



COUNCIL AGENDA ITEM ERRATA SHEET
MEETING DATE: 10/13/16

TO: City Council

FROM: Emily Richardson

DATE: 10/7/2016

AGENDA

ITEM: BVCP LU Map Changes Memo

Attached please find an amended memo for Agenda Item 2A the BVCP LU Map Changes Memo. We apologize for any inconvenience from this late submittal. The following changes are provided:

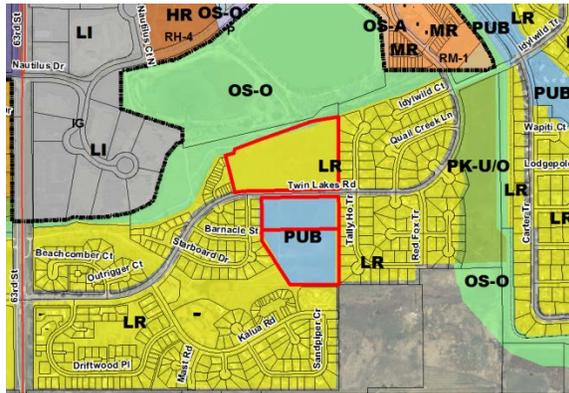
(List each page that has a change and the context of that change)

1) Attachment F (Pg. 63-64) The section titled Water, Stormwater and Wastewater should start on the following page (64) along with the map.

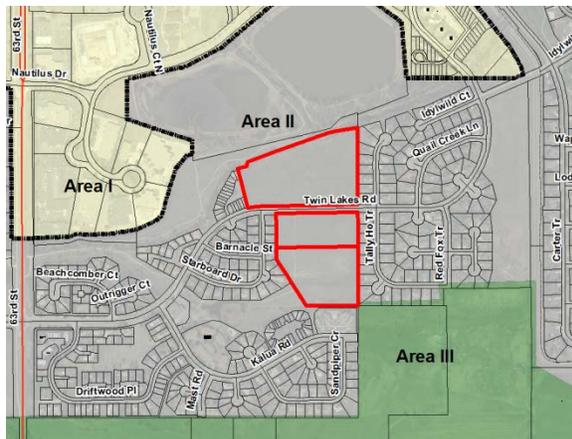
Requests #35 and #36

6655 and 6500 Twin Lakes, 0 Kalua Road

Existing BVCP Land Use Map



Existing Planning Area Map



Request Summary

- **Requester:**
 #35: Boulder Valley School District and Boulder County Housing Authority
 #36: Twin Lakes Action Group, community members
- **Type of Request:** Land use map change
- **Brief Description of Request:**
 #35: Low Density Residential (LR) and Public (PUB) to **Mixed Density Residential (MXR)**
 #36: Low Density Residential (LR) and Public (PUB) to **Open Space (OS)** with Natural Ecosystems or Environmental Preservation designation
- **Approval Required:** Four body

Existing Conditions

- BVCP Designation: LR and PUB
- Zoning (county): Rural Residential (RR) for all three properties
- Planning Area: II
- Combined Lot Size: 862,000 sq. ft. (19.8 acres)
- Existing Buildings: none

Jobs and Housing Assumptions

- Current Estimated Dwelling Units: 1-60 north parcel (LR); 1 per parcel, south (RR zoning)
- Future Estimated Dwelling Units:
 #35: 120-360 with MXR
 #36: n/a with OS
- Future Estimated Jobs: n/a

Site Photos



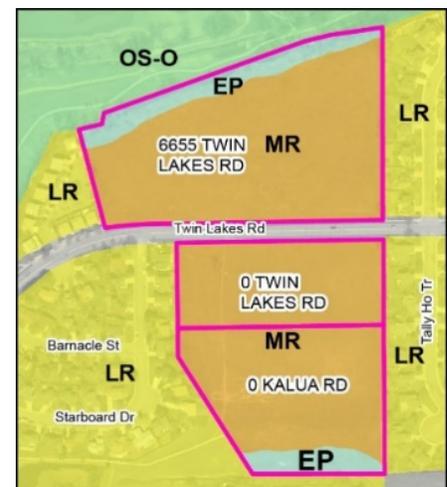


STAFF RECOMMENDATION FOR REQUESTS #35 and #36

Staff is recommending changing the current land use designations from **Low Density Residential (LR)** and **Public (PUB)** to **Medium Density Residential (MR)**, with **Environmental Preservation (EP)** on the wetland and a 50-foot buffer around the wetland and along the irrigation canal for the following reasons:

