light-industrial area should retain existing large and smaller-scale businesses and allow for expansion. Connections to transit and amenities such as restaurants and services in the mixed-use areas, as well as the focus on arts and culture, provide a creative environment and welcoming sense of place that supports an innovative and entrepreneurial culture.

Incubator space, perhaps in smaller more affordable

residential lofts and live-work studios, is located throughout the Innovation Zone, as well as on the north side of the mixed-use neighborhood. The Innovation Zone is connected to transit via the street network and new multi-use trails that also link to the open space/trail system. About half of the 2,400 homes envisioned in the study area could be accommodated in this zone while maintaining the current business base.

B. Mixed-Use/Industrial Neighborhood Zone

- Redevelopment opportunities for housing and convenient retail services
- New east-west main street with "Boulder-size" blocks
- Anchors focused on mobility hub with arts and culture at west end and farm-to-table food at east end

Located between Arapahoe and the Innovation Zone, the Mixed-Use/Industrial Neighborhood Zone includes land redeveloped for residential and commercial uses. Existing lots are superblocks and extend from Arapahoe north to the rail tracks. The panel recommended dividing them into 10 blocks to provide a more livable urban scale, with lots divided into 300-foot blocks, similar to downtown Boulder.

A new walkable and bikable east-west street connects the mobility hub anchor on the west end to the farm-to-table anchor on the east end. Ground-floor retail services and businesses related to arts and culture are located near the mobility hub. About half of the 2,400 homes envisioned in the study area could be accommodated in this zone. Homes flanking this street are located on floors above retail space



In Washington, DC, Union Market recast a decrepit wholesale warehouse as a new food hub that has revitalized an industrial section of New York Avenue NW.

and in separate rowhouses and multifamily apartment buildings. Homes at the north edge of the zone near the rail corridor could provide live-work opportunities.

There is some on-street parking for retail services, offices, and homes, though most parking is accommodated in multifamily podium structures and in a parking facility near the mobility hub. This zone is connected to transit via 55th and Arapahoe, the mobility hub, and the existing interior street network, with new pedestrian and bike connections linking to the innovation zone and open space.

C. Mixed-use Office Zone

- Office buildings with ability to expand
- Retail services on ground floor

Located west of 55th, this portion of the study area comprises land used by Ball Aerospace and other businesses. Retail services and parking could be added to ground floor development, but because of the nature of this high-tech industry, onsite chemical processes, and security needs, housing is not recommended. Buildings are four or five stories, up to 60 feet in height, following the example of an existing Ball building next to the study area.

Mobility Hub, Transportation Options, and Connectivity

The goal of the Mobility Hub, transportation options, and connectivity is to reduce the number of people who drive to and within this site—as 80 percent do. This would be a great place for innovative “last-mile solutions” connecting to employment throughout Boulder.

Similar to a Superstop and complementary to the Boulder Junction transit hub, the East Edge’s mobility hub provides short, mid, and long-term transportation opportunities. Commuters and residents could arrive in the Innovation Hub by bus, bike, on-demand car service, or other modes. They could get to their workplaces, homes, or services by walking, biking, or taking a shuttle or other alternative mode through the study area. They could also drive, though alternative modes would be encouraged. The mobility hub includes bus/BRT platforms, van pools, bike parking, bike sharing, real-time transit information, on-demand rideshare, car-share, electric vehicle charging, shuttles, neighborhood electric vehicles (NEVs), smart parking, and pedestrian facilities. A potential structured parking facility near the mobility hub could accommodate some commuter vehicles, parking for retail services or offices, and additional parking for homes in the neighborhood.

