

**CITY OF BOULDER  
PLANNING BOARD ITEM UNDER MATTERS**

**MEETING DATE: Sept. 15, 2016**

**AGENDA TITLE:**

**Boulder Valley Comprehensive Plan (BVCP) - Continued Discussion on Scenarios and Housing Prototypes, Land Use Definitions, and Key Policy Choices and Review of Draft CU South Site Suitability analysis**

**REQUESTING STAFF:**

David Driskell, Executive Director, Planning, Housing & Sustainability (PH&S)  
Susan Richstone, Deputy Director, PH&S  
Lesli Ellis, Comprehensive Planning Manager, PH&S  
Jean Gatza, Senior Planner, PH&S  
Caitlin Zacharias, Planner I, PH&S  
Sung Han, Planning Tech, PH&S

## **PURPOSE**

The purpose of this memo is to provide information to Planning Board in advance of a discussion about the BVCP on Sept. 15, 2016. The board will continue to provide ideas and feedback regarding topics addressed at the Aug. 25 study session including: land use scenarios and housing prototypes; draft land use designations; and policies related to growth management, built environment, subcommunity and area planning and housing. In addition, the board will hold the first discussion about:

1. Draft Trails map ([Attachment A](#)),
2. The initial CU South Suitability Study, to be presented at the meeting, and
3. Topics for the second BVCP survey

Planning Board discussed the BVCP last month (on Aug. 25, 2016) and in July. A link to the Aug. 25 memo is located [here](#), and memos prior to Aug. 25 include background information about the technical aspects and community engagement for the project. Notes from that Planning Board discussion are provided in [Attachment B](#). The webpage also contains up-to-date information about the project: [www.bouldervalleycompplan.net](http://www.bouldervalleycompplan.net). Scenario materials online are linked [here](#). Planning Board is also providing written feedback on the topics above to aid in prioritizing discussion of these items. The discussion will help staff and consultants continue to refine materials, analysis, and questions for public discussion later in the month and through the fall prior to a Nov. 10 Study Session with City Council.

## **Update on Policy Integration**

At the July 28 and Aug. 25 meetings, the board reviewed and provided feedback on an earlier draft of certain policy chapters noted below. Using that feedback and input from other boards, staff prepared a public review draft for Aug. 24 and is seeking additional feedback through the month of September on these chapters to align them with master plans and other updated information:

- Core Values
- Natural Environment (Sec. 3)

- Energy and Climate (Sec. 4)
- Economy (Sec. 5)
- Transportation (Sec. 6)
- Community Well-Being (Sec. 8)
- Agriculture and Food (Sec. 9)

Those chapters can be found [here](#). Based on feedback to be received in September, staff will continue to refine the chapters, including further comments or suggestions from Planning Board.

## Update on Land Use Scenarios and Key Policy Choices

The board also reviewed and provided feedback on scenarios and key policy choices in Aug. 25 as noted in [Attachment B](#) and staff used that feedback to continue to refine concepts for the workshop on Aug. 29. The latest draft materials can be found [here](#).

## Draft CU South Site Suitability

At the time of this memo, consultants are finalizing the initial site suitability maps and study. Staff will present an overview of findings at the session (and will aim to provide a draft in advance) and address initial questions or feedback from Planning Board. A public open house about CU South will be held on Sept. 26, 2016, and Planning Board will be able to further discuss the study and potential implications for land use changes at the joint Study Session with City Council and Nov. 10.

## Trails Map

Each BVCP update includes a new version of the Trails Map. [Attachment A](#) contains a trails map and memo explaining the changes. No major changes or policy shifts are suggested by it.

## BVCP Survey #2

The process committee has asked staff to do a second BVCP survey to understand community opinions and preferences about specific policy choices that will aid decision makers with specific plan updates that will reflect community needs and values. The first BVCP survey was broad, asking about values and familiarity with the plan; this second one will focus on specific policy choices. Consultant RRC is working with the city and county to prepare the survey draft which will be available for review by the board and others electronically (Sept. 22-30). At the meeting on Sept. 15, staff will discuss and confirm an outline of potential question themes and topics with the board.

## Community Engagement for this Phase

Multiple opportunities for community engagement will continue to occur in September through November summarized here (and in more detail in [Attachment C](#)):

- **Joint Boards Workshop (and Public Meeting)** – On Aug. 29, a public open house and joint meeting of the boards and commission was held.
- **Targeted Outreach with Community Groups and Organizations** - Staff is reaching out to civic and neighborhood organizations and joining them to share information and get input about scenarios and policy choices. These meetings are being scheduled this month and in October.
- **Pop-Up Meetings** – Staff is scheduling “pop-up” meetings in local gathering places (coffee shops, parks, etc.).

- **Statistically-Valid Survey (Oct./Nov.)**
- **Local Area Meetings (Oct.)** – Building on the Listening Sessions that occurred in fall 2015, a series of meetings will be hosted to share land use scenarios and policy choices and facilitate discussions among community members to gather feedback.

## **NEXT STEPS**

Sept. 22	Draft survey comments
Sept. 26	Public open house regarding four 2-body public land use requests and CU South
Oct. 13	Public hearing for 2- and 4-body review public land use change requests
Oct. 20	Planning Board review and final suggestions for Policy Integration (Sections noted above 3-9, except for housing section) and continued discussion of other matters
Month of Oct.	Local meetings and survey #2
Nov. 10	Joint Study Session of the City Council and Planning Board
Early Dec.	Survey results
Early 2017	Draft plan and IGA

## **Attachments**

- [Draft Trails Map and memo](#)
- [Notes from Aug. 25 Planning Board Study Session](#)
- [Listed schedule of upcoming events](#)

**CITY OF BOULDER  
AGENDA ITEM FOR:**

JOINT ADVISORY BOARD MEETING – August 29, 2016  
BOULDER COUNTY PARKS AND OPEN SPACE ADVISORY COMMITTEE – August 25, 2016  
TRANSPORTATION ADVISORY BOARD – September 12, 2016  
OPEN SPACE BOARD OF TRUSTEES – September 14, 2016  
PARKS AND RECREATION ADVISORY BOARD – September 26, 2016  
GREENWAYS ADVISORY COMMITTEE – Information Only

**AGENDA TITLE:**

Update on proposed changes to the Boulder Valley Comprehensive Plan Trails (BVCP) Map as part of the 2015 Major Update to the Comprehensive Plan.

