

PRELIMINARY SCENARIO CONCEPTS

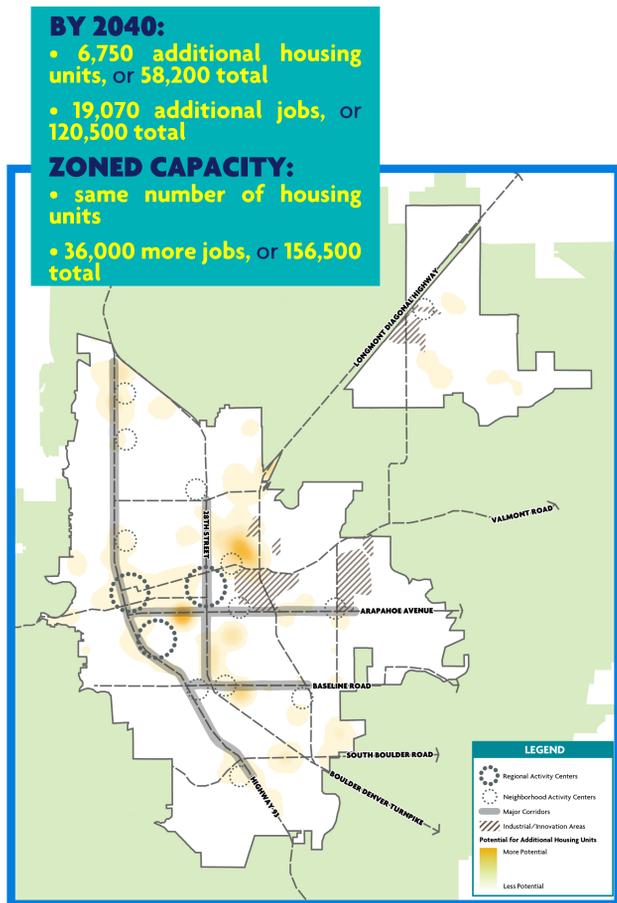
Part of this plan update process includes developing different land use scenarios to “test” ways of achieving various community objectives.

The scenarios incorporate input received during the Fall 2015 survey, fall outreach, spring 2016 community input, board input, as well as BVPC goals such as:

- Accomplishing various sustainability goals set forth in the BVCP, including ecological and open space protection and reducing regional impacts;
- Achieving diverse and affordable housing (including for middle incomes);
- Better balancing jobs and housing;
- Achieving climate mitigation goals;
- Improving walkability, neighborhood amenities, and providing nearby local services; and
- Maintaining economic vitality and existing businesses.

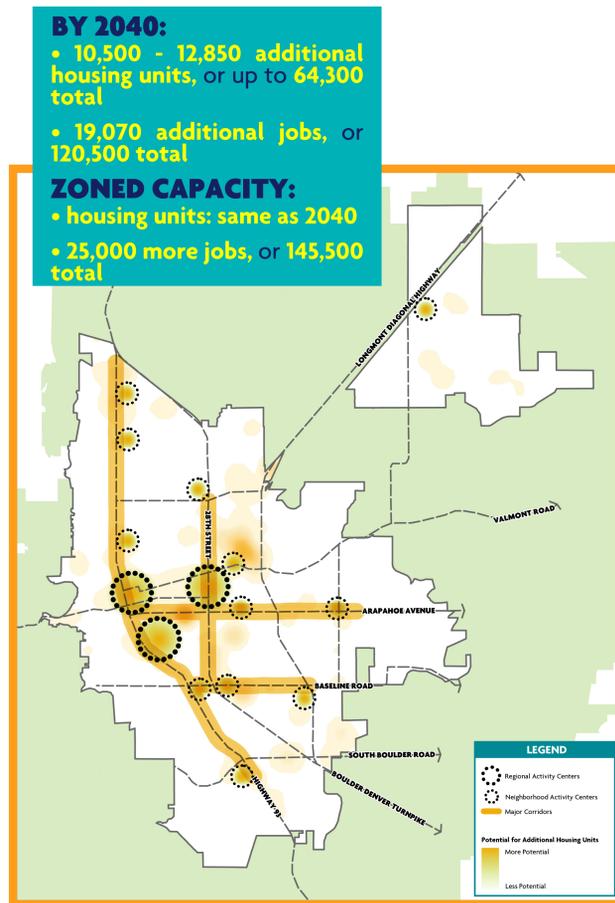
The preliminary citywide scenarios look at the following areas where housing, job infill and redevelopment is most likely to occur due to zoning capacity: mixed use centers and neighborhood centers, along a few of the busier corridors where zoning potential is higher, or in the industrial areas with underutilized land. Generally, growth is not projected in established single-family neighborhoods. **The current projections are shown on the jobs and housing projections poster.**

