

# AFFORDABLE AND DIVERSE HOUSING

How should the plan's policies and/or land use plan be adjusted to better achieve housing goals and encourage diverse housing types appropriate to different parts of Boulder?

**AREA OF FOCUS**  
for the plan update



**Q: HOW WOULD YOU SUGGEST REFINING OR ADDING TO THE KEY CHOICES BELOW (A, B, C, D, AND E)?**

Submit your answers on a comment sheet or online at [www.BoulderValleyCompPlan.net](http://www.BoulderValleyCompPlan.net)

## Housing Policy, Land Uses in the BVCP, and Inclusionary Housing

- The plan has a **core value** of “diversity of housing types and price ranges.”
- It includes **policies on a diversity of housing-related topics**, including: character areas, neighborhood preservation, compatibility, and mix of complementary uses
- Also includes descriptions on goals and policies regarding affordable (low and moderate) housing, partnerships, choices, diversity, growth and community housing goals.
- The Land Use Code requires that **any development containing five or more dwelling units must provide at least twenty percent of the total number of dwelling units as permanently affordable** for very low, low, and moderate incomes.

## It will take a variety of strategies to address housing affordability

- **Land use changes can help address the limited “supply”** along with other interventions and approaches.
- The **Middle Income Housing Study** provides research on Boulder’s challenges related to middle income households declining.

Learn more: [www.bouldercolorado.gov/housing-boulder](http://www.bouldercolorado.gov/housing-boulder)

### What are some initial land use housing choices to explore?

#### A. More Housing in Industrial and Mixed Use Areas:

Should the land use plan and policies be adjusted to allow diverse affordable housing within existing industrial and mixed areas in the city (i.e. convert underutilized industrial areas such as along east Arapahoe Avenue) to incentivize housing as part of industrial areas?



#### D. Residential Transitions:

Should the city establish new residential transition requirements for different contexts within the city (e.g., where Opportunity Areas abut single-family neighborhoods, open space, or other lower intensity uses) to protect character?



#### B. Broader Range of Housing Allowed:

Should policies expand the range of possible housing types that are either allowed or incentivized in certain locations to address affordable housing needs? (See also the Housing Prototypes poster)



#### E. “Gentle Infill”:

Should the city encourage “gentle infill” in neighborhoods to allow new housing types such as tiny homes, accessory units, subdivided larger homes, and smaller homes tucked around existing houses on lots that have space in existing neighborhoods?



#### C. Community Benefits for Intensity:

In exchange for community benefits, should the city allow more intensity than what is currently allowed in certain opportunity areas – not neighborhoods? Benefits could include: the provision of permanently affordable housing for low, moderate, and middle households in excess of the 20% already required; provision of new infrastructure such as intersection improvements and bike paths; and new energy efficiency and renewable resources (i.e. exceeding energy building standards), among others?



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The “Recommendations for Resilience Integration” draft report from HR&A is available online!

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# BALANCE OF FUTURE JOBS AND HOUSING

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

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## Projections for Boulder (City Limits)

In 2015, Boulder had 45,700 housing units, just under 105,000 residents, and 98,500 jobs (a balance of 0.46 housing to jobs).



By 2040, Boulder may expect to see 6,300 new housing units, 18,200 new residents and 18,500 new employees (a balance of 0.44 housing to jobs).

## What are some initial key land use and policy choices to explore?

**A: Convert some existing employment areas from an industrial to a housing designation on the BVCP Land Use Map to incentivize affordable housing or encourage mixed use.**

**This change could ...**

- Reduce in-commuting by creating more housing for people who work in Boulder
- Help create additional amenities (including housing), uses, and services in existing industrial/innovation areas found in East Boulder and Gunbarrel



**However it could ...**

- Reduce potential for more jobs
- Be limited without exploring what types of jobs may occur in different areas
- Displace or price out existing service commercial or employment uses
- Limit potential for certain industrial uses within the city



**B: Better balance local jobs and housing by finding opportunities for new, walkable (15-minute) neighborhoods in locations near transit and where people work.**

**This change could ...**

- Improve walkability throughout Boulder's neighborhoods
- Increase mix of nearby services and facilities
- Increase intensity and mix of uses
- Increase amenities and local services for employers and nearby neighborhoods



**However it could ...**

- Reduce potential for additional jobs
- Create undesired mix of uses near some existing neighborhoods (without careful planning)