**REQUESTING DEPARTMENT:**

Department of Planning, Housing & Sustainability

David Driskell, Executive Director of Community Planning & Sustainability

Lesli Ellis, Comprehensive Planning Manager

Jean Gatza, Senior Planner

Tanya Ariowitsch, Senior GIS Specialist

**BVCP TRAILS MAP REVISIONS**

The Boulder Valley Comprehensive Plan (BVCP) Trails Map is a comprehensive guide for existing and proposed trails and trail connections for the entire Boulder Valley. It shows proposed trails, including grade separated trail underpasses that have been planned through departmental master planning or area planning processes as well as trail connections that are important links in the Boulder Valley and regional trails systems. See [Attachment A](#) for the BVCP Description of the BVCP Trails Map. See [Attachment B](#) for the BVCP Trails Map with proposed changes highlighted.

**UPDATE PROCESS**

The proposed changes to the Trails Map involved staff from Planning, Housing and Sustainability, Open Space & Mountain Parks, Parks and Recreation, Greenways, Public Works Department for Utilities and Transportation as well as staff from Boulder County Parks and Open Space and Transportation departments.

The BVCP Trails Map was last updated in 2011, and proposed revisions are part of the 2015 Major Update of the BVCP. Changes to the map may occur when there has been new information or changed circumstances regarding a proposed trail or when an alternative analysis and public process have occurred at the master planning or area planning level, and new trails plans have been adopted. The changes proposed in this update reflect trails changes identified primarily through the Transportation Master Plan Update (TMP), Open Space and Mountain Parks Trail Study Area Plans and processes or completed Community and Environmental Assessment Processes (CEAP). Any member of the public may request changes to the BVCP Trails Map during a BVCP update. No formal public requests were

received, however community input included support for new trails or trail connections to complete a “trail around Boulder”.

### **ADVISORY BOARD REVIEW**

The BVCP trails map is approved by the Planning Board, City Council, Planning Commission and Board of County Commissioners. Prior to their consideration, the following advisory boards may review and comment on the map:

- Open Space Board of Trustees
- Parks and Recreation Advisory Board
- Greenways Advisory Committee
- Transportation Advisory Board
- Boulder County Parks and Open Space Advisory Committee

A formal recommendation from Advisory Boards to the approving bodies is not needed for the BVCP Trails map. Comments from the boards will be either incorporated as changes to the map or noted and submitted with the map for consideration during adoption.

### **PROPOSED CHANGES**

The proposed changes to the BVCP Trails map include:

- New proposed trails and new conceptual alignment for proposed trails
- Modifications to proposed trails
- Changes from ‘proposed’ to ‘existing’ to reflect newly constructed trails.
- Removal (deletion) of proposed trails and proposed rerouting / removal of existing trails
- Map corrections

### **New Proposed Trails:**

New proposed trails are highlighted in purple (bubbles and lines). These include upgrades to multi-use paths and proposed connections to trails or other paths identified in the Transportation Master Plan (TMP), West and North Trail Study Area Plans, or the Boulder Reservoir Master Plan.

- Newly identified trails in the North Trail Study Area Plan (2016):
  - Antler Loop – west of Wonderland Lake
  - Wonderland Lake– Designate parallel path on north side of Wonderland Lake
  - North Sky Trail – Foothills Trail connection to Joder Ranch Trail
  - Mahogany Loop – loop on Joder Ranch Trail
  - Connection from Joder Ranch Trail to Buckingham Park
  - Connection from proposed Coyote Trailhead to Joder Ranch Trail
  - Connection from Foothills Trail to Degge / Eagle trails
  - Shale Trail – Boulder Valley Ranch Trailhead to Eagle Trail
  - Wrangler Trail – Hidden Valley Trail to Kelso Road
  - Talon Trail – Boulder Reservoir to Niwot Road
- Boulder Reservoir (2012): conceptual alignment around the west side of the reservoir and a trail along the north side of the reservoir
- Diagonal to IBM – From TMP
- Various small connections added in the Transportation Master Plan Update (2014)
  - Lehigh to Bear Creek Elementary School
  - Hanover – Broadway east to Summit Middle School
  - Dartmouth – Broadway east to Martin Park / Creekside Elementary School
  - Sioux Dr. at EBRC
  - Greenways connection 38<sup>th</sup> St. alignment – north of E Aurora at BCSIS/High Peaks
  - CU east – Discovery to Foothills

- CU east – Potts field across Boulder Creek
- CU – Boulder Creek connection to Recreation Center
- Iris south to Hawthorn (near 22<sup>nd</sup> St.)
- Utica connection to OSMP north of Wonderland Lake
- US 36 connection to Vine Pl.

### **Modifications to Proposed Trails:**

Modifications to proposed trails are highlighted in blue and reflect areas where better information about the proposed alignment is available or where alignments have been modified from the previously adopted BVCP Trails Map.

- Trail alignment planned from Airport Rd to Andrus Rd - TMP
- Diagonal – to Pleasantville Fields, Clarified in the TMP
- Anemone Trail – WTSA – conceptual alignment to refined alignment

### **Modifications to Existing Trails:**

Modifications to existing trails occurred in various places on Open Space properties due to flood impacts and reconstruction. These are highlighted in yellow.