SCENARIO A: Current Land Use Policy



SCENARIO A continues the current plan for future land use; therefore, it would not entail changes to mix or uses – land use designations or zoning or any significant policy shifts.

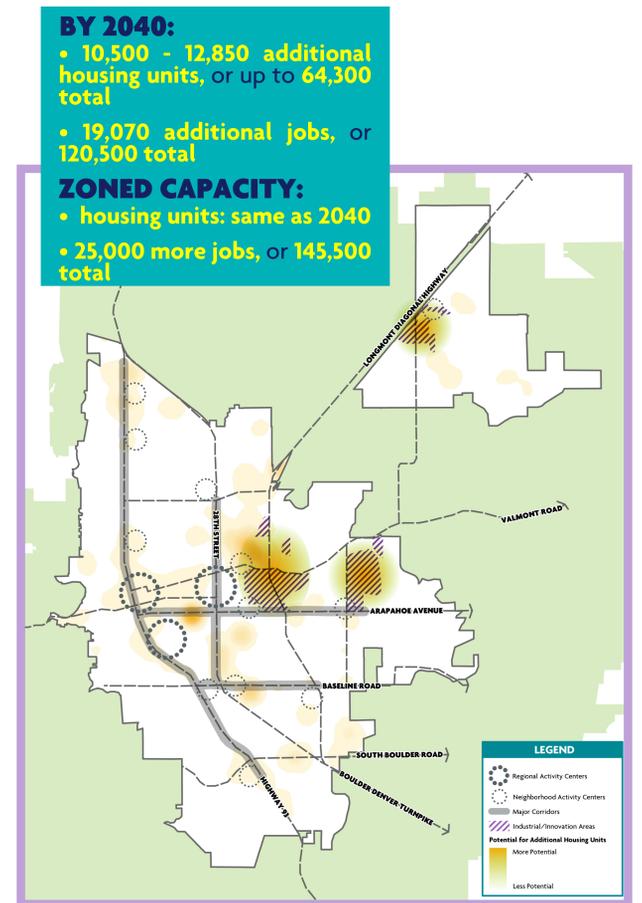
SCENARIO B: Current Land Use Policy + Housing in Centers and Corridors



SCENARIO B studies the land uses in the regional and neighborhood centers and along major corridors. It considers land use and policy shifts to accomplish more housing types and have commercial uses (e.g., neighborhood serving uses near neighborhoods). Additional local area planning may be necessary before settling on exact uses and mixes. The focus on centers and corridors might:

- Support some needed housing types (e.g., townhomes, rowhomes, etc.);
- Slightly reduce jobs/housing imbalance by offsetting some nonresidential with residential (see also Policy Option D);
- Support some climate mitigation goals with more walkable centers;
- Achieve a better mix of local services in neighborhood centers; and
- Slightly reduce economic development potential by offsetting some of the future job potential with residential.

SCENARIO C: Current Land Use Policy + Industrial Innovation



SCENARIO C explores land uses in about a quarter of the Light Industrial areas and land use and policy shifts to accomplish mixed use, housing, and nonresidential uses and amenities in the business parks. Additional local area planning may be necessary before settling on exact uses and mixes. The focus on centers and corridors might:

- Support some needed housing types (e.g., live-work units, rowhomes, condos near workplaces);
- Slightly reduce jobs/housing imbalance by offsetting some nonresidential with residential (see also Policy Option D);
- Support some climate mitigation goals by placing housing closer to workplaces and addressing transportation needs in the industrial areas;
- Achieve a better mix of local services in the industrial area and to serve neighborhoods nearby;
- Slightly reduce economic development potential by offsetting some of the future job potential with residential.

