



Joint Advisory Board Workshop Agenda

August 29, 2016

6:30 – 8:30 p.m.

First Presbyterian Church – 1820 15th Street, Oerter Hall

Dinner provided

Open House for members of the public and board members – 5:30 to 6:30

Posters and materials will be available to browse

Advisory Board meeting will start promptly at 6:30.

Preliminary Agenda

6:30 – 6:45 Welcome / Presentation

- Introductions / meeting overview
- Where is BVCP in the process?
- Policy Edits (six sections) - Edits reflect policy direction from recently adopted master plans or other policies and feedback from some boards. Additional feedback is requested by September 23. Boards may want to discuss their relevant sections at upcoming Sept. meeting

6:45 – 7:10 Discussion Topics Presentation/Q&A

- **BVCP Land Use Scenarios, Prototypes and Key Policy Choices**
- Q & A – 10 minutes

7:10 – 8:10 Small group discussions

- 3 major questions about scenarios, diagrams, and key policy choices
- worksheets (to be provided at meeting)

8:10 – 8:20 Small group reporting

8:20 – 8:30 Wrap up and next steps

**CITY OF BOULDER
JOINT BOARDS AND COMMISSIONS
MEMORANDUM**

TO: Boulder Advisory Boards and Commissions

FROM: 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
Many others on interdepartmental team who have contributed

DATE: August 29, 2016

SUBJECT: **Boulder Valley Comprehensive Plan Major Update – Briefing and discussion on BVCP policy updates and integration, land use scenarios and key policy choices**

PURPOSE

This memo provides information in advance of the joint board meeting on Aug. 29, 2016 on the Boulder Valley Comprehensive Plan (BVCP) Major Update. At the meeting, board members will hear an update on policy edits for certain sections of the plan and have a chance to discuss land use scenarios and key policy choices. After the event, the planning team will incorporate feedback on materials for the next round of materials for public events and for discussion by four approval bodies at their meetings in October and November.

Roles of Advisory Board Members and Feedback

The BVCP is jointly adopted by the City of Boulder (“city”) (Planning Board and City Council) and Boulder County (“county”) (County Commissioners and Planning Commission). While members will attend the joint meeting on Aug. 29 on behalf of their board, feedback at the joint event will represent individual viewpoints. If requested, attendees may work with their staff liaisons to schedule time in September to have a full board discussion and provide formal board feedback to staff and the decision-making bodies regarding policy topics within the purview of the board. **Attachment A** notes the dates of meetings and the topics that may be relevant to each board.

Plan Background

The BVCP is the community’s plan for the future. Its policies are intended to guide decisions about growth management, development, preservation, environmental protection, economic development, affordable housing, culture and the arts, urban design, neighborhood character and transportation. [The Land Use](#) and [Area I, II, III Maps](#) define the desired land use pattern and location, type, and intensity of development. The plan is updated every five years to respond to changed circumstances or evolving community needs and priorities.

Project Timeline

The BVCP update has four phases, each with extensive community dialogue and engagement. The webpage for the project is: www.bouldervalleycompplan.net, which also includes a link to the most [current 2010 Plan and maps](#). **Attachment A** includes the project timeline and community engagement process.

Phase 1—Foundations and Community Engagement Plan (completed; [links to resource materials here](#))

Phase 2—Issues Scoping with Community (completed; [engagement](#) and [survey](#))

→ **Phase 3—Analyze and Update Plan Policies and Maps** (summer-fall 2016)

Phase 4—Prepare Draft Plan for Adoption, Extend IGA (fall 2016/early 2017)

Currently the update is in Phase 3

The four tracks are:

- (1) **Public Land Use Request process** – the analysis and recommendations related to eight properties for which a member of the public or property owner requested a Land Use or Area I, II, III map designation change. Those hearings will begin on Aug. 30 and carry through Nov. 1.
- (2) **Policy Updates and Integration** – the policy refinements and additions to BVCP sections 3, 4, 5, 6, 8, and 9 to better align policies with adopted master plans and other city and county policies.
- (3) **CU South Land Use Change** – an analysis (land use suitability) and recommendations related to the future land use designation of the 300+ acre CU South property.
- (4) **Focus Areas: Land Use Scenarios and Policies**. This track represents the primary focus and biggest potential for significant changes to the plan. Work will include developing land use and policy choices to address key issues as well as in-depth analysis and visualization tools to help convey options and tradeoffs.

Phase 3 entails multiple opportunities for engagement and staggered study sessions and hearings for the elected officials to review, discuss, and approve materials. Community outreach will include additional meetings with advisory boards, community organizations, online opportunities, a series of local area workshops, pop-up events, open houses and a second survey in October and November about key policy choices.