### **Constructed Trails (Constructed/Modified)**

Trails that have been constructed since the 2010 update are highlighted in green.

- US36 at Table Mesa east to planning area boundary
- Baseline – Broadway to 36<sup>th</sup> St.
- CU – Cockerell Dr.
- CU – 28<sup>th</sup> St. (Baseline to Colorado)
- CU – Boulder Creek to Arapahoe (near 22<sup>nd</sup> St)
- Arapahoe – Folsom to 30<sup>th</sup> St. north and south side
- Arapahoe – Cherryvale east to Westview Dr. on south and east to 75<sup>th</sup> on north
- Boulder Creek path to 48<sup>th</sup> St. (north of hospital)
- 30<sup>th</sup> – Arapahoe to Walnut
- Walnut – 29<sup>th</sup> -30<sup>th</sup>
- Pearl and 30<sup>th</sup> (NW and SE)
- Pearl – 30<sup>th</sup> to Foothills north side
- Foothills Hwy (west side – Goose Creek path to Valmont
- Valmont Rd. north side at Valmont Park
- Valmont and Airport Rd NW
- Iris Ave and Broadway at Boulder County campus
- Crestview Park
- Fourmile Creek Path – Broadway to Violet
- Fourmile Creek Path – 26<sup>th</sup> to 28<sup>th</sup>
- Arrows removed: Chapman Dr. built; US36 multi-use path built

### **Deletion of Trails:**

Proposed trails that are recommended for removal from the BVCP Trails Map are shown in orange. These reflect TMP or TSA planning processes and adopted plans.

- Airport Rd. to Independence Rd (east of Hayden Lake): 2014 TMP, removed due to difficulty to construct and limited connectivity and need
- Hwy 93 to Greenbriar: 2014 TMP, connection determined not necessary

- Gunbarrel west of 63<sup>rd</sup> Street and Twin Lakes; Gunbarrel Ave north to proposed trail and Spine Rd at Lookout Rd south to proposed trail; 2014 TMP- difficult to construct in drainageway and provides little connectivity.
- 27<sup>th</sup> St./Mapleton to Goose Creek (west of 28<sup>th</sup> St):
- Elmers Twomile creek path connections between Glenwood and Iris: 2014 TMP- difficult to construct due to buildings, not needed
- 28<sup>th</sup> and Iris – connection to Diagonal Hwy: trails reconfigured with Diagonal reconstruction
- Foothills Hwy west side connection to Wonderland Creek: different alignment
- Southern section of Sunshine Trail – removed in WTSA process
- Various small connections identified through TMP connections planning (some need to be changed on the North Boulder Subcommunity Plan)
  - Connection Greenbriar to Broadway
  - Table Mesa – Vassar to Broadway
  - Skunk Creek – 27<sup>th</sup> Way to US36 ramp
  - CU Pleasant St. to stadium
  - Mapleton – Goose Creek (west of 30<sup>th</sup> St.)
  - Boulder Junction to RR
  - 28<sup>th</sup> St. west to Wonderland creek path
  - Kalmia to Linden at 23<sup>rd</sup> St.
  - Linden 19<sup>th</sup> to 21<sup>st</sup>
  - 9<sup>th</sup> Street – Iris to Jasmine
  - Poplar – 17<sup>th</sup> to 19<sup>th</sup>
  - 19<sup>th</sup> St. north of Yarmouth to US36

### **Removal of Existing Trails**

Through the North Trail Study Area Plan sections of the following existing trails are recommended for closure and removal: Old Kiln Trail, Old Mill Trail, Mesa Reservoir Trail, and Degge Trail.

Previously existing trails that have been removed due to flood recovery or that had been identified through planning processes are shown in grey.

### **Map Corrections:**

Map corrections are highlighted in pink, and are trails that are included in the TMP, TSA, or other Planning process, and appear to have been inadvertently left off from the 2010 version of the map.

- Four Pines Trail – exists, not previously shown on map
- West of 71<sup>st</sup> Street by Walden Ponds – exists, not previously shown on map
- East of Twin Lakes - exists, not previously shown on map
- Around Coot Lake - exists, not previously shown on map

### **ATTACHMENTS**

Attachment A: BVCP Trails Map Description

Attachment B: BVCP Trails Map with proposed revisions

## ***ATTACHMENT A – Trails Map Description from BVCP***

### ***Trails Map***

The Boulder Valley Comprehensive Plan Trails Map is a comprehensive guide for existing and proposed trails and trail connections for the entire Boulder Valley. It shows proposed trails that have been planned through departmental master planning or area planning processes as well as trail connections that are important links in the Boulder Valley and regional trails systems.

A color version of the trails map can be found at: <http://www.bouldervalleycomplan.net> and click on Plans.

Trails planning in the Boulder Valley involves balancing environmental, community and mobility goals as well as resolving or mitigating trail impacts. The following Boulder Valley Comprehensive Plan policies guide trails planning:

- Policy 2.30 Boulder Creek and its Tributaries as Important Urban Design Features
- Policy 2.32 Trail Corridors / Linkages
- Policy 8.12 Trail Functions and Locations 8.13 Trails Network

The Trails Map shows existing and proposed trails in the Boulder Valley that are or will be administered by the city of Boulder Planning Department, Parks and Recreation Department, Open Space and Mountain Parks Department, Transportation Division, the Greenways Program and Boulder County Parks and Open Space and Transportation Departments. This map is used by the city, the county, Boulder Valley citizens and other concerned parties to understand, maintain and advance the network of trails that the city, the county, and other public agencies now provide and hope to provide in the future and should be used as a system planning tool.

Each department generates more detailed maps to meet their own needs and those of trails users. Other maps (such as those in departmental master plans or specific area plans) are used to show complete systems.