**C: Moderate the pace of change or overall potential future commercial and industrial uses.**

**This change could ...**

- Improve balance of jobs and housing by lowering job potential
- Lessen traffic and reduce overall emissions in community
- Require a change to some policies in the plan regarding employment and the economy



**However it could ...**

- Be inconsistent with the plan's policy to maintain Boulder as a major employment center with a healthy economy
- Be inconsistent with survey results and the concern about impacting economic vitality
- Displace emissions to other communities
- Lead to reduced sales tax and revenues



**Q: HOW WOULD YOU SUGGEST REFINING OR ADDING TO THESE KEY CHOICES (A, B, AND C) TO ADDRESS JOBS:HOUSING BALANCE?**



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# WHERE ARE POSSIBLE OPPORTUNITIES FOR FUTURE JOBS AND HOUSING?

Future opportunities are largely focused in four types of places: Major Corridors, Regional Activity Centers, Neighborhood Activity Centers, and Industrial/Innovation Centers. Some limited new housing will continue to occur in neighborhoods. The generalized location and distinct characteristics of each of these types of places are defined below.

## Major Corridors

- Varied in use. May be transitioning to mixed-use
- Served by high frequency transit and connecting the centers
- Fairly walkable/bikeable in most locations
- Abutting established neighborhoods
- Examples: 28th Street, Broadway, Arapahoe



## Activity Centers

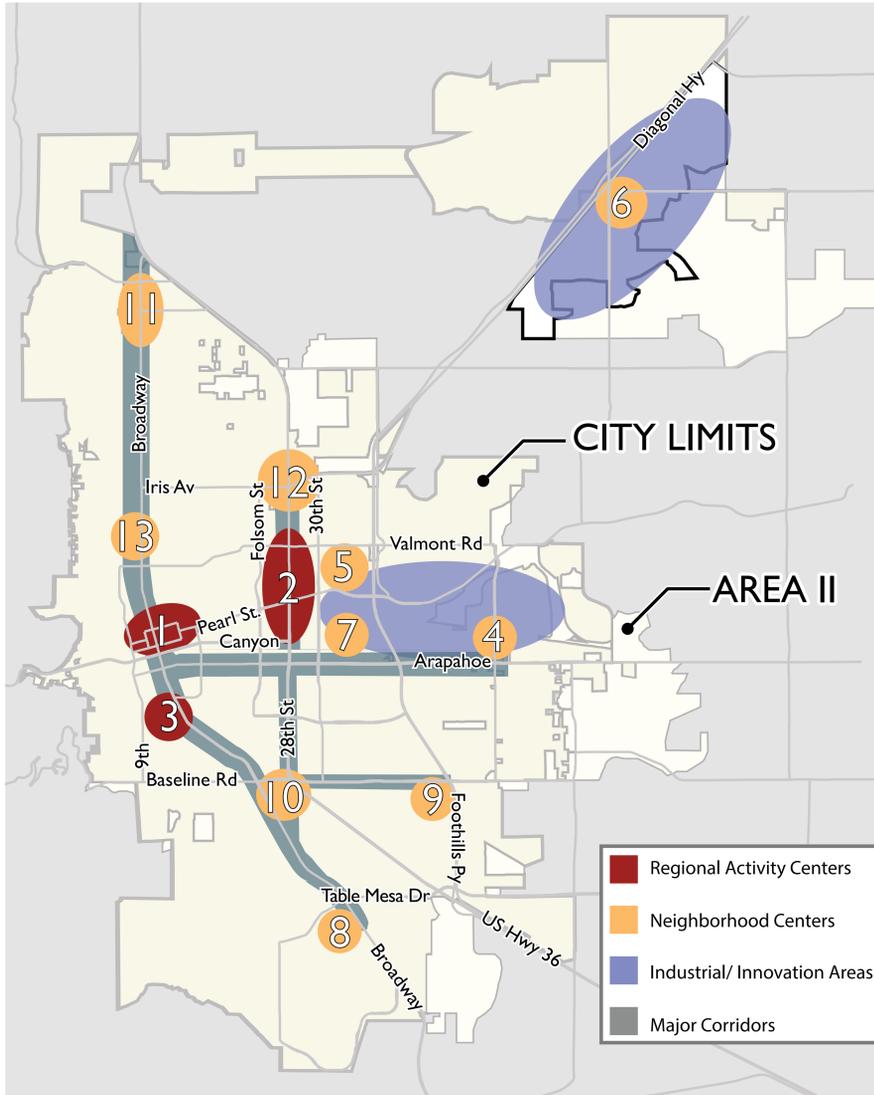
### Regional Activity Centers

- Regional destinations
- Highest level of intensity
- Each has a distinct function, character, and mix of uses
- Walkable/bikeable
- Very accessible to local and regional transit connections
- Examples: Downtown, Boulder Valley Regional Center, University of Colorado/University Hill business district