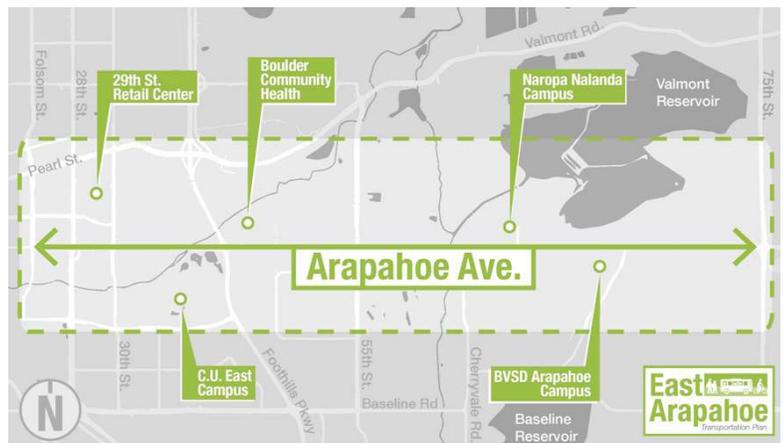
Transportation demand management (TDM) encourages the use of modes other than the single-occupant vehicle. A TDM plan managed by a transportation management association could provide EcoPasses and other transit incentives, as well as car pools, car sharing, staggered work schedules, and shared parking. The panel's strategic TDM plan includes:

1. Neighborhood site enhancement: connections to existing and future transportation options

2. Mobility hub: transportation zone for all transportation modes and parking
3. BRT corridor on Arapahoe: inviting BRT access

The TDM plan should include parking management, with a parking ratio maximum as a trade-off for higher densities to encourage alternative mode use. If needed, a new parking structure could be flexibly designed for future uses (such as office or housing) if autonomous vehicles and Uber/Lyft-type demand options reduce the need for private vehicle use.

"Strong sustainability options include a solar garden array, wind energy, a campus-wide energy monitoring program, and geothermal energy," as well as multi-modal transportation, a community garden showpiece, composting with Western Disposal, and zoning incentives for green buildings.
– Chris Achenbach



Draft East Arapahoe Transportation Plan overview.

VII. Next Steps

The “East Edge” vision could be realized through one of several strategic development scenarios. Depending on property acquisition, financing, zoning, transit decisions, and other considerations, redeveloping the site with an innovation hub, new mixed-use/industrial neighborhood, and mobility hub could require five to 20 years. Redevelopment could be achieved through urban renewal efforts or by a developer assembling and developing the privately owned lots.

The infrastructure framework and the mixed-use district, mobility hub, and housing throughout the study area could be developed in total by a master developer or by multiple developers, possibly partnered with the City. Financing could be accomplished through a special district, such as a business improvement district (BID) or a tax-increment financing district (TIF). The vision could be accomplished in phases, perhaps following a pilot project.

The Boulder Chamber and Boulder Area REALTOR Association will present this ULI TAP report and recommendations to the Boulder Planning Board and City Council. The goal is to facilitate discussion toward a more sustainable East Boulder—our new “East Edge.”



VIII. Key Stakeholders Interviewed by the ULI panel

Kai Abelkis, Boulder Community Health; Suzy Ageton, former Boulder Deputy Mayor, Better Boulder, Open Boulder; Peter Aweida, President and CEO of Westland Development Services, Inc.; Adam Block, Shinesty; Kathleen Bracke, GO Boulder; Daryll Brown, Boulder Community Health; Matt Cutter, Upslope Brewery; Shelley Dunbar, Sea to Summit, Open Boulder; Karl Gerken, Ball Aerospace; Christina Gosnell, Environmental Advisory Board, Clean Energy Action, BoCHA, Better Boulder; Bill Holicky, former Boulder Planning Board and Boulder Downtown Design Advisory Board, Better Boulder; Ken Hotard, Boulder Area REALTOR Association, Better Boulder co-chair; Kristin Hyser, Affordable Housing, City of Boulder; Jonathan Lind, Corden Pharma; Deborah Malden, Arts Liaison, Boulder Chamber; Betsey Martens, Boulder Housing Partners; Mimi Mather, BMBA, Root House

Studio, Better Boulder; Gavin McMillan, Element Properties; Andrea Meneghel, Public Affairs Director, Boulder Chamber; Ben Molk, Golf Capital Partners; Jens Nicolaysen, Shinesty; Francoise Poinsette, former Boulder City Council, Better Boulder; Sue Prant, Community Cycles, Boulder Junction TDM Commission, Better Boulder; Matt Rarden, Premier Members Credit Union; Hosea Rosenberg, Blackbelly; Jean Sanson, Senior Transportation Planner, City of Boulder; Zane Selvans, Clean Energy Action, BoCHA, Better Boulder, Transportation Advisory Board; David Scott, Colorado Landmarks; Adrian Sopher, Boulder Planning Board, Better Boulder; Jay Sugnet, Senior Housing Planner, City of Boulder; Mike Tressler, Elevations Credit Union; Peter Vitale, stok; Chris White, Shinesty; Jeff Wingert, WW Reynolds Company, David Workman, Unico