The Trails Map includes designated unpaved off-street paths, paved off-street paths, multi-use paths that are paved and separated from but parallel to a road, and short, paved off-street paths that connect to a larger trail or bike network and are part of an adopted pedestrian or bike system plan. It does not include sidewalks, on-street bike lanes or bike routes, paved road shoulders or low volume streets serving as bike lanes, routes, or internal walkways.

Trails planning and implementation occur at several steps that get progressively more detailed. The first step is to identify a need or desire for a trail or trail connection, a step that usually occurs as part of departmental master plans. Interdepartmental coordination on trails and trail connections occur as part of the master planning process. Proposed trails may be further refined through other detailed planning processes, such as the Capital Improvements Program (CIP), Trail Study Area (TSA) or Community and Environmental Assessment Process (CEAP). Two kinds of trail designations are included on the Trail Map—conceptual trail alignments and proposed trails. The primary difference relates to the degree that the trail has been studied and whether or not a specific trail alignment has been worked out. Specific definitions include:

## **Conceptual Trail Alignments**

These trails are represented by bubbles or circles on the Trails Map. These bubbles show the need or desire for the trail located in a conceptual trail corridor. The specific alignment has not yet been selected, often because there are still issues that need to be resolved. These issues may involve the need for further study or public process and usually require resolution of environmental, ownership, neighborhood, or other concerns. However, the concept for the trail is supported by the signatories of the Boulder Valley Comprehensive Plan.

## **Proposed Trails**

These trails are represented by solid lines on the Trails Map. These lines show the trail need or desire, but they also show a more definite trail alignment accepted by the public entities involved. There may still be issues to be worked out at the project planning step, but the trail alignment is more certain.

## **Process for Changes to the Trails Map**

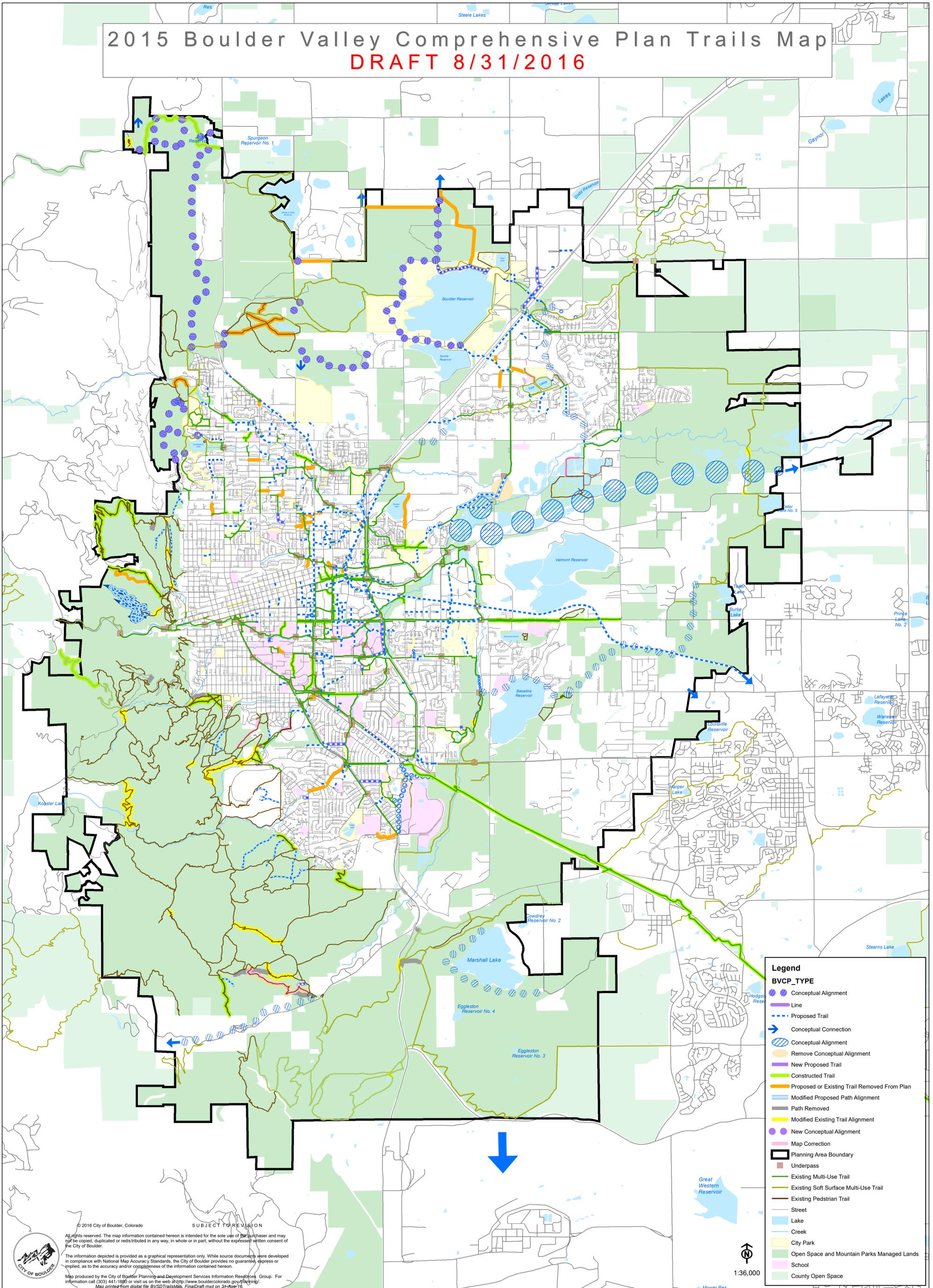
At each mid-term or major update to the Boulder Valley Comprehensive Plan, an interdepartmental staff group will assess the need to update the Trails Map. If changes are warranted, staff will analyze the map and compile a list of recommended changes to be included in the Comprehensive Plan update process. Changes to the map may occur when there has been new information or changed circumstances regarding a proposed trail or when an alternatives analysis and public process have occurred at the master planning or area planning level and new trails plans have been adopted. Minor changes can be incorporated into the Trails Map at any time without board adoption. These minor map changes are limited to changes in factual information, which include map corrections and changes in designation from proposed to existing trails (i.e., built). These minor map changes will be identified for the boards at the Comprehensive Plan update process.