- The parcels are in Area II (the area designated for urban services) and have been intended for annexation into the city since the 1970s.
- Urban services (i.e., water, wastewater, stormwater, roads) are readily available near the site.
- Diversity of housing types and costs is a core value of the Comprehensive Plan, recognizing that the availability of housing affordable to both low and moderate income populations is “a growing concern”.
- There is a scarcity of sites for housing in Boulder Valley. Allowing Medium Density Residential will allow a diversity of housing types and prices, and a significant portion of the units will be permanently affordable.
- The recommended designations further other key Boulder Valley Comprehensive Plan (BVCP) policies, including jobs-housing balance, compatibility of adjacent land uses, sensitive infill and redevelopment, and strengthening community housing partnerships.
- The recommended Environmental Preservation designation protects the drainage way on the northern edge and wetlands on the southern edge from future development. In addition, the Site Review process will require additional areas of the sites to be set aside for a future trail as identified on the 2010 BVCP Trails Map for human and wildlife movement (a stakeholder group guiding principle).
- While the sites have clear value to the adjacent neighbors for their scenic quality and other resource values, neither the county nor city has found the sites to meet their respective criteria for open space designation or acquisition for broader community benefit, nor is there a willing seller.
- The 2014 update to the Boulder County Comprehensive Plan’s (BCCP) Environmental Resources Element did not identify the parcels as Critical Wildlife Habitat. Species with protected status have been sighted on the parcels. However, based on available information, presence of these species would not preclude development, and future studies will guide steps

Recommended Land Use Designation



to address wildlife concerns when and if development occurs.

- Mixed Density Residential (MXR) is not recommended because the designation allows up to 18 units per acre (360 units) and is higher than the 6-12 dwelling units per acre discussed in the Twin Lakes Stakeholder Group process.
- The recommended designation allows 6-14 dwelling units per acre (120-280 units total) and best achieves the numerous and diverse interests articulated by the Twin Lakes Stakeholder Group (see section on Community Input).
- The recommendation is consistent with the mix of densities present in the surrounding area and could be compatible with the surrounding developments.
- The combined sites are large enough that, within the recommended designations, design flexibility can address concerns about visual, environmental, infrastructure, and existing neighbor character while still meeting the #35 requesters' objectives of providing a mixture of housing types.

OVERVIEW

This report analyzes Requests #35 and #36, recognizing the individual issues and concerns expressed through the two separate requests (i.e., Open Space and Mixed Density Residential). It also explores alternative land use designations (i.e., Medium Density Residential and Environmental Protection).

SITE DESCRIPTION

The properties total approximately 20 acres and are bisected by Twin Lakes Rd. with access from the east and west. Existing residential development is on the adjacent properties to the west, east, and south. Directly across an irrigation canal to the north is the Twin Lakes open space.

Site History

6655 Twin Lakes Rd. is approximately 10 acres and owned by the Boulder County Housing Authority (BCHA). The land was purchased from the Archdiocese of Denver by the county in 2013 to provide affordable housing to Boulder County residents and workers. 6650 Twin Lakes Rd. and 0 Kalua Rd. are approximately four and six acres respectively. The two properties are owned by the Boulder Valley School District (BVSD). The properties appear to have been conveyed to the BVSD near the time and in conjunction with the development of the Gunbarrel Green subdivision. Demand for a school at this location did not materialize and BVSD is currently considering using the land to build housing for district staff in collaboration with BCHA's objectives on the northern parcel.

The three parcels, and the adjacent subdivisions, are in Area II (the urban service area) and have been since the 1970s. The BVCP anticipates that all Area II land will annex into the city following specific procedures. The city will not provide urban services to new development in Area II (i.e., water, sewer, parks, libraries, public safety) without annexation.

