

PRELIMINARY POLICY QUESTIONS

August 29, 2016

BVCP Policies for Consideration

In addition to the land use scenarios, concepts, and visualizations, some **key policy questions** are being analyzed through the fall, and will entail more community conversation, including:

- 1. Nonresidential Growth Management. (See description in Policy Option D, Scenarios.)**

Analysis of how the city could manage the nonresidential growth rate as it does with residential growth.

 - *(The Residential Growth Management System provides allocations to provide for a long-term rate of growth in the city to no greater than one percent per annum, recognizing the potential for fluctuations.)*
- 2. Community Benefit Definition.** How to define community benefit in policies to possibly include a range of benefits, recognizing what is already required (e.g., open space, transportation improvements, inclusionary housing) but specifying certain benefits such as public spaces, arts, mature landscaping protection, etc. be addressed -- perhaps through a menu-based approach in the Code.
 - *(Current definitions in the plan are more open but specifically mention affordable housing, not other types of benefits.)*
- 3. Mixed Use Neighborhood Centers and Corridors.** Analysis and exploration of concepts and policies for mixed use commercial neighborhood centers to clarify the intent for a broader mix of uses including housing, or non-residential mix (e.g., retail vs. office) to describe the intended role, design, intensity, and mix of different types of centers to make them more functioning and complete. Also, policies to address and potentially differentiate different types of corridors (e.g., residential, commercial) and how to address various community goals while protecting adjacent neighborhoods (as noted in the concepts).
 - *(Built Environment chapter describes centers but doesn't provide policies about how to address them as changes occur. It doesn't address transit corridors.)*
- 4. Subcommunity/Area Planning.** Priorities for places within the community that need coordinated planning with a variety of stakeholders and local neighbors (e.g., with an area or neighborhood planning process). Analysis of subcommunity or area planning criteria and potential adjustments.
 - *(Current Area Plan criteria focuses on implementing BVCP goals, imminence of change expected; magnitude of identified problem and likelihood of being able to address a recurring problem; cost and time effectiveness; extent to which a plan may improve land use regulations... and quality of outcomes).*

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5. **Climate and Energy in Built Environment.** Analysis of additional policies to support climate action goals and innovations to help the community reduce energy use and accomplish local energy production (in Built Environment chapter), such as decarbonization strategies, energy system transformation, and local energy creation (to address other benefits such as resilience, local economic vitality, energy independence, and reducing GHGs).

6. **Affordable Housing for Increased Land Use Intensity.**
Analysis of a policy (and regulations) so that any parcel receiving a land use designation change that will increase residential intensity (e.g., from low to medium density residential) provides a higher proportion of affordable housing as part of that increased intensity, and whether middle income housing units should be required as part of that higher mix. This would apply to any changes in this current plan update.

7. **Housing.** Discussion of housing policies to provide clearer guidance for how to protect neighborhoods while balancing how to improve residential quality and provide amenities. Appropriateness of new housing options will be considered for specific areas and may not be applied citywide. *Many of the changes to the housing policies will be informed through the Housing Boulder project and the Middle Income Housing Working Group, such as the quantitative goal for middle income housing. Several housing policies will be addressed through the BVCP scenarios and land use changes, including the policy choice above about community benefit. Other questions to be explored in the BVCP scenarios include:*
 - *How should different options or ideas be “piloted” or tested?*
 - *Should the plan address size limits for homes?*
 - *Should the plan include a quantitative goal for Middle Income housing?*

8. **Others?**

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BOULDER VALLEY COMPREHENSIVE PLAN