Any member of the public may propose changes to the Trails Map at a mid-term or major update to the Comprehensive Plan. These requests should be made in the application process established for the update. Staff will analyze these proposals and a recommendation will be presented to the four adopting bodies along with other applications. Changes to the Trails Map will be forwarded to the following advisory boards for review and comment: Open Space and Mountain Parks Board of Trustees, Greenways Advisory Committee, Transportation Advisory Board, Parks and Recreation Advisory Board, and the County Parks and Open Space Advisory Committee. Changes to the Trails Map may also be forwarded to other advisory boards depending on issues associated with a trail proposal. Recommendations and comments will be forwarded to the adopting bodies. Changes to the Trails Map must be adopted by the city Planning Board, City Council, the County Planning Commission, and the County Commissioners.

All recommendations for changes to the Trails Map will be evaluated by each of the departments involved. Agreement by affected departments on the suitability of the trail and trail alignment will be sought as part of the interdepartmental review.

# 2015 Boulder Valley Comprehensive Plan Trails Map

## DRAFT 8/31/2016



**Legend**

**BVCP\_TYPE**

- Conceptual Alignment
- Line
- - - Proposed Trail
- ➔ Conceptual Connection
- Conceptual Alignment
- Remove Conceptual Alignment
- New Proposed Trail
- Constructed Trail
- Proposed or Existing Trail Removed From Plan
- Modified Proposed Path Alignment
- Path Removed
- Modified Existing Trail Alignment
- New Conceptual Alignment
- Map Correction
- Planning Area Boundary
- Underpass
- Existing Multi-Use Trail
- Existing Soft Surface Multi-Use Trail
- Existing Pedestrian Trail
- Street
- Lake
- Creek
- City Park
- Open Space and Mountain Parks Managed Lands
- School
- County Open Space

1:36,000

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 Map printed from digital file BVSDTrailsMap\_FinalDraft.mxd on 31-Aug-16.

# Planning Board

## August 25, 2016 – Summary of Study Session Discussion

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### General Questions and Comments

- Are you considering that changes to land use will affect impact fee studies and transportation model?  
*R: We give them a sense of where the new units would be allocated to transportation zones - to inform quantitative modeling as well as qualitative implications of changes and what it might mean in order of magnitude - comparison of changes.*
- Are you considering rate of change by types of land uses that are considered and pace of change?
- What is the community benefit analysis?  
*R: KM analysis on housing. If we change land uses to increase intensity on any given parcel there would be a requirement attached to that (e.g. affordable housing) that there would be a benefit back to the community. Analysis to ensure we would achieve affordable housing. Also conversation about community benefit beyond housing. A lot of analysis in the works and we aim to have it for public meetings.*
- Materials heading in right direction. Suggest - apply community benefit to these areas where land use might be granted more intensity.
- Affordable housing, for market rate - looking to determine if it would be affordable in the future.  
*R: There are tools outside comprehensive plan that will addresses deed restricted units. Consultants are looking at an array of options that may be suitable for some neighborhoods. Potential piloting in some neighborhoods.*
- Suggested adding co-op housing to the mix of housing types (based on an example in a certain community).

### About Community Engagement

- Have this info at a public hearing so people can comment on it.  
*R: This is just the beginning. In Sept and October – there will be opportunities for public comment. Survey; October - local area meetings with opportunities for people to spend time with this information, the analysis completed and people can dive deeper into the info and provide their perspectives.*
- Will Planning Board have an opportunity to go through this in detail?  
*R: Yes. Will continue to evolve. Not looking for final decisions until early next year.*
- When does the public have an opportunity to comment on the other policy sections?  
*R: on the website now and open for comment through sept. 23.*

### Comments about Scenarios

- **Scenario A:** It will be critical to have a baseline - current policy scenario.
- **Nonresidential Growth Management:**
  - Pull out the growth management tool from the Scenario A. If there is another scenario for growth management, do it separately (more of a policy issue and not a land use change)

- Understand a policy that gets at GM on non-residential side. Why don't we have another scenario - Option D - plus housing minus non-residential. Might be a viable solution to the issues that agitate the community.
- We should look at non-res growth management - could apply to none or all of these scenarios - managing the pace of non-res growth.
- Nonresidential growth management can be addressed as land use (and zoning) change or policy direction (such as with Residential Growth Management System).
- 1. *Note: staff did pull out a separate Scenario Policy Option D based on these comments and assumed some reductions to nonresidential capacity within Scenarios B and C, based on the comments from Planning Board.*
- **For Scenario C** – it will be important to clarify infill in those areas and not displacing those uses in the industrial areas; potential arts spaces. Opportunity to add housing - less dense development. Messaging needs to be really on point.  
*R: The assumption is that the housing would occur not as much the older areas but areas of business parks where there are large parking areas. Adding infill and having housing in addition to businesses that are there. Changing light industrial areas would not be one size fits all - qualities to recognize in those areas.*
- **For Scenario B** - Look at the corridors with an eye to protecting the small businesses. How could the ideas in Scenario B (corridors and centers) be merged with ideas about area and sub-area planning? That focused planning seems important because there are many different character areas.
- Will scenarios give a snapshot along a timeline - continuity between now and buildout?  
*R: No, model is not as sophisticated as that.*
- Scenario B and C include a range of an additional 10-12K residential units. What is the context of those numbers and how were they calculated?  
*R: Using 1% GM rate of growth for total number of units. Also wanted to look at a more modest end. The location of new projected units is different in the options. Shift in E Boulder and / or distributed in various centers. Provided a range to provide to transportation analysis. Numbers inclusive of current projections; stays a little lower than the range of 1% to 2040.*
- Based on public input, would you add another Scenario or new concepts that might come up, or be covered by illustrations and concept diagrams that will be part of these?  
*R: If concepts will fit within these scenarios, we'll add them; if not maybe new concepts or scenarios.*

