MAY 11, 2016

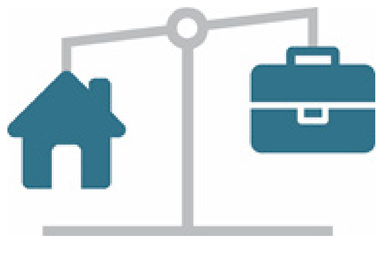
BALANCE OF FUTURE JOBS AND HOUSING

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?

AREA OF FOCUS for the plan update

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)

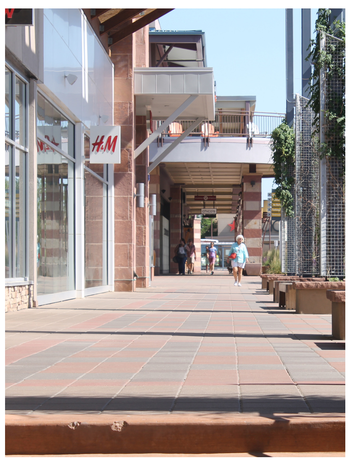
C: Moderate the pace of change or overall potential future commercial and industrial uses.

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?

Submit your answers on a comment sheet or online at **www.BoulderValleyCompPlan.net**

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

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