

**CITY OF BOULDER**  
**PLANNING BOARD ACTION MINUTES**  
**September 17, 2020**  
**Virtual Meeting**

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: <http://www.bouldercolorado.gov/>

**PLANNING BOARD MEMBERS PRESENT:**

David Ensign  
John Gerstle  
Lupita Montoya  
Sarah Silver  
Lisa Smith  
Peter Vitale  
Harmon Zuckerman, Chair

**PLANNING BOARD MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Charles Ferro, Development Review Manager  
Hella Pannewig, Assistant City Attorney  
Cindy Spence, Administrative Specialist III  
Christin Shepherd, Senior Civil Engineer  
Kathleen King, Senior Planner  
Kalani Paho, Urban Designer  
Jean Sanson, Senior Transportation Planner  
Jean Gatza, Meeting Moderator

**1. CALL TO ORDER**

Chair, **H. Zuckerman**, declared a quorum at 6:03 p.m. and the following business was conducted.

**2. APPROVAL OF MINUTES**

On a motion by **L. Smith** and seconded by **S. Silver** the Planning Board voted 7-0 to approve the August 20, 2020 minutes as amended.

On a motion by **J. Gerstle** and seconded by **S. Silver** the Planning Board voted 7-0 to approve the August 27, 2020 minutes as amended.

On a motion by **D. Ensign** and seconded by **L. Montoya** the Planning Board voted 7-0 to approve the September 3, 2020 minutes as amended.

### 3. PUBLIC PARTICIPATION

- a) **Greg Kass** spoke regarding concerts that have been taking place at the venue River & Woods. This matter will be coming in front of Planning Board on November 5, 2020.
- b) **Lynn Segal** spoke regarding the virus effect and land use within Boulder.

### 4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS

- A. CALL UP ITEM: Standard Wetland Permit (WET2020-00013); Northern Water Project Slope Stabilization at Boulder Reservoir. **The decision may be called up by Planning Board on or before September 17, 2020.**

This item was not called up.

### 5. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY

- A. AGENDA ITEM: East Boulder Subcommunity Plan Scenario Testing

#### Staff Presentation:

- C. **Ferro** introduced the item.
- K. **King** presented the item to the board.

#### Board Questions:

- K. **King** and K. **Pahoa** answered questions from the board.

#### Board Comments:

**Key Issue #1:** Does Planning Board have feedback on the recommended indicators to be tested during the Scenario Testing phase of work?

- **S. Silver** said her focus was on the housing component. She wondered if the housing component could include some indicators that would attempt to capture the growth of desired mix of types of housing identified in the 2016 middle-income housing study that would address “for sale” middle-income housing products which is the main gap identified and reflect the preferences of those surveyed. She said the tool could be more specific. She would like to start the scenario planning with affordability built in. The gap in the missing middle is the “for sale” gap.
- **J. Gerstle** was concerned there was no explicit measurement of affordability for light industrial or industrial space. Only the supply in terms of square feet is being done, but not the affordability aspect.
- **D. Ensign** said the use of the tools will be an incredible experience. He said the indicators make sense. He agreed that affordability would need to be in this. He added that the regulatory laws on affordability make it difficult for public on what can and cannot be done. It would be nice to send a signal to the community that affordability is important both from the housing and commercial industrial standpoint. He could envision a control panel of use categories and for each area that use might be located and this model would move us in that direction. And if this were done well, we could make this criteria-based area in future. He mentioned that parking and walkability could be an indicator.
- **P. Vitale** agreed with **S. Silver’s** previous comments.

- **S. Silver** said it would be a helpful tool if the jobs indicator could capture diversity of jobs. It would be a good balance if different types of jobs were captured.
- **P. Vitale** said he would like to see a survey of manufacturing businesses in the area and will this be helpful for them. We should also find out if the people who work at these locations, do they live in Boulder as this may determine if they want to have their business close their employee base.
- **J. Gerstle** said, with respect to the affordability of industrial commercial space, anytime a change to that area may happen, the rent may increase. Since it is such a central issue of concern, we should have a plan as to how we are going to deal with it. Maintaining affordable space should be an important objective.
- **L. Smith** said that adaptability has not been captured within the indicators. That would be importance for the vibrance of that area moving forward and the ability to respond to change.
- **H. Zuckerman** said there are three indicators around commuting (CO2 emissions, walk access, and parking required) which all get people out of the single-occupant vehicle and to commute. He got a sense through the board's questions that there may be some confusion on how tool works regarding inputs, outputs and how it will be used on how it will influence the planning process over time. He suggested having a clearer picture and how much feedback will be used to customize the land use code and uses.

**Key Issue #2:** Does Planning Board have feedback on the recommended engagement strategy for the next phase of work?

- **S. Silver** said she was not clear if the mailers were going to the entire city or the neighborhoods within the East Boulder area. She recommended it should be the entire city for better diverse feedback.
- **L. Smith** encouraged putting it in the community newsletter and routing to a design landing page and to clearly explain all the work that has been done.
- **L. Montoya** suggested reaching different modalities of demographics and getting feedback from younger demographics.
- **H. Zuckerman** agreed with **L. Montoya**. He recommended getting creative in different ways in reaching out (drive-in movie).
- **P. Vitale** encouraged getting creative in the name of the area, rather than just calling it "East Boulder". Brand the area with an identity.
- **D. Ensign** agreed. He encouraged making it special. He said the use of questionnaires would be very important and key.
- **J. Gerstle** agreed in getting the entire city to participate. Currently, the participation has been predominately a commercial interest, but the rest of Boulder should be included.

## 6. DEBRIEF MEETING/CALENDAR CHECK

## 7. ADJOURNMENT

The Planning Board adjourned the meeting at 8:35 p.m.

APPROVED BY

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Board Chair

\_\_\_\_\_  
DATE

DRAFT