### Housing Prototypes

- Would like to see concepts that addresses historic properties (e.g., allowing a little house in the back, and if landmarking properties, the ability to build a small house on the front of the property) A community benefit could be historic landmarking.
- Sketches could look more like Boulder architectural style.
- Everyone has been talking about tiny houses - would be good to reflect to people that we are listening to those ideas. People would like to see an option for two smaller houses rather than one large house on a lot. If there are nuances to recommend - please provide.
- Clarify what is medium density overlay district? *R: notes on an initial draft of housing prototypes were incorrect about a Medium Density Overlay district.*
- Address the problem of pushing the boundaries of building coverage and FAR – big house issue. Some will be addressed in policy discussions. An idea has been proposed by the Landmarks Board.

- Can we do “pocket neighborhoods” on large lots? The graphics showing options for corner lot development ideas just look at housing options but not other uses – why not? Adding mixed use or retail options to increase walkability could be important to some neighborhoods. Recommendation for *Suburbia* by David Long – for ideas to make neighborhoods more sustainable with successful and palatable changes.
- Missing in the visuals and texts are concepts of walkability and enhanced pedestrian experience. They could be reinforced with text and lines showing pedestrian access.  
*R: Nelson Nygard and transportation team will be helping with that enhancement.*

### **Subcommunity, area, and neighborhood planning**

- The idea of idea to make neighborhoods more sustainable dovetails with the idea about neighborhood or area planning. Those ideas might be the ones that help sell new ideas to neighborhoods.
- Zoning that we have is problematic - area planning should not be to correct "bad" zoning. Area plans aren't to make zoning more fine-grained.

### **Corridors**

- On corridors - along Broadway there is a lot of residential. Is there a concept where this gets some commercial mixed in as activity nodes or continuous mixed use? Are we looking to incorporate mixed use into residential areas?  
*R: In the residential MU concept – look at adding housing, corner retail use; where there is medium residential can be subtler infill and important focus on transitions; N 28th Street. - commercial that is transitioning - introduce residential into that with a mix of commercial and residential. Low density might not work. When does the community or PB decide whether we want that or not? Maybe we like the nodes and residential in between. The community needs to weigh in.*
- Cottage courts – would like to see some analysis about maintaining the middle housing or does this type of housing erode the middle over time? We don't want to just create investor opportunity. More for-sale lots - add to middle income housing.
- Some concerns this is driven by a desire to maintain a segment of the population having access to affordable housing. We can make land use changes, but we need other mechanism (deed restriction or?) to ensure we achieve those housing goals. Land use is only half the equation. Need discussion of what else will happen in implementation.
- Built environment - need criteria for when, where that might be appropriate or what the planning is for that - desire to see it happen but concern that it happens in the right way and the codes are prohibitive. We could start to craft criteria to guide to that if it is a desired community outcome.

### **Land Use: Open Space Other Category**

- Clarify confusing Open Space Other category that has been problematic. Suggestions included:
  - get rid of this category and map it to other categories, or
  - do map edits - map it to what it should be, or
  - have a land use type that shows alignments of greenways and what they will ultimately look like - linear parks or other. Similar to a connections plan. Greenways, multi-use paths, linear parks (because important connections have not been made because these aren't clear – e.g., Boulder Slough / Target; North Boulder along the creek / Crestview), or

- Keep it but add a land use type that is meaningful. Shows an intent to become OS and the value should be considered very carefully.
- The category that has been challenging in development review; especially where there is a strip of green that is supposed to correspond with a feature such as drainage. Fixing it would be a big mapping challenge. Develop criteria to help with those interpretations.
- Have more interpretive language in the category description. Trying to interpret the intent is difficult.
- History of OS-O: Originally there was an open space map from the 70s that was general and not parcel based. In 1995, GIS reconciled the comp plan with the open space map. Some areas were very difficult to reconcile, and at the time the Open Space created many different open space designations. Everything that wasn't purchased open space or easements was left on the original Open space map from the 70s. So there are still many irregularities. An effort to do a clean-up in a comprehensive manner would be massive.

### **Land Use Designations:**

- General policies at the beginning seem like a good idea to describe the intent of the chapter.
- Light industrial - in use description - heavily focused on data and digital businesses. Not a very strong description of what would go in that area. Rectify language with what has been happening in the areas.
- On General Business - should there be something about transformation goals? (e.g., 28th and 30th street corridors - what we might want to see there in the future). Is that built into the land use now? Elaborate on what it could transform to.
- Service commercial - generally require automotive access. Is that land use really intended to be so auto-centric? R: Yes, it really applies to one small area north of Transit Village Area Plan (TVAP) that was intended to address the issue of not wanting everything to gentrify.
- In the land use chapter, acknowledge climate change impacts that might make the land less suitable than it may have been.
- If we are going to pursue more form-based codes - need more mention of regulating plans.
- Didn't see resilience mentioned in land use chapter. How we might incorporate it into multiple policies? But need to think of resilience in land use categories. Thinking about it in an older paradigm - in converting to more residential. Displacement concept - businesses, and residents.
- Description of mixed density residential – like it; the land use designation of high density - a variety that isn't captured. Variety of units per acre. Maybe a little more work. Some around the downtown and in historic pre-WW!! Neighborhoods. Cluster of coop housing in newly designated areas.