IX. Stakeholder Interview Comments

“The site is a wasteland now, a hostile environment for human beings, with a lot of surface parking. Having housing there could help with regional and intra-city commutes, and could create an urban environment that’s nice to hang out in. It would be another core corridor that is self-sustaining and more diverse. I’d love substantially more housing on Arapahoe, which is regional connector.”

—Multimodal transportation advocate

“We have 25 white-collar employees in addition to warehouse staff. No one can afford to live in Boulder. We’re a start-up, which brings amazing energy, and if [the city] can’t provide affordable places to live, we’ll leave, we’ll go to Longmont.”

—Start-up business owner

“We have 250 employees and have discussed moving to I-25 and US 36, near Westminster. We lose employees because they can’t afford to live here. We have trouble keeping lower-wage employees.”

—Financial institution executive

“The vibe of the corridor is pretty lame--traffic, noise, businesses with big parking lots, curb cuts. It’s not pleasant for walking or biking because distances between attractors are too great. But it has good potential, with lots of single-story buildings surrounded by parking that could be much better. It has more potential than any other corridor in Boulder.”

—Director of nonprofit organization



“We need another walkable mixed-use environment like downtown Boulder. I love open space and don’t want to create a sprawling environment. I want a walkable urban place that creates an opportunity for young people to live here. If not, this place will stagnate and die.”

—Start-up business owner

“People want lifestyle where they can walk from their office to get a beer and some food.”

—Planning board member

"Most employees live in Longmont or other places because they can't live here. We need housing less elaborate than Boulder Junction, like the micro unit idea."
—Financial institution executive

"We obviously have a problem with housing at \$1-million-plus here. We have a lot of entry-level early career employees, and that presents a problem for recruiting and creates long commutes. It's a bit of a challenge for us. There's a lot of discussion about land use and housing, and how we facilitate that in a politically charged environment."
—Start-up business executive

"I love the idea of residential, maybe on top of warehouses or office buildings....also townhomes and apartments and mixing them between buildings. [We need] that energy you can feel on the Hill....Our employees are young."
—Start-up business owner

"A lot of businesses need incubator work space. We want to keep incubator companies and allow them to expand."
—Local business owner

"How do we stitch residential into these new use areas? That would go a long way to making a neighborhood."
—Former planning board member

"I have a general concern about replacing services and industrial and small businesses, things like a car wash and upholstery shop. This discussion about displacement was exactly what we had for Boulder Junction, because there we lost services that got replaced by housing. So there are plenty of opportunities here for housing, but I would register my concern that we pay attention to smaller businesses."
—Former city council member

"I'd hate to see [the study area] redeveloped in a way that would displace its industrial edginess, but I could see making it work for more intense use on site and have cheaper spaces for affordable businesses as well as housing."
—Alternative transportation advocate

"I would be cautious about total redevelopment of the area. North of the tracks, there are big buildings with primary jobs. South of tracks, the buildings themselves aren't as substantial."
—Architect

"Make a big bold statement—lots of housing, different sizes and types, for all stages of life."
—Housing advocate

"Multifamily housing could work here, as we have good transit and transportation corridors to get to Denver."
—Landowner

"We need more density, and four-to-five-story buildings" to create more affordable housing as well as efficiencies in the cost of construction."
—Affordable housing advocate

"Boulder needs a willingness to experiment more. We need freedom to make a mistake or two. We have a lot of two and three-story flat-roof buildings."
—Affordable housing advocate



Local business leaders being interviewed by the panel.