### Neighborhood Activity Centers

- Places that serve as neighborhood gathering spaces and provide goods and services to meet the day-to-day needs of nearby residents, workers, and students
- Easily accessible from surrounding areas by foot, bike, and transit
- Infill, redevelopment, and/or adaptive reuse opportunities exist in many locations
- Emerging identities
- Adjacent to established neighborhoods
- Smaller scale uses (1-2 story) typical today
- Examples: Table Mesa Center, North Boulder/North Broadway, 55th and Arapahoe, and Gunbarrel Town Center.



## Map Key

1. Downtown
2. 29th Street
3. University Hill commercial area
4. 55th and Arapahoe
5. Boulder Junction (30th and Pearl)
6. Gunbarrel Town Center
7. North of Arapahoe (30th-38th St.)
8. Table Mesa Center
9. Meadows Community Center
10. Basemar (near Baseline and Broadway)
11. North Boulder/North Broadway
12. Diagonal Plaza
13. Alpine/Balsam (hospital)

- Regional Activity Centers
- Neighborhood Centers
- Industrial/Innovation Areas
- Major Corridors

Which **opportunity areas** are appropriate (or not) for changes to land use?

## Industrial/Innovation Areas

- Business and job rich areas (service commercial, light industrial, etc.)
- Aging buildings and infrastructure in some locations, transitioning to updated buildings and infrastructure in some areas
- Less walkable/bikeable than other locations within the city due to disconnected street grid; however, most locations are accessible by bicycle via greenway connections
- Usually not connected to or adjacent to, but near existing neighborhoods
- Constrained by floodplain in some locations
- Examples: Flatiron Business Park, Goose Creek/Pearl Pkwy



## Neighborhoods

- Places where people live and with most of the community's housing
- May contain some services, public spaces, parks, other community facilities
- Heart of the community- varied and distinctive, ranging from:
- Historic and pre-World War II housing organized around a street grid pattern in and near downtown,
- Post World War II neighborhoods with a curvilinear street and cul de sac pattern, and
- Neo-traditional, New Urbanist neighborhoods that contain a mix of housing types and more compact street design.



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## What **outreach** is happening **next**?

More opportunities to weigh in on local topics will be coming to your neighborhood this summer. Stay tuned on [www.BoulderValleyCompPlan.net](http://www.BoulderValleyCompPlan.net) for updates!

# HOW SHOULD THE CITY AND COUNTY EVALUATE CHOICES FOR THE FUTURE?

As the BVCP update process continues, the community will be asked to weigh in on a series of key choices related to potential locations for future jobs and housing. Each of these choices will come with tradeoffs. Your input will be used to help shape key choices for further consideration later this summer. This initial set of indicators or metrics relates to the sustainability framework and are based on feedback heard so far regarding important aspects to evaluate when considering land use changes.