### **Round Robin - Policy Topics for Further Discussion**

- List of community benefits should include mature landscaping.
- Utility provision - add resilience goals and flood management;
- Sensitive infill - helpful to have suggestion that city pursue timelines to get subcommunity and neighborhood plans going so sensitive infill is more clear. Neighborhood plan - it is about people.
- BHP affordable housing policy – concern about it, and not sure what it means in terms of public input and Planning Board review. They should follow the same rules as others.
- Housing Policy 7.02 - affordability has too much emphasis on market rate. Unlikely to get much mileage out of that effort. More emphasis needs to be on preservation of units. Goal - not erode affordable housing stock as a result as redevelopment.

- Need to talk about not displacing people - e.g. 7.08 manufactured homes - replace with same type of housing. Increase resilience without displacing residents.
- 7.10 - balancing housing supply with employment base. We're working to keep up with employment. Change language so it doesn't sound so much like we are in crisis mode and instead are being deliberate. Not subject of boom and bust cycles.
- With neighborhood plans – can ask what type of affordable housing would fit in with your neighborhood? Focus more on 15-minute neighborhood; ask more about new housing in your area.
- Subarea plans - no changes? Maybe for planning purposes you split up the 9 areas a bit more. Emphasis on preservation.
- Community benefit is worthy of long conversation. Distinction should be made between benefits required for increasing the amount of buildable space versus things that just make the site design better (heights, setbacks) - viable to tie to # of units but not height.
- Like new policy on 15 min neighborhoods; walkability is inconsistently applied. Needed in some areas.
- Structure map concept
  - concern that is looks really busy. Not sure putting everything on one map is too much. May look at a few maps. Maybe a heat map of intensity patterns.
  - Think about it as a graphic that is trying to tell a story - how density ties to transit... not just about layers.
- On the idea of preservation of existing buildings - Be careful. Keeping buildings can impair sustainability goals. Housing sections that are set up to be economic and sterile - capture maintaining diversity and social structure and richness - not just # of units.
- Be explicit about senior housing needs, that's critical and needs focus.
- Call out desire to provide affordable housing for public service workers.
- Housing policies have a lot of conflicting goals - preservation of housing stock, trying to reach sustainability goals. Post-war housing style emblematic of neighborhoods that aren't walkable. Need definition of neighborhood center. Are people in post-war neighborhoods ready for neighborhood centers?
- Clarify areas where accessory uses are desired but have been vilified in practice. Get clear vision for what city really wants. Do we want to preserve post-war neighborhoods or do we want 15 min neighborhoods? (or both)
- Be careful about growth management tools; they can create commodified markets that result in no development happening and inability to meet other goals. Can result in no redevelopment and stagnation. Develop GM tools in context.
- Accessory units. Clarify difference OAU, ADU.
- Inconsistency of goals. affecting the residential areas - neighborhood planning can knit everything together and resolve conflicts.
- Make it clear what we really want and avoid not pleasing everyone. Clarity and consistency are essential for an effective plan.
- Can we talk about what a 15 min neighborhood is? Ask the neighborhood. Will differ.

# OUR LEGACY. OUR FUTURE.

BOULDER VALLEY COMPREHENSIVE PLAN

## Boulder Valley Comprehensive Plan Schedule of Milestones

Updated – Sept. 8, 2016

Check [www.BoulderValleyCompPlan.net](http://www.BoulderValleyCompPlan.net) webpage for current information on times and locations. Dates may be subject to change, and additional events will be scheduled.

### City Council and Planning Board Meetings through end of 2016

This list outlines the City Council meetings. More detail about the tasks is provided on the following pages.

- **Sept. 13**      **City Council Briefing** on land use scenarios, key policy options, CU South, discussion of Survey #2, community engagement, and other aspects of the project
- **Sept. 15**      **Planning Board**, continued discussion on land use descriptions, land use scenarios, CU South, Survey #2 and community engagement
- **Sept. 22**      **BY EMAIL** - Staff requests review of draft Survey #2 and input by Sept. 30
- **Oct. 13**      **Joint Public Hearing of City Council and Planning Board** for all public land use requests, eight total; four go to county first in August and Sept., as noted below
- **Oct. 20**      **Planning Board**, continued discussion of BVCP items and preparation for Nov. 10 Study Session
- **Nov. 1**      **City Council Agenda Item** (public hearing closed on Oct. 13) - Decision on the land use requests (after Planning Board decision on Oct. 13)  
Council also gives direction and approval regarding Policy Integration: core values, Sections 3, 4, 5, 6, 8, 9 (Note: may get rescheduled in Dec.)
- **Nov. 10**      **Joint Study Session of City Council and Planning Board** to review scenarios, analysis, community engagement results from Oct., and initial online input from Survey #2 (non-statistical), ideas for draft plan
- **Dec. TBD**      **Survey #2** results available

## Public Land Use Requests

Includes final analysis and recommendations for land use changes, some which require approval by all four bodies (city and county), and some of which require only city approval.