Land Use Designations

6655 Twin Lakes Rd. (the BCHA-owned parcel) has a BVCP designation of Low Density Residential (LR) and 6650 Twin Lakes Road and 0 Kalua Road (the BVSD-owned parcels) have a BVCP designation of Public (PUB). The three parcels' designations have been in place since 1977. The Low Density Residential land use designation allows only residential development and specifies 2-6 housing units per acre. The Public land use designations encompass a wide range of public and private nonprofit uses that provide a community service. This category includes municipal and public utility

services, such as the municipal airport, educational facilities, and government laboratories. It also includes other nonprofit facilities such as churches, hospitals, retirement complexes and may include other uses as allowed by zoning. The Public designation allows residential development through a special review. The parcels are designated as Public because the land is owned by the BVSD.

COMMUNITY INPUT

Due to a high level of community interest in these sites, City Council and County Commissioners initiated a separate public process to begin a community dialogue on the two requests. The Twin Lakes Stakeholder Group met seven times from Apr. through Jul. The outcomes of the process are discussed below briefly and were used to inform the staff recommendations. A separate Summary Report from Peak Facilitation on the process and group outcomes is **Attachment F-1**.

A large volume of community input was received throughout the BVCP process and documented in the City Council and County Commission proceedings. Public comments related to all land use change requests are available on the county's website

www.bouldercounty.org/doc/landuse/bvcp150001comments5.pdf. The input received to date regarding Twin Lakes is generally concerning the following topics:

- Maintaining the rural residential character and feel of the neighborhood.
- Greater neighborhood input and collaboration.
- Infrastructure maintenance, capacity, responsibility and potential liability (including traffic).
- Hydrology, including basement flooding.
- Agricultural and open space preservation.
- Wildlife habitat and corridor.
- Precedent of annexing open space.

The Summary Report by Peak Facilitation identified perspectives from the stakeholder group related to the following three tasks charged to the group:

Task 1: Jointly formulate recommendations for areas of expertise and selection of experts to inform the desired land use patterns for the area. The areas for study should include the suitability for urban development, desired land use patterns, and environmental constraints.

Task 2: Jointly recommend the appropriate range of potential housing units with consideration given to intensity and community benefit, regardless of who holds title to the property.

Task 3: Following the outcome of the BVCP process and 1 and 2 above, jointly recommend a timeline for the formulation of a set of guiding principles to inform next steps.

Although the group did not reach agreement on the intent of Task 1 or an appropriate range of units (Task 2), the group did agree on the following guiding principles (if development occurs):

- Continue an advisory group to influence development, design elements, etc.
- Be thoughtful and clear about communication and ensure transparency going forward.
- Mitigate impacts on existing infrastructure and neighborhoods.
- Delineate wildlife habitat and corridor, open space, trails, and create a set-aside for no development.

- Ensure a diversity of housing types.
- Create a design that is consistent with the current surrounding neighborhoods.
- Ensure adequate parking to minimize negative impacts on the surrounding neighborhoods.
- Supply appropriate numbers and types of community amenities to the public.
- Supply appropriate numbers and types of affordable housing units.

Overall, staff believes the stakeholder group process created an environment where community questions could be answered and common interests and concerns identified. Staff responses to the Twin Lakes Action Group (TLAG) and community questions are available on the city's website at www.bouldercolorado.gov/bvcp/twin-lakes. One important outcome is an agreement to continue clear and transparent communication in the future if development occurs.

An open house was held on Aug. 8 that provided an opportunity for the community to review and comment on the draft staff recommendations for land use change requests related to the Twin Lakes parcels, as well as two other properties. Seventy-eight comments were submitted about the Twin Lakes requests at the open house. The majority expressed a strong desire for the parcels to be designated as open space. A number of commenters voiced support for the current land use designation that allows up to six dwelling units per acre (more consistent with the existing development) and a smaller group of commenters supported the staff recommendation. Written comments from the open house are in **Attachment F-6**.

ANALYSIS

The analysis includes five BVCP land use designation options, including Low Density Residential (current), Open Space (request #36), Mixed Density Residential (request #35), Medium Density Residential and Environmental Preservation.