Goals/Indicators	Which of these is <b>MOST</b> important to you? (Select your top three)
<b>HEALTHY &amp; SOCIALLY THRIVING COMMUNITY</b>	
<b>Increase Access to Nature</b> Increase access to publicly accessible open space.	
<b>Provide Access to Health Care Facilities</b> Ensure access to and opportunity for medical and health facilities	
<b>LIVABLE</b>	
<b>Better Balance Jobs and Housing</b> Better link the area's housing options with what people working in the area can afford.	
<b>Improve Housing Choices</b> Provide a mix of housing unit types and prices that supports the city's missing middle goals (e.g., micro units, walk-ups/flats, townhomes, accessory units, triplexes, townhomes).	
<b>Provide Housing in 15-Minute Neighborhoods</b> Increase the share of residents in walkable 15 minute neighborhoods - toward the TMP goal of 80%.	
<b>ACCESSIBLE &amp; CONNECTED</b>	
<b>Increase Street Connectivity</b> Improve the connectivity of local streets for more travel options.	
<b>Enhance Travel Options</b> Increase the proportion of non single occupancy vehicle commuters.	
<b>Manage Traffic Congestion</b> Reduce vehicle miles traveled consistent with Transportation Master Plan goals.	
<b>Transportation Demand Management and Managed Parking</b> Achieve the optimal supply and demand balance of parking relative to costs.	
<b>ENVIRONMENTALLY SUSTAINABLE</b>	
<b>Reduce Greenhouse Gas Emissions</b> Reduce building and transportation related greenhouse gas emissions consistent with the city's Climate Commitment goals.	
<b>Reduce Building Energy Use</b> Reduce per capita building energy use.	
<b>Expand Renewable Energy Generation</b> Provide opportunities for on-site or district-based energy generation.	
<b>Protect Ecologic Diversity and Open Space</b> Protect and enhance natural ecosystems and open space.	
<b>Avoid Floodplain and Wetland Areas</b> Avoid physical improvements in floodplain hazardous areas and wetlands.	
<b>ECONOMICALLY VITAL</b>	
<b>Maintain Employment Diversity</b> Preserve land designated for employment uses to maintain current jobs to housing ratio.	
<b>Minimize Fiscal Impacts</b> Achieve an optimal city return on investment between revenues and infrastructure and service costs.	
<b>Maintain Commercial and Industrial Affordability</b> Keep commercial and industrial rents and purchase prices at or below current trends.	
<b>SAFE</b>	
<b>Maintain Emergency Response Times</b> Maintain urban fire protection, emergency medical care, and urban police response times consistent with city goals.	
<b>Reduce Bicycle and Pedestrian Conflict Points</b> Establish progress towards "Vision Zero" serious and fatal bicycle and pedestrian accidents.	

Are there other goals/indicators that should be considered when evaluating key choices?  
(Use the sticky notes provided to note your suggestions below)

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# HOUSING PROTOTYPES

The BVCP includes a core value of achieving a “*diversity of housing types and price ranges.*” Additionally, the survey and focus group results from September, 2015 concluded that “A diversity of housing types and price ranges” was the community’s **#1 priority.**

This exercise seeks to find out what housing prototypes the community feels are currently lacking, and where they would be most appropriate.

## DETACHED HOUSING PROTOTYPES

### SMALL LOT SINGLE FAMILY

- 6-8 dwelling units per acre
- 3,000 - 4,000 lot size
- 1,500 - 2,000 SF unit size
- Ownership or rental



### ACCESSORY DWELLING

- 8-10 dwelling units per acre
- <1,500 SF lot size
- 450 - 1,000 SF unit size
- Ownership or rental
- Ground floor or above parking



### COTTAGE COURT

- 10-14 dwelling units per acre
- <1,000 SF lot size
- <1,500 SF unit size
- Ownership or rental
- Some models are attached
- Shared common space



### TINY HOUSE

- 15-20 dwelling units per acre
- <1,000 SF lot size
- < 500 SF unit size
- Ownership or rental
- Some models are on wheels



Which housing prototypes are currently lacking in Boulder?

### ACTIVITY INSTRUCTIONS:

Place a **GREEN DOT** where you think a particular housing prototype *is lacking and should be encouraged.*

 = “**YES, this housing type should be encouraged in this location.**”

Place a **RED DOT** where you think a particular housing prototype *does not belong.*

 = “**NO, this housing type should NOT be encouraged in this location.**”

AREAS OF OPPORTUNITY

### REGIONAL ACTIVITY CENTERS

- Regional destinations
- Highest level of intensity
- Has a distinct function, character, & mix of uses
- Walkable/bikeable
- Accessible to transit

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### NEIGHBORHOOD ACTIVITY CENTERS

- Neighborhood gathering centers
- Accessible by foot, bike, transit
- Infill, redevelopment or adaptive reuse opportunities
- Emerging identities
- Adjacent to established neighborhoods

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### MAJOR CORRIDORS

- Varied in use
- Served by high frequency transit & connected to centers above
- Fairly walkable/bikeable
- Abutting established neighborhoods

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### INDUSTRIAL/ INNOVATION AREAS

- Business & job rich areas
- Aging buildings and infrastructure
- Less walkable/bikeable
- Usually not connected to, but near existing neighborhoods
- Constrained by floodplain in some locations

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### NEIGHBORHOODS

- Majority of existing housing: historic and pre-WWII housing; post-WWII housing and neo-traditional
- May contain some services, public space or parks/open space
- Walkable/bikeable

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