Next is Phase 4—Draft Plan and IGA (Fall 2016-Early 2017).

Phase 4 will synthesize all the previous phase deliverables into a draft plan for consideration/adoption, again with opportunities for public review and engagement. Additionally, the “Comprehensive Development Plan Intergovernmental Agreement” (IGA) between the city and county (valid through Dec. 31, 2017) will be updated.

Land Use Scenarios and Policy Choices

An important aspect of any major update is assessing whether the land use designation map and policies (i.e., built form, housing, etc.) are still serving the community, or whether adjustments are necessary to respond to current conditions and trends. Through the past year of community engagement (including meetings and a random sample statistical survey, [link here](#)) and other input from boards and leadership, the project has honed in on focus areas and key choices related to land use including:

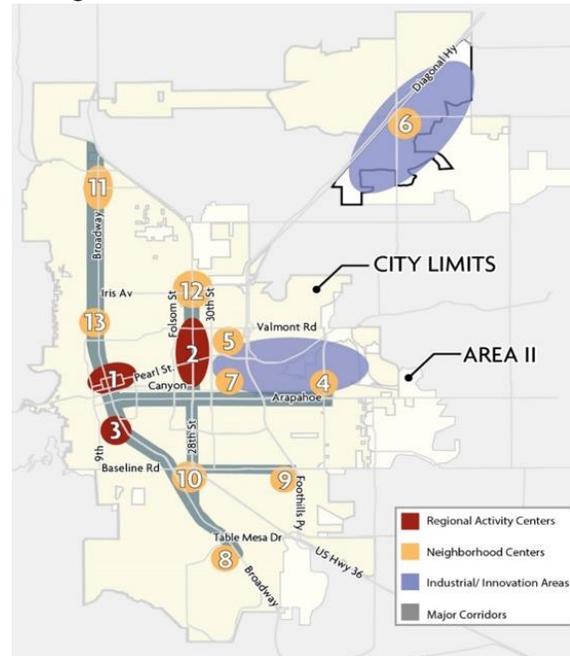
- Housing affordability and diversity
- Balance of future jobs and housing

- Climate change, energy and resilience
- Urban design and community benefits
- Addressing local needs (e.g., through area and subcommunity planning)

The land use scenarios and policy choices will be the primary focus of the joint board meeting on Aug. 29. Staff will provide a brief presentation providing more detail about the land use scenarios, prototypes, and visualizations and key policy choices. Board members then will be asked questions to discuss in groups and provide feedback.

Citywide Land Use Scenarios

The citywide scenarios are aimed at addressing those focus areas and objectives of this update and the plan’s sustainable urban form policies. In particular, they aim to expand choices for affordable and diverse housing, better balance future jobs and housing, support climate action initiatives, address mobility and multi-modal transportation (including “15-minute” connected, walkable neighborhoods concept) and maintain economic vitality, among other sustainability principles addressed in the BVCP. Building from earlier work to identify “opportunity areas” in the community – centers, corridors, industrial/innovation areas, three major concepts are being explored in the scenarios to address a range of potential future housing (and jobs/housing balance). They include:



- The current policy**, considering no change to jobs or housing potential or significant changes to land use, and exploring growth management for jobs. The current plan housing and jobs potentials are noted below.
- Current policy + housing in centers and corridors**, exploring additional housing in the traditionally commercial centers and in limited fashion along major corridors.
- Current policy + housing in industrial/innovation areas**, exploring additional housing in some parts of the light industrial districts, particularly in business parks (e.g., Flatirons) and better amenities and mix of uses in these areas that support a large part of Boulder’s businesses and workforce.

Current Policy Projection

The scenarios consider land use changes that would affect the range of housing potential, with the following current policy as foundational:

- **2015 estimate:** Boulder (Area I and II) has 51,450 housing units and 101,430 jobs.
- **Housing Potential:** The zoning potential for new housing units (in Area I and II) is 6,750 units, or a total of 58,200 total housing units (by 2040).
- **Jobs Potential:** 19,200 new jobs are projected (based on historic average growth rates) for a total of 120,500 jobs by 2040. The additional zoning capacity potential is 36,000 units for a total of 156,500 jobs. (For BVCP Projections report, [link here.](#))

The scenarios consider the jobs/housing balance policy and residential growth management

limits and explore an increased range of new housing units under the current plan but within the city's average annual one percent growth limit. The upper range is proposed to be a potential of approximately 12,750 new housing units (or total of 64,200 housing units) by 2040. No land use changes are proposed that would affect the total current projected number of jobs. Some minor shifts to the mix and types of nonresidential use are being explored to address business and workforce needs in East Boulder to have more local-serving retail along 55th in the light industrial areas.