Compatibility with Surrounding Land Uses

The site abuts residential development of varying densities on three sides. The primary compatibility concern expressed during the stakeholder group process was the number of units. Although there is not a specific development plan to consider at this point, BCHA and BVSD proposed a range of 6-12 units per acre. The request for Mixed Density Residential would provide for a mixture of housing types and more flexible and creative design, and would allow up to 18 dwelling units per acre.

Density is only one factor in an assessment of neighborhood compatibility. Other factors that determine how a development would fit into the surrounding neighborhood include scale, massing and design (e.g., how the buildings are configured on the site, the building materials used, transitions to adjacent land uses, placement of parks, open space, buffers, lighting, and parking). The future Concept Plan and Site Review phases of development will address these factors in detail.

As part of the stakeholder process, staff conducted a density analysis of area subdivisions (i.e., the number of units divided by the total acreage of a subdivision, including undeveloped land associated with those subdivisions). These subdivisions are characterized by a wide variety of densities. For example, Red Fox Hills is located due east of the property and averages 2.3 dwelling units per acre, while Portal Estates subdivision due west of 6655 Twin Lakes Rd. averages 14.9 dwelling units per acre. Images and densities of surrounding subdivisions are shown in **Attachment F-2**.

The TLAG also conducted an analysis of density using similar data. The analysis showed a histogram of the density of all nearby development and illustrated how development at the proposed 6-12 dwelling units per acre (under the requested MXR designation) would far exceed the current average density across the neighborhood as a whole. TLAG's full analysis is available [here](#).¹

BCHA and BVSD stated an intention to develop in the range of 6-12 units per acre, not up to the 18 units per acre allowed by the requested MXR designation. Staff concludes that the proposed range of 6-12 units per acre is consistent with the mix of densities present in the surrounding area and could be compatible with the surrounding developments (subdivisions within both the city and the county). The proposed residential use is also consistent with the surrounding land uses, and the large combined site could be designed through a collaborative process to maximize compatibility in regard to scale, massing, and design. Specifically, the provision of a significant amount of open space on the site could minimize the visual impacts, hydrology and wildlife concerns. Additionally, the Site Review process would require additional areas of the sites to be set aside for a future trail as identified on the 2010 BVCP Trails Map for human and wildlife movement.

The Twin Lake Stakeholder Group discussed density in great detail. The group developed six alternative scenarios for the site. The discussion and scenario development process revealed common interests among parties that include using open space to continue wildlife passage and trail connection through the site, the provision of other community amenities and the importance of good design and quality building materials. Although the stakeholder group did not reach consensus on the number of units, the Concept Plan and Site Review processes are designed to address design and compatibility with surrounding neighborhoods.

Availability of Services and Infrastructure

The analysis below describes the site's close proximity and access to urban services and infrastructure. Community members have expressed concerns with infrastructure capacity (primarily transportation and stormwater) which are described below.

Transportation and Access to Services. Transit is available approximately 0.5 miles from the site (the 205 stops at Twin Lakes and 63rd) and provides connections to the Gunbarrel Town Center, 28th St., and Downtown Boulder. Gunbarrel Town Center is 1.7 miles by road and 1.3 miles by a multiuse path. Services include a full service grocery store, restaurants, professional offices and medical and dental offices.

There are several dedicated walking/cycling routes to the Gunbarrel Town Center and the walk score for the sites is comparable to other BCHA properties (using walkscore.com). Neighbors expressed concern about increased traffic as a result of new development. In 2012, the Boulder County Department of Transportation measured the average annual daily vehicle traffic on Twin Lakes Rd. at 2,400 vehicles per day. The average vehicle speed was 30 MPH and the average annual daily bike traffic was 56 per day. Due to the parcel size, a transportation impact analysis would be required at the time of Site Review to identify any system deficiencies (including safety) that would require mitigation.

¹ https://www-static.bouldercolorado.gov/docs/Meeting_5_materials-1-201606131741.pdf. See page 45.

Water, Stormwater, and Wastewater. The site is close to existing infrastructure and the city's water, stormwater, and wastewater master plans anticipate providing services to the site (similar to all Area II lands). The map to the right shows the existing sewer system mains. Connecting to the system and any needed upgrades would be the responsibility of the requestor (similar for all infrastructure). See **Attachment F-3** for additional information.