POTENTIAL OUTCOMES To be analyzed further for all scenarios:

- housing affordability;
- possibility of compact housing types (townhomes, rowhomes, etc.);
- balance in jobs and housing mix;
- ability to achieve climate mitigation goals;
- ability to get desired local services (through existing zoning); economic vitality and existing jobs; and
- ability to achieve sustainability goals.

See the “Evaluating Opportunities” poster for further details.

POLICY OPTION D: Develop a growth management program to limit nonresidential growth

The policy approach could work with all of the scenarios listed above. It would limit future growth in nonresidential square footage (and jobs) so it does not outpace residential units. Such an approach would mean a strategy that addresses the amount of new nonresidential to be built (not replacement or remodeled square footage). Today, the city has a Residential Growth Management System.

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BOULDER VALLEY COMPREHENSIVE PLAN

POSSIBLE LOCATIONS FOR FUTURE JOBS AND HOUSING

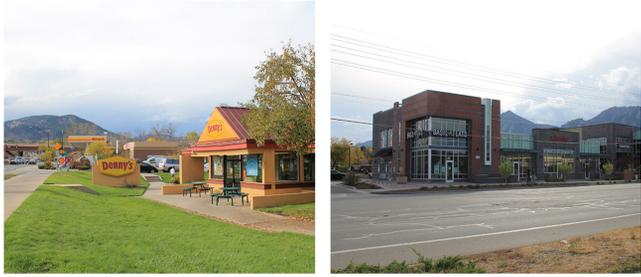
Most future jobs and housing will occur in four types of places:

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

The generalized location and distinct characteristics of each of these types of places are defined below.

