

# Choices for DESIGN, HOUSING, AND JOBS

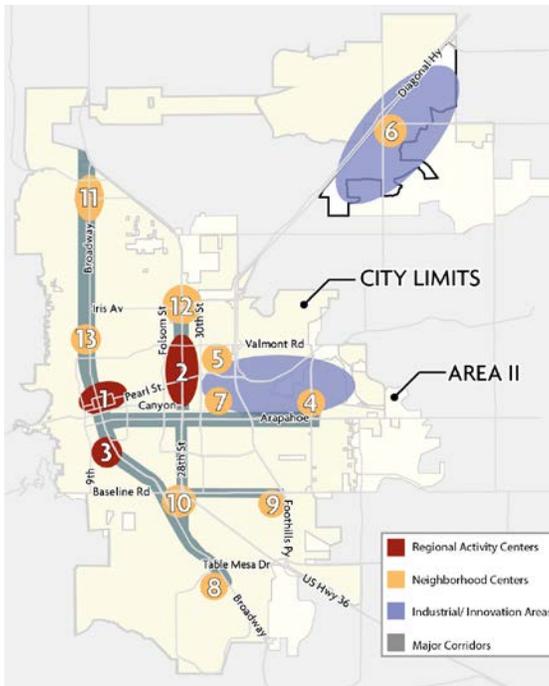
## Why are **key choices** being presented?

The packet that follows includes choices for land use and policy changes that could be made during the BVCP update to address design, jobs:housing balance, and affordable and diverse housing. The planning team is seeking feedback from the community to refine the choices that will become scenarios to be further evaluated. Changes should be made in keeping with the plan's overall intent and values.

The Boulder Valley's sense of place, beauty, and permanent surrounding open space has not happened by accident. It has taken creative public policies and pragmatic planning decisions over many years to produce and preserve its unique character and physical beauty. Boulder is defined by its natural setting, the mountain backdrop, and surrounding greenbelt.



Within the valley and the city, distinctive characteristics and qualities of individual areas draw on unique history, development pattern, land uses, amenities and other factors. The community has distinct places with more concentrated activity: Regional Activity Centers, Neighborhood Centers, and Industrial/Innovation Areas. These places tend to be connected by Major Corridors with access to high frequency transit. Neighborhoods are the building blocks of the city and cover most of the city.



### Key

#### Regional Centers:

- 1 – Downtown
- 2 – 29<sup>th</sup> Street
- 3 – University Hill commercial area

#### Neighborhood Centers:

- 4 – 55<sup>th</sup> and Arapahoe
- 5 – Boulder Junction (30<sup>th</sup> and Pearl)
- 6 – Gunbarrel Town Center
- 7 – North of Arapahoe (30<sup>th</sup>-38<sup>th</sup> 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)

Figure: Opportunity Areas

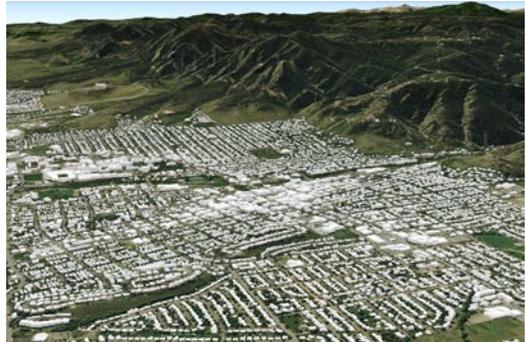
Note: The map above is a blend of the "activity center" map in the plan combined with areas with potential for new jobs and housing and the transit corridor map.

Boulder's Neighborhoods are varied, 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.



## What is proposed for the **urban design** and **land use sections** of the plan?

The planning team will work with the community to identify how to update the “Built Environment/Livability” chapter of the plan to reflect input from the community survey, boards and commissions, and other sources regarding design of the city to accomplish the following:



1. Better convey concepts in the plan through 3D maps, diagrams, and definitions the elements that define Boulder's city structure and character (e.g., “centers” and “neighborhoods”),
2. Add transit corridors from the Transportation Master Plan,
3. Clarify guidance on neighborhoods, such as transitions to protect the character and mix of complementary land uses,
4. Better describe and illustrate principles of quality mixed use and higher density development,
5. Convey other principles of design quality (such as sensitive infill and redevelopment), and
6. Add priorities from the Community Cultural Plan regarding the expression of culture and creativity in the public realm and amplification of the vibrancy of Boulder's cultural destinations.

Additionally, the *land use descriptions* in the plan may be updated to add new categories or refine definitions to accomplish community goals. Changes will be discussed at upcoming events and meetings in the summer.

## **Question: What suggestions do you have to improve and clarify urban design policies and principles of the plan?**

## What happens next with the **key choices currently** being presented?

1. Develop Options for Opportunity Areas. Based on initial community feedback, develop a series of options for each of the Opportunity Areas that incorporates missing housing types and identifies key choices and trade-offs for each of the following considerations:
  - Adjustments to mix of uses
  - Allow increased density/intensity tied to certain community benefits
  - Requirements for a broader mix of housing types/price points
  - Transitions in use or intensity where Opportunity Areas abut single-family neighborhoods, open space, or other lower intensity uses.
  - Enhancing vitality (creating “new” neighborhoods)

2. Evaluate Choices. Work with the community to evaluate key choices for each type of Opportunity Area based on their alignment with the city's sustainability framework and comprehensive plan, and to identify the types of community benefits that would be most meaningful to residents in different contexts.
3. Recommend updates to Policies. Recommend updates to housing and neighborhood policies to support preferred outcomes for each type of Opportunity Areas. Determine how the city may partner with other organizations or the private sector to accomplish goals.
4. Consider at Subcommunity Level. Further identify considerations and issues at the subcommunity planning level or for area planning as appropriate.