Existing Sewer Mains
 Source: Wastewater Utility Master Plan, 2009

Jobs. The site is in close proximity to the Gunbarrel employment center where there is a diversity of retail, commercial, professional, manufacturing, research and development jobs. According to the BVCP 2015-2040 Projections, Gunbarrel had 12,700 jobs in 2015 and the potential for an additional 12,850 jobs by 2040 based on existing zoning, while the availability of zoned land for additional nearby residential development to house potential future employees is limited.

Environment

City and county open space staff's evaluations find that the parcels do not meet criteria for acquisition as either park or open space. Furthermore, based on available information the parcels' hydrology and soil characteristics are similar to those of other parcels developed in Area I and Area II. Hydrology and soil characteristics present design issues but do not preclude development on the site. The granularity of currently available data is not sufficient to make final development decisions and more detailed data will be necessary to provide guidance for any decision making during the Site Review phase of development.

Parks and Open Space. Gunbarrel and specifically the Twin Lakes area are served by public parkland provided by Boulder Parks and Recreation at Eaton Park. This is the 26-acre park area just north of Boulder County's Twin Lakes and is primarily a wetland habitat with an interpretive walking path, a picnic shelter and a small BMX skills course. The city's Parks and Recreation Department's master plan indicates the need for future development of Eaton Park to serve the needs of the Gunbarrel area and provide typical amenities of a neighborhood park including a play area, an open multi-use field and other park amenities for active and passive recreation. These amenities would be implemented in the upland areas that are not wetland habitat or conservation areas and are currently identified by the existing piles of fill material that was left on the site from previous uses.

Purchasing the BCHA site as open space was considered when the Archdiocese of Denver approached Boulder County as a potential buyer and indicated a preference for the land to be used for social good. Although the land is next to the county's Twin Lakes open space property, it did not present a priority for the county's open space program because the land is within a developed area.² The land that the county targets for purchase and management as open space is typically on the edge of urban development rather than in the middle of a developed area such as Gunbarrel. The BVCP promotes

²The Twin Lakes open space is also located within a developed area; the land was acquired by Boulder County Parks and Open Space in 2002 in response to a request by the Boulder and Left Hand Irrigation Company Board of Directors due to their concerns about liability issues related to recreational use of the area. See the 2004 Boulder County Twin Lakes Management Plan for more information: <http://www.bouldercounty.org/doc/parks/twinlakesmplan.pdf>.

land preservation to preserve the urban edge through the Area III designation, and that has been significantly achieved in the area. Consequently, Boulder County Parks and Open Space concluded that the property was not appropriate as open space. As mentioned above, there is value to preserving existing trails and wildlife connections through the property.

Hydrology/Floodplains. The sites are not in the 100-year floodplain or High Hazard Zones and do not have any other hazards known or mapped (e.g., fire and steep slopes). As noted during the Twin Lakes Stakeholder Group process, expansive soils are present on the site.³ Hydrology is a particular concern for neighbors of the property. Standing water is often reported on the site during the winter and spring, and neighbors have expressed concerns that development on the site could exacerbate basement flooding several neighboring homes have experienced during heavy rain events. As a result, BCHA is currently undertaking a geotechnical and hydrology investigation to inform any future development on the properties, including any potential impacts to adjacent neighbors. These studies will inform the Annexation and Site Review phases of development.

Staff's analysis is informed by: 1) comments by TLAG's hydrologist, Dr. Gordon McCurry, as well as city and county staff with expertise in hydrology at a May 19 Twin Lakes Stakeholder Group meeting; 2) staff's review of the report by TLAG's hydrologist, Dr. Gordon McCurry; and 3) county staff's review of hydrology-related materials in Twin Lakes area subdivision files, as well as Natural Resource Conservation Service (NRCS) soils data. Staff concludes that the hydrologic constraints present on the site would not preclude future development based on currently available data.

Wetlands. Freshwater emergent wetlands are mapped in the southern portion of the site based on field work conducted in the spring of 2016 by Apex Companies, LLC on behalf of BCHA and BVSD ([Wetlands Delineation Studies](#)).⁴ As a result, staff recommends applying an Environmental Preservation (EP) designation to the wetland and a 50-foot buffer around the wetland. Based on the information gathered to date and contingent upon the findings of the wetlands and wildlife presence/habitat studies underway, the presence of wetlands on the properties do not preclude development on other parts of the site. BCHA and BVSD would need to submit a wetlands delineation report at the time of Site Review.