MAJOR CORRIDORS

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



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



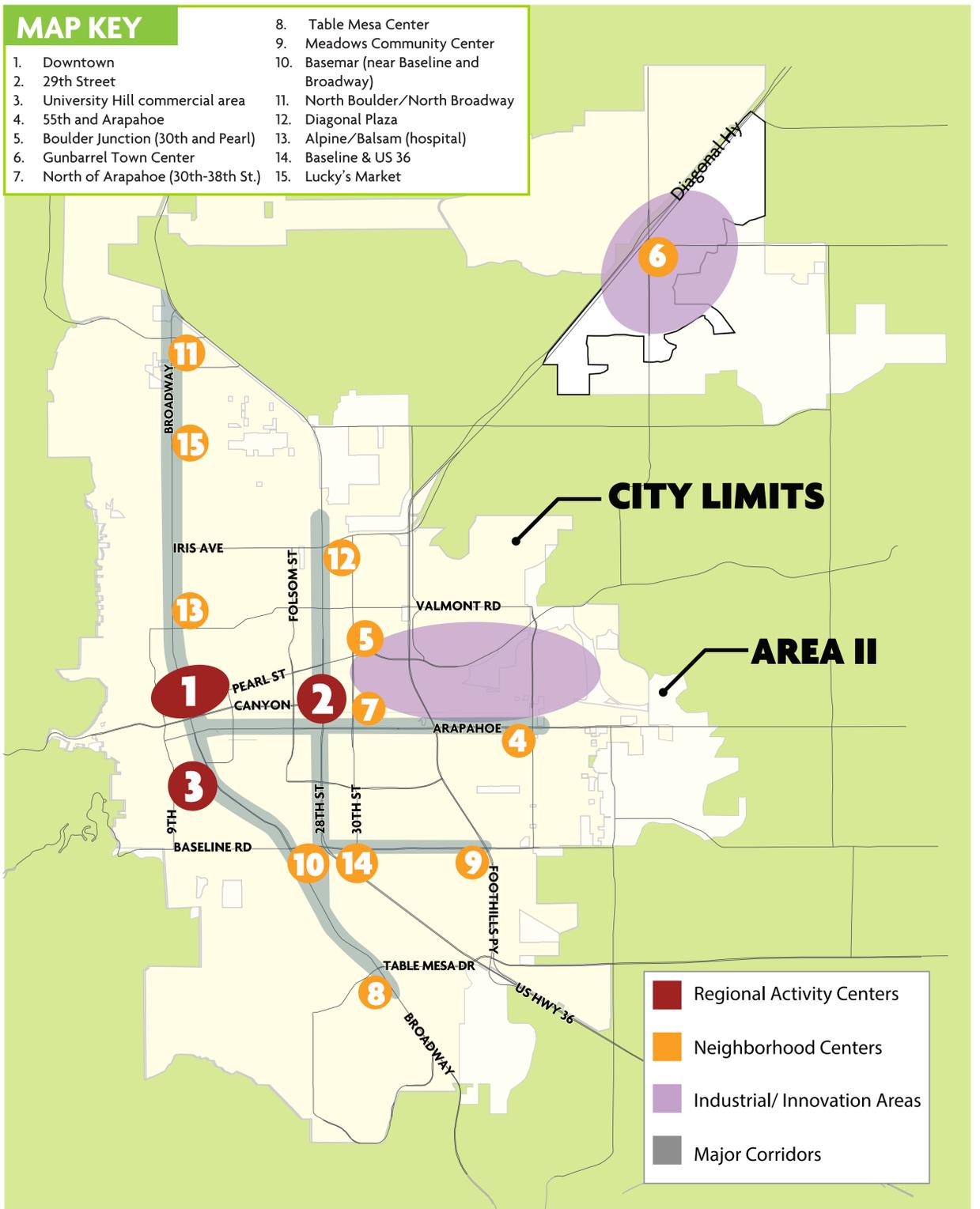
INDUSTRIAL/INNOVATION AREAS

- Business and job rich areas (light industrial land use)
- 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, includes:
 - 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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Some limited new housing will continue to occur in neighborhoods.

EVALUATING OPPORTUNITIES: CITYWIDE SCENARIO COMPARISON

DRAFT
TRACK 4

Each of the scenarios has tradeoffs, which are currently being analyzed by technical consultants and staff. Qualitative and quantitative topics are noted below. Analysis will be complete for community discussions in October.

These indicators or metrics relate to the sustainability framework and are based on feedback heard so far regarding important aspects to evaluate when considering land use changes.

GOALS/INDICATORS	SCENARIO A: Current Land Use Policy	SCENARIO B: Current Land Use Policy + Housing in Centers and Corridors	SCENARIO C: Current Land Use Policy + Industrial Innovation
HEALTHY & SOCIALLY THRIVING COMMUNITY			
Increase Access to Nature Increase access to publicly accessible open space.			
LIVABLE			
Better Balance Jobs and Housing Better link the area's housing options with what people working in the area can afford.			
Improve Housing Choices 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).			
Provide Housing in 15-Minute Neighborhoods Increase the share of residents in walkable 15 minute neighborhoods - toward the TMP goal of 80%.			
ACCESSIBLE & CONNECTED			
Increase Street Connectivity Improve the connectivity of local streets for more travel options.			
Enhance Travel Options Increase the proportion of non single occupancy vehicle commuters.			
Manage Traffic Congestion Reduce vehicle miles traveled consistent with Transportation Master Plan goals.			
Transportation Demand Management and Managed Parking Achieve the optimal supply and demand balance of parking relative to costs.			
ENVIRONMENTALLY SUSTAINABLE			
Reduce Greenhouse Gas Emissions Reduce building and transportation related greenhouse gas emissions consistent with the city's Climate Commitment goals.			
Reduce Building Energy Use Reduce per capita building energy use.			
Expand Renewable Energy Generation Provide opportunities for on-site or district-based energy generation.			
ECONOMICALLY VITAL			
Maintain Employment Diversity Preserve land designated for employment uses to maintain current jobs to housing ratio.			
Minimize Fiscal Impacts Achieve an optimal city return on investment between revenues and infrastructure and service costs.			
Maintain Commercial and Industrial Affordability Keep commercial and industrial rents and purchase prices at or below current trends.			
SAFE			
Reduce Bicycle and Pedestrian Conflict Points Establish progress towards "Vision Zero" serious and fatal bicycle and pedestrian accidents.			