"There aren't that many neighborhoods around [the study area] that will object, so this could be a real opportunity to experiment... We've been talking for some time about changing the height limit as we go east, and here is where it might be easier to protect the views."
—Former city council member

"I have 20 employees, and about half make \$30,000 average annually, and half make \$15 per hour median. Our people who live in town generally have a spouse who makes more or has been here a long time. Younger staff have a hard time staying in Boulder. This affects hourly workers because they commute from so far. As an employer, I'd like more housing, not necessarily all affordable, but rentals that are inexpensive enough that they are affordable. Most service jobs are filled by people in their 20s."
—Director of nonprofit organization

"How can we provide more housing types for more different types of lifestyles? Also how do we create a place along East Arapahoe with 15-minute neighborhoods for people to live and work there? That's the opportunity for East Arapahoe. It could become an amazing place."
—Transportation planner

X. ULI Volunteer Panelists and Acknowledgments



Renee Martinez-Stone is the Director of the West Denver Renaissance Collaborative (WDRC), an initiative of the Denver Housing Authority (DHA), City and County of Denver, and several local non-governmental organizations. The mission of the WDRC is to foster equitable revitalization in West Denver, advance the livelihood of existing residents, leverage local partners and community leaders, and help neighborhoods to preserve and amplify their existing multicultural character. At the WDRC, Renee is working to align resources, critical assets, leaders, and investments in West Denver with the goal of moving community priorities and investment opportunities from concept to implementation. Renee’s prior work includes many Denver metro infill redevelopment projects 1996 to present, where she has provided master planning, site development studies, and revitalization strategies for more than 20 years as a private consultant. Renee’s “community-based” approach has creatively incorporated community stakeholders into plans and award-winning built projects with meaningful outcomes. Renee is a fifth-generation Colorado native, wife, and mother of two daughters.

Chris Achenbach is founder of Urban Roots Development Company, and is committed to crafting sustainable, profitable, outside-of-the-box, mixed-use development projects. As a licensed Architect and Class A General Contractor, Chris brings technical know-how together with extensive development experience delivering some of the most sustainable and successful projects in the Denver region. Before Urban Roots, Chris co-founded Zocalo Community Development, Inc where he served as Principal for 12 years, overseeing the design, development, and construction of numerous signature mixed-use and residential projects throughout the area. These projects helped shape the character of Denver’s redeveloping neighborhoods, and delivered record breaking financial returns while redefining the role of sustainability in large scale, institutional sized development projects. Chris’s project experience includes Solera, downtown Denver’s first LEED Gold high-rise apartments; 2020 Lawrence, 231 units and LEED Gold in the ballpark neighborhood; Cadence, a pioneering 13 story LEED Gold apartment building in the heart of Denver Union Station; Coda Cherry Creek, 12 stories and 182 units of LEED Gold high-style living in Denver’s finest urban neighborhood, and The Grove Stapleton, 160 LEED Gold apartments for residents 55 and older. Chris served as Chair of ULI Colorado’s Executive Committee from 2011 to 2013.



Ann Bowers, Principal and Project Manager in Fehr & Peers’ Denver office, has over twenty-five years of comprehensive transportation engineering and planning experience. Ann has a keen understanding of the dynamic between land use and transportation in the often challenging environs of the Greater Metro Denver area and the Rocky Mountain region. Her areas of expertise include the most advanced, state-of-the-practice transportation analysis techniques and working with clients to achieve positive and sustainable transportation solutions that improve communities. This has led her to work with clients as diverse as small landowners, large developers, consulting firms, city agencies, and state and local agencies. Ann is a registered Professional Engineer in Colorado, Utah, Wyoming, and Idaho and is also a certified Professional Traffic Operations Engineer (PTOE).

Dr. Glenn Mueller teaches investment, development and real estate capital markets (REIT & CMBS) courses at the University of Denver. He chairs the school’s Appointment, Promotion & Tenure (APT) committee & is a member of Daniels College APT committee. Dr. Mueller provides Real Estate Market Cycle Research and Investment Strategy for Dividend Capital and Black Creek’s Institutional Real Estate Investment Groups, Non-Traded and Public REIT groups. He was also investment committee chairman of Dividend Capital Investments from 2005 to 2008 when the fund was sold. Dr. Mueller has 40 years of real estate industry experience, including 32 years of research, with 100 published articles in areas of real estate market cycle analysis, real estate securities analysis (REITs), public and private market investment strategies real estate capital markets, portfolio,