Housing Prototypes and Concepts

Staff and consultants are also preparing prototypes for types of housing currently needed in Boulder (based on housing studies and surveys) but generally not being built particularly for middle incomes. These include: live/work; row houses and flats; and townhouses, including court style. Illustrated housing prototypes will also address lot sizes, density, unit size (range), and ownership. Photos of examples of apartments and condominiums, mixed-use residential and micro-unit housing will also be provided.

The team also is exploring ideas related to “gentle infill” to address the rising concern in some neighborhoods that newly built big homes are negatively impacting neighborhood character and that homeowners and residents do not have enough options besides tearing down and replacing large homes. These options will be balanced against other neighborhood concerns about over-occupancy and impacts of student renters, traffic, and other issues. Additional discussion and criteria will be necessary to determine where and how those types of options might be appropriate in some – but not all – Boulder neighborhoods.

Other Key Policy Choices

In addition to the work being done on the land use scenarios and potential new housing types, several key policy choices are being analyzed. These key policy choices build from community input on the BVCP to date. They key policy choices are largely within the Growth Management, Built Environment, and Housing sections of the plan. The topics proposed for further community discussion include:

1. **Centers and Corridors Policy:** Policy language and illustrations to clarify role, design, intensity, and mix of regional and neighborhood centers and corridors and how best to achieve mixed-use, complete and walkable places.
2. **Neighborhood Character:** Policy language and illustrations to clarify neighborhood preservation tools such as transitions near nonresidential zones and potentially to address size limits for homes.
3. **Climate and Energy in Built Environment:** Policies to further support climate action goals and innovations that help community reduce energy use and accomplish local renewable energy production, etc.
4. **Subcommunity and Area Plans:** Possible refinements to area planning approach and prioritization.
5. **Community Benefit Definition:** Clarifying the definition of “community benefit” and policy (and regulations).
6. **Jobs/Housing Balance:** Possible policy about nonresidential growth management to balance jobs and housing, considered with approaches to hold steady or increase the housing side of balance as noted in scenarios.
7. **Middle Income Housing policy and quantitative goal:** Updating housing policies to support permanently affordable, diverse housing for low, moderate, and middle incomes (also relating to community benefit), including a possible new goal for middle income housing, and other housing policy questions.

Forthcoming Analysis

To understand the sustainability implications of the different options and policy choices, the planning team is also working with other in-house staff and consultants Nelson Nygaard (transportation), BBC, Research and Consulting (housing case studies), and Keyser Marsten (fiscal impact and financial related to housing) to complete the analysis of the citywide scenarios, housing prototypes and policy choices to address issues such as:

1. Jobs/housing balance;
2. Transportation and congestion impacts and benefits of scenarios;
3. Multi-modal connections and mobility, particularly for non-vehicular modes;
4. Greenhouse gas emissions;
5. Housing affordability gap for different prototypes in different parts of the community;
6. Qualitative input on fiscal impact of different land use choices;
7. Analysis of housing policies (e.g., incentive based zoning and ways to obtain more affordable housing when land use changes occur that result in more intensity);
8. Examples from different communities of community benefit policies and how to address and prioritize community benefits in the development process;

Such analysis will be ready in late September for October engagement and discussion of issues and tradeoffs.

Trails Map

A memo outlining changes to the BVCP Trails Map as well as a draft map will be provided at the joint board meeting. The proposed changes to the draft 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 alternatives analysis and public process have occurred at the master planning or area planning level, and new trails plans have been adopted. No major changes or policy shifts are suggested by the changes proposed. Open Space Board of Trustees, Transportation Advisory Board, Parks and Recreation Advisory Board and the Greenways Advisory Committee will have opportunities to review the draft map.

Policy Updates and Integration

One of the tasks in updating the BVCP is to bring policies in alignment with master plans and programs that have been approved in the past five years. The sections noted below have been updated to integrate with approved master plans or strategies, such as the Community Cultural Plan, Transportation Master Plan, Parks and Recreation Master Plan, and draft Resilience Strategy. Additionally, several advisory boards including Planning Board (all sections), Open Space Board of Trustees (Natural Environment), and Transportation Advisory Board (Transportation) have provided input which is reflected. The **proposed plan outline** and **draft policy updates** for the following sections are **located at [this link](#)** and on the project webpage:

- Introductory Vision and Core Values
- Natural Environment

- Energy and Climate
- Economy
- Transportation
- Community Well-being
- Agriculture and Food.