**ANALYSIS
FORTHCOMING**

Performance compared to current policies:

-  Decreased potential to meet goals
-  Neutral/No Major Changes
-  Increased Potential to Meet Goals

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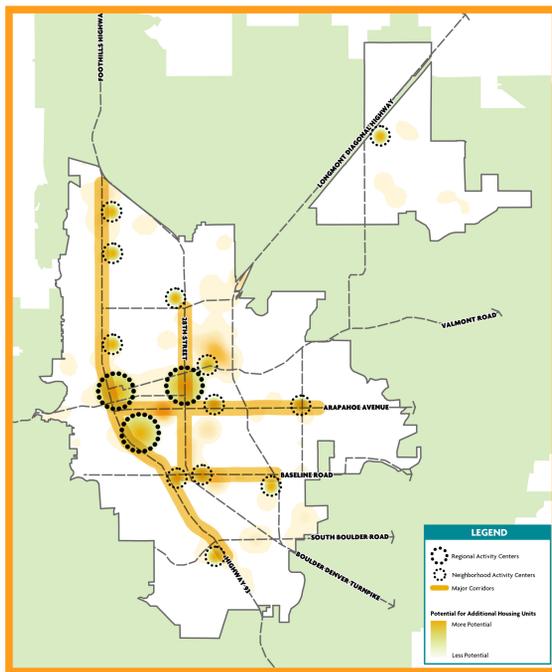
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BOULDER VALLEY COMPREHENSIVE PLAN

INITIAL CONCEPTS: CENTERS AND CORRIDORS

Studying and defining the different centers and corridors around Boulder will give the community an opportunity to convey what they would like to see in different locations – mix of uses, intensities and heights, and other amenities or features such as landscaping, trails and sidewalks, and transitions to protect neighborhoods and other important character defining qualities. For instance, should there be less potential for offices in neighborhood centers and/or better locally-serving commercial? How can centers be more accessible to surrounding areas? These concepts are preliminary and will soon include street level and aerial visualizations to convey qualities as well as more detail about the land use types and amenities needed.

Please share your ideas.



SCENARIO B DIAGRAM
The concepts on this poster apply to Scenario B.

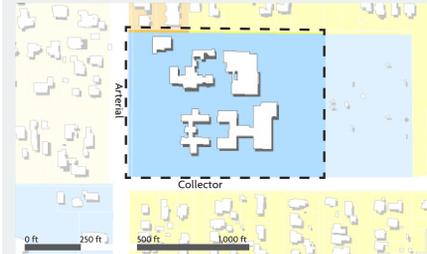
CORRIDORS

Residential Mixed-Use

CONCEPT

These are the corridors that are low density residential and along busy corridors. Their intensity would stay relatively low (e.g., 2 stories), and at busy corners there may be opportunities for some locally serving commercial uses.

EXISTING CONDITIONS



Existing facilities are generally set back from the corridor and include significant surface parking.



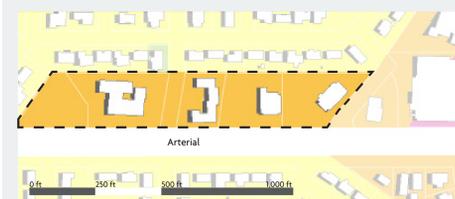
Portions of existing surface parking along arterial are converted to live/work and office/retail uses. Additional live/work and lower intensity row houses are incorporated along collector where site abuts adjacent single family neighborhood. As public uses transition over time, additional residential uses could replace existing buildings on back portions of the site. Street trees and vegetation are included along the corridor and as part of buffer between residential.