investment and diversification analysis. Dr. Mueller received the Richard Radcliff Award for Groundbreaking Research in Real Estate Market Cycles by The American Real Estate Society in 2010, the Graaskamp Award for Research Leadership from the American Real Estate Society in 2004 and the Graaskamp Award for Research Excellence from the Pension Real Estate Association in 2001. He was the Co-Editor of the Journal of Real Estate Portfolio Management 2000-2014. Prior to DU and Dividend Capital, Mueller was a professor at Johns Hopkins University and Colorado State University. He has held top research positions at Legg Mason, Price Waterhouse, ABKB/LaSalle Investment Management, and Prudential Real Estate Investors. He was also a developer/builder in New England. Mueller holds a B.S.B.A. from the University of Denver, an MBA from Babson College, and a Ph.D. in Real Estate from Georgia State University.



John Norris formed The Norris Design Company in 1985 to provide comprehensive professional services in land planning and landscape architecture. He has worked with both the private and public sectors, and throughout his 32 years of practice has been responsible for planning and landscape architecture of new and renovated campus projects as well as educational, health care, athletic facilities, parks and recreation, community planning, commercial and institutional projects. His ability to quickly grasp the complexities of a project has resulted in John's recognition locally and nationally for his creative, dramatic and functionally sound design solutions. A meticulous and conscientious project administrator, he works well as a team leader and as a contributing team member.

With more than three decades of design and project management experience, **Terry Willis** serves as principal and leader of KTG Architecture and Planning, guiding the design and implementation of a wide variety of high-profile developments. His skills and considerable expertise include creative planning, architectural design, technical and management leadership in the design and construction of residential, commercial, institutional, hospitality, transit-oriented and mixed-use developments throughout the U.S. and internationally. Mr. Willis' LEED accreditation and experience in designing sustainable buildings, both as a way to reduce client operating costs, and as a function of corporate citizenship, are a tremendous long-term benefit to clients. With extensive mixed-use and residential experience across the Rocky Mountain region, Mr. Willis has worked to create both Stapleton's E. 29th Ave. Town Center in Denver, and the master plan for Forest City Enterprise's Central Park Station project at the Stapleton community's only rail stop. In addition, he has led the design team for the St. Julian Hotel and the 900 West Pearl projects in Boulder. Known for providing design solutions and strategy that root his projects to their context, Mr. Willis is at the forefront of some of Colorado's most forward-thinking architecture. Mr. Willis is a graduate of The Ohio State University with a Bachelors and Master of Architecture degree, followed by leadership positions at SOM and Urban Design Group/4240 Architecture prior to joining KTG as principal of the Denver studio.



Acknowledgments

Boulder Chamber: John Tayer, Elisabeth Patterson, and Andrea Meneghel

Ken Hotard and Boulder Area REALTOR Association

Clif Harald, Boulder Economic Development Council

City of Boulder Comprehensive Planning, Go Boulder/Transportation, and Affordable Housing Staff

ULI COLORADO STAFF: Michael Leccese, Eric Swan, Sarah Franklin, Charles Allison-Godfrey

ULI Colorado TAPs Committee Co-Chairs: LaDonna Baertlein and Al Colussy

Additional research: Joan Campbell, Urban Land Institute, and Ellen Dunham-Jones, Georgia Tech

Writer: Kathleen McCormick, Fountainhead Communications, LLC

VI. Overview of ULI Colorado Advisory Services



Overview of ULI Advisory Services: Since 1947, the national ULI Advisory Services program has assembled 400-plus ULI-member teams to help sponsors find solutions for issues including downtown redevelopment, community revitalization, and affordable housing, among other matters. In Colorado, ULI Advisory Services have provided solutions for such key sites as the Colorado Convention Center, Coors Field, Fitzsimons, and the Denver Justice Center. ULI Colorado’s Technical Advisory Panels (TAPs) offer the same expertise at the local level. Each panel is composed of qualified and unbiased professionals who volunteer their time. Panel chairs are respected ULI members with previous panel experience. Since 2003, ULI Colorado has completed more than 50 TAPs leading to positive policy changes and built projects.