### *Four-Body (City and County) Approval (i.e., 3261 3<sup>rd</sup> St. (#25), 2801 Jay Road (#29), 6650, 6655 Twin Lakes Rd. and 0 Kalua Rd. (#35 and 36))*

- **Aug. 8, 2016** Public Open House, 5-7 p.m. (occurred)
- **Aug. 30, 2016** Joint Public Hearing of Planning Commission and Board of County Commissioners (occurred)
- Sept. 21, 2016** Planning Commission Decision
- **Sept. 27, 2016** BOCC Decision
- *Sept. 28, 2016 Send Planning Commission and BOCC Decisions to Planning Board and City Council*

### *Two-Body (City only) Approval (i.e., Naropa properties at 2130 Arapahoe Ave. and 6287 Arapahoe Ave. (#1), 385 Broadway (#3), 0, 693 and 695 S. Broadway, Table Mesa (#12), and 3485 Stanford Ct. (#13))*

- **Sept. 26, 2016** Public Open House for four city properties and CU South
- **Oct. 3, 2016** Memo and recommendation
- **Oct. 13, 2016** Joint Public Hearing of City Council and Planning Board for all requests (*backup dates being explored*)
- Oct. 13, 2016 Planning Board Decision (or at continuation date, tbd)
- **Nov. 1, 2016** City Council Decision (depending on Oct. 13 schedule)

## Policy Integration

Includes:

- ✓ Updates to Introduction and Core Values
- ✓ Policy edits to Sections 3-Natural Environment, 4-Energy and Climate, 5-Economy, 6-Transportation, 8-Community Well-Being, and 9-Agriculture and Food to reflect master plans, including some new resilience strategies
- ✓ Amendment Procedures clarification and edits
- ✓ Urban Service Criteria edits
- ✓ Trails and Open Space map changes

### *Dates:*

- **July 28, 2016** Planning Board discussion regarding core values; Sections 3, 4, 5, 6, 8, and 9; and Amendment Procedures
- **Aug. 8, 2016** Transportation Advisory Board (TAB) review of Section 6
- **Aug. 10, 2016** Open Space Board of Trustees (OSBT) review of Sections 3 and 9
- **Aug. 11, 2016** Planning Board continues discussion regarding core values, Sections 3, 4, 5, 6, 8, 9
- **Aug. 29, 2016** Public Open House and online version of revised sections (comments due Sept. 23)
- **Aug. 29, 2016** Joint Boards and Commissions review of revised sections and input from boards on relevant sections during September
- **Sept. 14, 2016** OSBT review of trails map changes and discussion of Sections 3 and 9
- **Sept. 21, 2016** County Planning Commission review and input on Sections 3-9 (except housing)
- **Oct. 7, 2016** Revised draft, sections noted above

- **Oct. 20, 2016** (tentative) Planning Board initial approval regarding core values, Sections 3, 4, 5, 6, 8, 9, including public hearing (*Note: may get rescheduled to Nov. – Jan.*)
- **Nov. 1, 2016** City Council initial approval regarding core values, Sections 3, 4, 5, 6, 8, 9 (*Note: may get rescheduled to Dec. or Jan., depending on public request hearings and other input*)
- **TBD** County PC and BOCC direction and approval regarding same

### CU South Land Use Change

Intended to complete Site Suitability Study for University of Colorado property on US 36, recommendations for a land use change, and recommendations for City/CU agreements for future use and services on property.

#### *Dates:*

- **Aug. 10, 2016** Open Space Board of Trustees (OSBT) discussion of process
- **Sept. 14, 2016** OSBT reviews and gives input on draft Site Suitability study
- **Sept. 15, 2016** Planning Board reviews and gives input on draft Site Suitability Study
- **Sept. 26, 2016** Public open house to review and give input on draft Site Suitability Study
- **TBD – Oct.** Update for County Planning Commission and BOCC
- **Oct. 10, 2016** Staff and consultant analysis complete; initial recommendation
- **(Oct. 10-26)** TBD Local South meeting, additional public input
- **Nov. 10, 2016** Joint Study Session of Planning Board and City Council to review and discuss initial recommendation for land use change and City/CU agreement(s)
- **TBD - Nov.** County Planning Commission and BOCC discussion
- **Feb. 2017** Final Recommendations and Approvals

### Land Use Scenarios and Key Policy Changes for Focus Areas

To address:

- ✓ Land use scenarios that may result in changes to Land Use Designation map and land use descriptions (e.g., industrial and mixed use designations)
- ✓ Key policy options and analysis that may result in changes to Section 2, Built Environment and community benefit or job/housing balance policies, Section 7, Housing policies; and any additional climate or resilience policies, and subcommunity or area planning approach
- ✓ Housing prototypes (e.g., single family small lot, ADU, rowhouse, townhome, etc.)
- ✓ Visualization to support built environment choices and preferences
- ✓ Analysis of jobs/housing mix and other impacts and benefits of scenarios
- ✓ Policies related to Alpine-Balsam site and urban design framework

#### *Dates:*

- **Aug. 19, 2016** Draft scenarios and prototypes - materials from consultant for Planning Board
- **Aug. 25, 2016** Planning Board initial input on scenarios and prototypes
- **Aug. 29, 2016** Public open house and online information for draft scenarios and prototypes
- **Aug. 29, 2016** Joint Boards and Commissions input on draft scenarios and prototypes
- **Sept. 13, 2016** City Council briefing on topics noted above and draft survey topics
- **Sept. 15, 2016** Planning Board input on draft survey topics
- **Sept. 22, 2016** City Council and Planning Board – Electronic review of draft Survey #2 review (final comments due to staff Sept. 30)

- **Sept. 22, 2016** Initial visualizations and analysis complete for scenarios and survey (i.e., fiscal, transportation, energy, housing, etc.)
- **Oct. 3, 2016** Analysis complete for public events and survey
- **Oct. 10, 2016** Survey #2 Ready for Online and Print
- **Oct. 10-26** Local community engagement sessions (being scheduled)
- **Oct. 17, 2016** BVCP Survey #2 (through Nov. 18). Two postcards. Online version, week of Oct. 10
- **Nov. 10, 2016** Joint City Council and Planning Board Study Session to review scenarios, analysis, community engagement results from Oct., and initial online input from Survey #2 (non-statistical), ideas to produce draft plan, public open house
- **Dec. 12, 2016** Survey #2 Report completed and distributed to City Council, Planning Board and County
- **TBD** Planning Commission and BOCC study session to review scenarios and analysis and community engagement results
- **Nov/Dec** Other boards and commission input on remaining sections
- **Jan-Feb TBD** Initial draft plan