Medium/ Mixed Residential

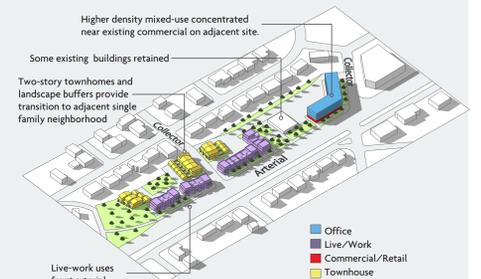
CONCEPT

These are busy corridors with medium density residential. Their intensity would remain modest (e.g., 2-3 stories) with low density transitions to surrounding residential areas.

EXISTING CONDITIONS



Low density office uses abut existing single family neighborhood. Existing uses include significant surface parking and generous landscaped setbacks along arterial.



Individual parcels are combined to support infill and redevelopment and a more cohesive organization of residential and non-residential uses. Some slightly higher intensity mixed-use (office/retail) uses are concentrated near commercial and other higher intensity uses at one end of the site. 3-4 story live/work uses transition to 2-story townhomes where the property line is shared with existing single-family residential. Street trees and vegetation are included along the corridor and as part of buffer between residential.

Commercial/ Mixed-Use

CONCEPT

These are the corridors in the heart of the community that are currently commercial (e.g., North 28th St.) and that could transform to include some housing and a more vibrant mix of activities.

EXISTING CONDITIONS



Low-intensity commercial and office uses with multiple access points line arterial, abutting high density residential and greenway.



Some of the surface parking and low intensity uses are transitioned to a mix of housing options, while some buildings remain. Higher intensity uses (2-3 story office/mixed-use, apartments) are concentrated along arterial. Lower intensity housing types such as row houses and townhomes are incorporated along greenway and adjacent to existing residential. "Nodes" of more walkable commercial/retail are retained near intersections. Street trees and vegetation are included along the corridor and as part of buffer between residential.

ACTIVITY CENTERS

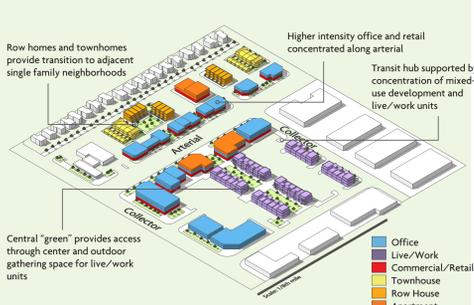
Neighborhood Centers

EXISTING CONDITIONS



This example conveys a mix of single story, auto-oriented commercial uses along arterial. Some of the commercial backs to single family neighborhood and some is near office uses.

CONCEPT



Existing center is transformed to a more walkable, full-service mixed-use neighborhood. Higher intensity office, retail, and residential uses are concentrated along the arterial (2-4 stories) adjacent to transit hub and transition to a mix of live/work and residential uses. Smaller scale row homes and townhomes are used to provide a transition to adjacent single family neighborhoods and to expand the range of housing options available within the center.

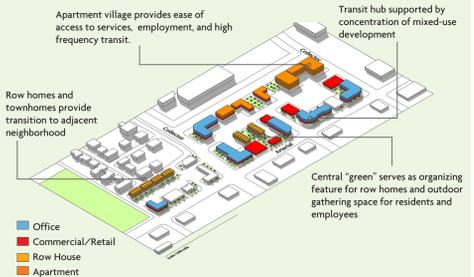
Regional Center

EXISTING CONDITIONS



Low intensity retail/commercial with significant surface parking anchors fringe of larger regional center. Minimal housing options exist within the immediate Regional Center.