Habitat. Members of the public have documented a range of species using the two parcels as habitat or for hunting, including coyotes, great horned owls, rabbits, mice, foxes and raccoons. The 2014 update to the Boulder County Comprehensive Plan's (BCCP) Environmental Resources Element involved extensive analysis and peer review by a wide range of experts.⁵ The analysis did not identify this area as Critical Wildlife Habitat. As recently as 2015, Boulder County Parks and Open Space made it clear that the parcel in question does not meet their criteria for acquisition, and, given competing requests for limited acquisition and management resources, there is no interest in the inclusion of this parcel in the county's open space portfolio.

³The USDA's Natural Resource Conservation Service (NRCS) soil survey data indicate the presence of expansive clay soils on the parcels. The currently available NRCS data are not granular enough to inform site design. The types of soils indicated by the survey data not uncommon in the Boulder Valley; construction of buildings on the sites may require design accommodations as a result.

⁴<https://ourbouldercounty.org/document/wetlands-delineation-study-june-2016>.

⁵A summary of research supporting the BCCP Environmental Resources Element is available at: <http://www.bouldercounty.org/doc/landuse/bccp-supp.pdf>. Additional information related to the Environmental Resources Element is available at: <http://www.bouldercounty.org/property/build/pages/bccp08003.aspx>.

BCHA has contracted with a wildlife consulting firm that is actively monitoring wildlife on the parcels and will continue with a yearlong monitoring effort. At this time staff is aware that species with protected status that have been sighted on the parcels, either by neighbors or the wildlife consultants, include bald eagle, great blue heron, garter snakes, and tiger salamander, recognized in Boulder County as a Species of Special Concern, as well as nesting Western Meadowlarks, protected by the Migratory Bird Treaty Act. The consultant report and potential additional studies will inform the future Site Review phase of development to determine if steps should be taken to protect species of concern on any portions of the property.

Based on the information gathered and presented, and contingent upon the findings of the wetlands and wildlife presence/habitat studies underway, the habitat conditions of the properties and presence of protected species would not preclude development, and the results of future research can guide steps to address wildlife concerns when and if development occurs. Further, available information indicates that movement of wildlife across the properties can be accommodated through careful site design, easements, and other strategies that will be required during the Site Review process.

Agricultural Lands of Significance. Soils present on the subject parcels are rated by the NRCS as Farmland of Statewide Importance and Prime Farmland if Irrigated.⁶ However, the BCCP does not recognize these parcels as being of statewide or local importance. The parcels were excluded from BCCP designation due to the fact that they are an enclave in a developed area, and they are in Area II and are anticipated for development rather than for use as farmland. Areas to the south of the sites are categorized as of statewide and local importance in the BCCP.

Affordable Housing

In 1978, the Boulder Valley and Boulder County Comprehensive Plans identified the need to provide a diversity of housing types and costs. The 1986 BVCP was more explicit, adding policies recognizing that the availability of housing affordable to both low and moderate income populations was “a growing concern,” and that public/private programs, funding and incentives needed to be tapped and developed to augment the limited supply of such housing being provided through private development. A BVCP Core Value is now to provide a diversity of housing types and price ranges. This was also identified in the 2015 BVCP Community Survey as the community value in greatest need of increased attention by 42 percent of the respondents. A Medium Density Residential designation would allow for a diversity of housing types on the sites, and a significant portion of the units would be permanently affordable (40-60 percent of the units deeded as permanently affordable is an annexation requirement).

BVCP Policies

Staff reviewed all the BVCP policies and cited the most relevant policies informing the recommendation in **Attachment F-4**. Staff also prepared a high level analysis of how the four land use designations are positive, negative, or neutral in relation to BVCP core values (see table below). For additional information, the policies cited by the school district, housing authority and the TLAG are listed in **Attachment F-5**.