The Colorado District Council of the Urban Land Institute (ULI Colorado) is the 1,400-member field office of the global ULI, a 501-c-3 nonprofit dedicated to best practices in land use. ULI Colorado mobilizes the volunteer skills of members from 26 different professions for the betterment of careers and communities. ULI’s key issues included affordable housing, building healthy places, diversity, economic revitalization, transit-oriented development, and compact, walkable development. ULI Colorado is led by volunteer chair Amy Cara, a partner in East West Denver. The staff includes executive director Michael Leccese, director Eric Swan, manager Sarah Franklin, and associate Charles Allison-Godfrey. ULI Colorado conducts 40+ programs a year including panel discussions, project tours, advisory services, mentoring and leadership, community service and publications.

Colorado District Council of the
Urban Land Institute (ULI Colorado)
1536 Wynkoop Street, Suite 211 Denver, Colorado 80202
303.893.1760 Colorado@uli.org Colorado.uli.org

ULI – The Urban Land Institute
2001 L Street NW, Suite 200 Washington, D.C. 20036 ULI.org



The Shinessy clothing retailer, Blackbelly restaurant and Wild Woods brewery are three examples of creative and economic energy coming into the district.

BVCP New housing wording:

After 7.0 Housing

7.01 Local Solutions to Affordable Housing

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

Specifically, the City of Boulder must reverse the current annual affordable housing “net annual shed rate” of 900+ units (out of a total of 45,000 housing units city wide currently; 3700 of these are permanently affordable today and the goal is 10% permanently affordable or 4500 units; see BHP Strategic Plan) and create more housing for those earning under 150% of the Area Median Income (AMI).

Boulder inspired the world by investing ~\$1B to protect 150,000 acres of community open space land (1/3 of Boulder County.). We can build on this success now to make a similar scale of investment in our area's best resource, it's people. **The City of Boulder will therefore protect and approve enough permanently “attainable” affordable homes for workforce and middle income residents to ensure a healthy, diverse community.**

7.02 Permanently Affordable Housing Goals The city will increase the proportion of permanently affordable housing units permanently affordable to low and moderate-income households to reach an overall goal of at least ten percent of the total existing housing stock but recognize that this is ~~an~~ inadequate number to meet our goal of ~~an~~ inclusive, vital, diverse City, to meet climate goals, to reduce in commuter related pollution and to provide workforce employees. The city will also find ways to very significantly increase the ~~proportion~~ amount of permanently affordable market-rate rather than market rate middle income housing, as well as permanently affordable

~~middle income units, as described in the Middle Income Housing Strategy. These goals are achievable through regulations, financial subsidies and other means. City resources will also be directed toward maintaining existing permanently affordable housing units and increasing the stock of permanent affordable housing through preservation of existing housing, securing replacements for lost low and very low income units.~~

~~**Our Premise:** The City of Boulder must reverse the current annual attainable housing “net annual shed rate” of 900+ units (out of a total of 45,000 housing units city wide currently; 3700 of these are permanently affordable today and the goal is 10% permanently affordable or 4500 units) and create more housing for those earning under 150% of the Area Median Income (AMI). This ensures a vitality and a spectrum of diverse residents that will continue to make Boulder one of the best places to live in the world.~~

***This problem is NOT overstated:**
By 2020, Boulder Housing Partners projects there will be **ZERO** properties accessible for purchase by those making \$100,000 or less. [BHP Study](#)*

To actually preserve a diverse and vital Boulder amidst the continued high level of land appreciation, a more comprehensive approach to all development in the City must be implemented. Therefore:

~~Summary of Back Porch recommendations to Boulder Valley Comprehensive Plan update:~~

1. The City will develop regulations and policies to ensure that:
 - A) development and redevelopment in all zones do not result in a net percentage or numerical loss of housing units affordable to 150% AMI households and lower and
 - B) new residential development is predominantly permanently affordable to 150% AMI households and lower.
 - C) ~~enhanced permanent affordable housing for additional residential development potential:~~ The city will develop regulations and policies to ensure that when additional density is provided through changes to zoning, the additional development potential for the residential use will be predominantly permanently affordable housing for low, moderate, and middle income households.

2. Community benefits: The City will ensure that significant additional community benefits are derived when development potential is increased beyond that which is allowed by-right according to zoning. These benefits

should be durable and prioritize permanently affordable mixed income housing. Additional benefits for consideration include affordable business space and affordable arts space.