CONCEPT

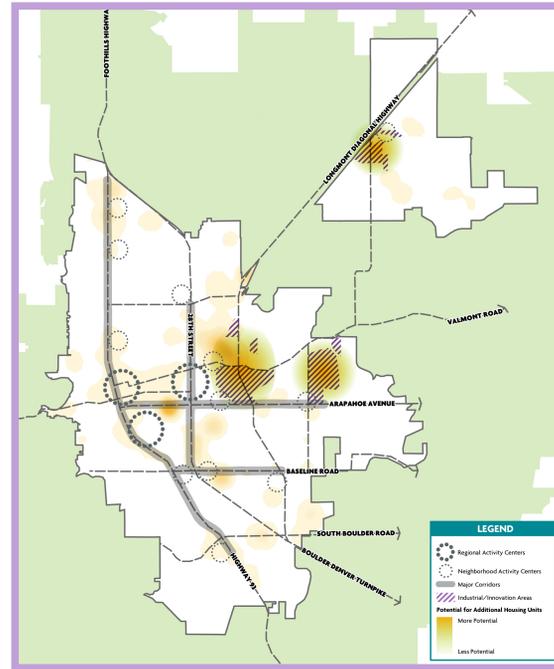


Retail/commercial and office uses central to the function of the Regional Center are retained and intensified along the arterial adjacent to existing/planned transit. Housing opportunities of varying intensities (2-4 stories) and accompanying amenities are provided along the back edge of the site.

INITIAL CONCEPTS: INDUSTRIAL/INNOVATION AREAS

Boulder's light industrial areas are quite varied. While some are critical for continuing to provide affordable industrial space, the business parks such as Flatirons in East Boulder, have been transitioning to include more of a variety of activities. These concepts begin to explore how business parks might transform, including adding housing in place of some of the non-residential potential, addressing intensities, and other amenities or features such as parks, plazas, landscaping, and trails and sidewalks. These concepts are preliminary, and will soon include visualizations to convey qualities and more detail about the land use types, amenities, transportation connections, etc.

Please share your ideas.



**SCENARIO C
DIAGRAM**
The concepts on this poster apply to Scenario C.

INDUSTRIAL/INNOVATION AREAS

Light Industry with Housing Infill

EXISTING CONDITIONS



Low intensity light industrial is the prevalent use with limited service mix of uses (e.g., coffee shop) in some locations.

CONCEPT



This concept explores opportunities to infill existing surface parking with live/work units and introduce 3-4 story apartments and condominiums in combination with the expansion of light industrial space. Linkages to the adjacent greenway, the addition of recreational and community amenities, and access to nearby, locally serving retail combine to start to create a full service neighborhood. Local energy generation included where possible.

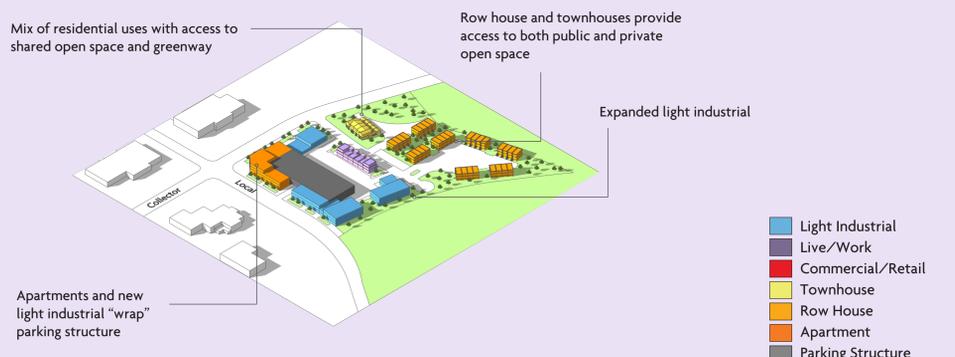
Light Industry with Housing and Local Services

EXISTING CONDITIONS



Low intensity light industrial uses with surface parking in a business park setting.

CONCEPT



A mix of 2-4 story apartments, live/work units, row houses, and townhomes are incorporated through infill and redevelopment to expand housing options adjacent to surrounding light industrial and greenway connections. Light industrial uses are retained through a combination of adapting existing building along collector and adding new buildings along the greenway and local street. New structured parking serves both residential and non-residential uses. Additional amenities and some locally serving retail are included. Local energy generation included where possible.