

## Boulder Valley Comprehensive Plan 2020 Mid-Term Update

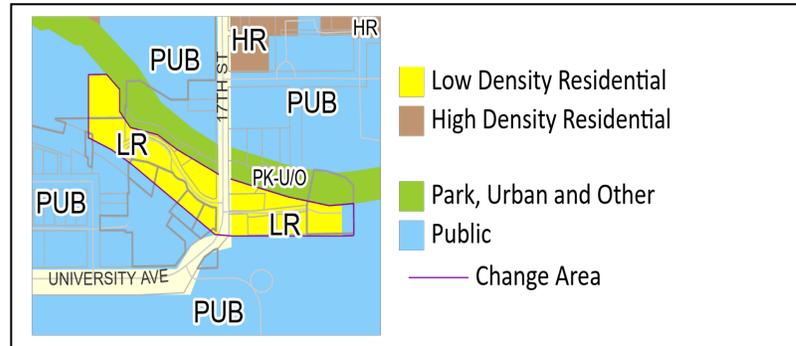
### What's Happening?

The city and county are currently considering changes as part of a mid-term update. The mid-term update is a routine process to ensure the BVCP is up-to-date. Part of the process includes the opportunity for members of the community to propose land use changes that align with the policies and direction of the plan.

### What's Proposed?

#### Hillside Road

In the public application process earlier this year a property owner in this area applied for a land use change to the Public land use designation on a portion of their property. Staff supports this change and recommends including several other properties in this area with similar split land use designations that do not accurately reflect public ownership and uses.



The recommendation is to remove the Public (PUB) designation on residential parcels and remove the residential land use on parcels owned by the University of Colorado (CU) and the Boulder Valley School District (BVSD) with public uses.

### Why should this be considered?

It appears the Public (PUB) land use designation is an error as applied on several parcels in this area. Correcting this error does not signal a change the low-density residential character of the area. The Public Land Use designation is typically used for all CU and BVSD properties. The area is within the Hillside Historic District and this change will not affect any of the current regulations regarding historic preservation.

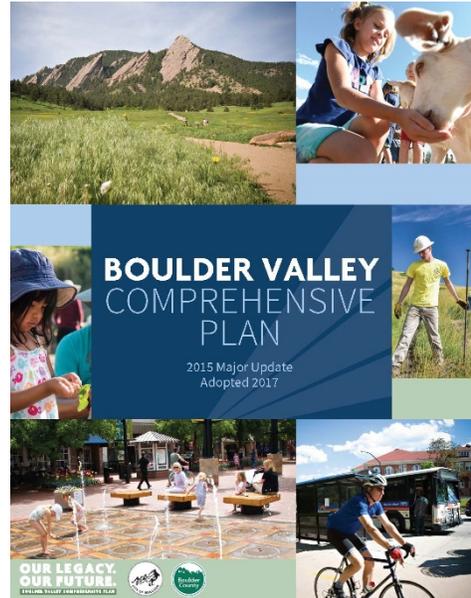
### What's the Process?

City staff will be finalizing recommendations for all proposed changes over the next few months (Oct.-Nov. 2020). In order to keep community members safe, we are not conducting in-person meetings or events. New information will be posted regularly on the [Project Website](#). Please provide feedback on the [BeHeardBoulder](#) Online Engagement platform or send comments or questions directly to staff: Jean Gatzka at 303-441-4907 or [gatzaj@bouldercolorado.gov](mailto:gatzaj@bouldercolorado.gov).

Planning Board and City Council Public are anticipated to take action on the proposed changes by the end of 2020. Sign-up to receive e-mail notification for meetings, engagement opportunities, or other information regarding the BVCP Mid-Term Update [here](#).

## Helpful Background Information

The Boulder Valley Comprehensive Plan (BVCP) is used by the City of Boulder and Boulder County to guide planning decisions that shape the Boulder Valley. The plan helps the Boulder community create and preserve a sustainable future and a high quality of life.



### What is the difference between Land Use and Zoning?



**BVCP Land Use designations** outline the desired future uses as adopted on the BVCP Future Land Use Map and described in the comprehensive plan.

**Zoning** provides the specific regulations for uses, density, built form, and character specific to an area to implement the comprehensive plan. For example, for each BVCP land use, there are several zoning districts that can be applied to reflect different neighborhood character or other urban design goals.

When and if the BVCP Land Use changes, the zoning can then also be changed to reflect the future vision.