Overall, the recommendation is consistent with the BVCP core values and policies. The property is

⁶ Based on USDA Natural Resource Conservation Service Soil Survey data. See: <http://websoilsurvey.sc.gov.usda.gov/App/WebSoilSurvey.aspx>.

located in Area II in the BVCP, which is the “area now under county jurisdiction, where annexation to the city can be considered consistent with policies 1.16 Adapting to Limits on Physical Expansion, 1.18 Growth Requirements and 1.24 Annexation. New urban development may only occur coincident with the availability of adequate facilities and services and not otherwise.” (Policy 1.20 Definition of Comprehensive Planning Areas I, II and III) The additional housing units will also help balance available housing with area jobs (Policy 1.19 Jobs:Housing Balance).

The current designation has been for residential and public use since 1977. Although a 40-acre community park was envisioned for the area south of Twin Lakes in the 1977 and 1978 versions of the BVCP, those plans were contingent on residential areas of Gunbarrel annexing, which did not occur.⁷ The northern parcel was sold by the Archdiocese of Denver to Boulder County to provide a community good in the form of affordable housing. The southern parcels were deeded to the school district to provide a public use and BVSD identified housing for district staff as a pressing need. The additional housing units will also help balance available housing with area jobs (Policy 1.19 Jobs:Housing Balance).

Neither the county nor city has found the sites to meet their respective criteria for open space designation or acquisition due to the parcels’ location within a developed area for which additional development is anticipated by virtue of their Area II status, and due to their habitat characteristics. Finally, the owners of the properties, BCHA and BVSD, have as their objectives the development of affordable housing meeting a long-identified BVCP value and critical need for the community.

Few planned locations for housing remain in the city’s service area. Allowing Medium Density Residential on these sites is an efficient use of land and resources and will further many BVCP policies regardless of future ownership of the parcels. There will be significant community benefit by allowing a diversity of housing types to serve area households, with a significant portion of the units being permanently affordable.

Although there is concern in the community regarding sensitive infill and redevelopment on the site, BCHA and BVSD have demonstrated a commitment to work with the community through the stakeholder process. A positive outcome from the process is an agreement to conduct the studies necessary to proceed with an informed development plan that will reflect any constraints associated with the land, while remaining sensitive to the concerns of the neighbors, and working collaboratively to address their interests.

⁷ After Gunbarrel residents voted not to annex in 1978, the next BVCP update in 1981 reflected a change in land use designation from open space to Low Density Residential for the area southeast of Twin Lakes, now Red Fox Hills subdivision, and to Medium Density Residential for the area east of Twin Lakes, now Brandon Creek subdivision. See [staff comments](https://www-static.bouldercolorado.gov/docs/TLSG_Staff_Comments_2016-07-08-1-201608221425.pdf) submitted through Twin Lakes Stakeholder Group process on July 8, 2016 for further discussion: https://www-static.bouldercolorado.gov/docs/TLSG_Staff_Comments_2016-07-08-1-201608221425.pdf.

The following summary chart presents a high level assessment of how the relevant BVCP Core Values relate to the various land use options.

CONSISTENCY WITH RELEVANT BVCP CORE VALUES	BVCP LAND USE OPTION			
	Low Density Residential (current)	Open Space (#36)	Medium Density Residential (Recommended)	Mixed Density Residential (#36)
A welcoming and inclusive community	=	=	+	+
Our unique community identity and sense of place	+	+	+	--
Compact, contiguous development and infill that supports evolution to a more sustainable urban form	--	--	+	+
Open space preservation	=	+	=	--
Great neighborhoods and public spaces	=	=	+	--
Environmental stewardship and climate action	=	=	=	=
A vibrant economy based on Boulder's quality of life and economic strengths	=	--	+	+
A diversity of housing types and price ranges	--	--	+	+
An all-mode transportation system to make getting around without a car easy and accessible to everyone	=	=	=	=
+ positive, = neutral, -- negative				

ATTACHMENTS

- F-1 Twin Lakes Stakeholder Group Final Report
- F-2 Twin Lakes Area Tour and Density Analysis
- F-3 Availability of Services
- F-4 Analysis of Existing Policies in the 2010 Boulder Valley Comprehensive Plan
- F-5 Policies Cited by BCHA, BVSD and TLAG
- F-6 Twin Lakes Open House Comments