The drafts (provided in strikeout and clean versions) include temporary endnotes intended to explain the origin of the proposed edits, which in most cases are “housekeeping” changes rather than policy shifts. Where policies are new, they are noted as such. **Please note that a further round of editing will occur to improve organization, reduce verbosity and redundancies, and renumber policies as necessary.**

While the Joint Advisory Board meeting will not be oriented to discuss the policy updates directly, there will be a public open house from 5:30-6:30, just prior to the meeting. Board members are encouraged to come early to browse the materials, discuss proposed changes with staff members and provide feedback, and if topics are relevant to the board’s purview, they may want to discuss them at an upcoming September board meeting.

Plan sections with more substantive edits and policy choices (i.e., Growth Management, Built Environment, Housing, land use designation definitions) will follow in later rounds of public discussion and review as they are tied to the land use scenarios and policy choices noted above.

NEXT STEPS

Aug. 30, 2016	County Planning Commission and Board of County Commissioners Public Hearing on four-body public land use change requests
Sept 1 – 22	Optional additional discussions at Boards and Commissions related to policy edits or scenarios and the Trails Map
Sept. 13, 2016	City Council Briefing on BVCP scenarios and key policy choices
Sept. 15, 2016	Planning Board discussion about BVCP, CU South analysis Input on draft BVCP survey #2 review and input (electronic) – Sept. 22 to 30
Oct. 3 to 28	Community engagement - land use scenarios and key policy choices; survey #2
Oct. 20, 2016	Planning Board initial approval of policy edits (sections 3, 4, 5, 6, 8, and 9)
Nov. 1, 2016	Tentative City Council approve of policy edits (sections 3, 4, 5, 6, 8, and 9)
Nov. 10, 2016	City Council and Planning Board joint study session regarding Land Use Scenarios and Key Policy Choices

Currently Scheduled Updates to City Boards and Commissions in September:

Sept. 12	Transportation Advisory Board (TAB)
Sept. 14	Open Space Board of Trustees (OSBT)

ATTACHMENT(S)

A. Project Schedule and Community Engagement



Detailed Schedule for Phases 3 and 4 and Approval Process

Updated - Aug. 8, 2016

BOULDER VALLEY COMPREHENSIVE PLAN

2016

2017

July

Aug

Sept

Oct

Nov

Dec

Jan

Feb

Track and Deliverable

3-Land Use Request Analysis, Policy Updates, Focus Areas: Land Use

4-Draft Plan and IGA

Public Land Use Requests (Approvals - Aug. to Nov.)

A - Two Body Review

Naropa (#1)
South Boulder properties (385 Broadway #3, Table Mesa #12, Stanford, #13)

Analysis



Open house 9/26

Report/Memo



PB/CC - Hearing on 10/13
PB decision 10/13



CC decision on 11/1

B - Four Body Review

3261 3rd St (#25)
2801 Jay Road (#29)
Twin Lakes (#35, 36)

Analysis



open house 8/8



PC/BOCC Hearing



Decision 9/21



Decision 9/27



PB/CC - Hearing on 10/13
PB decision 10/13



CC decision on 11/1

Policy Updates and Integration (Approvals - Oct. - Dec.)

Introduction and core values chapter update
Policy edits to sections 3, 4, 5, 6, 8, 9
Amendment Procedures clarification and edits
Urban Services Criteria edits
Add resilience strategies to sec. 3-9
Trails and open space map changes

Initial Draft



Study - 7/28



8/11



OSBT 8/10



Joint Boards/
open house 8/29



OSBT 9/14



Approval Draft



PB Hearing - 10/20



CC approval 11/1



PC/BOCC - Hearing TBD Nov-Dec

CU South Land Use Change (Approvals Feb.)

Field Analysis/Site Suitability Study
Additional analysis and land use recommendations
Annexation agreement recommendations

Analysis and field work



OSBT 8/10



Initial Draft



PB 9/15



OSBT 9/14



Recommendation



Public Meeting 9/26



PB/CC 11/10



PC/BOCC County later in Nov.

Focus Areas: Land Use Scenarios, policies for housing, jobs, design, etc. (SS Nov., Approvals Feb.)

Land Use Scenarios
Built environment and community benefit policies (sec. 2)
Land use map changes from scenarios
Housing edits and updates (sec. 7)
Additional climate or resilience policies
Land use description edits
Policies and principles related to BCH (Alpine-Balsam site)

Prepare Scenarios and Analysis and Draft Policies



PB 8/25



Scenarios and draft



CC Briefing 9/13



Joint Boards/
open house 8/29



Scenarios, draft policies and analysis



PB/CC 11/10



PC/BOCC County later in Nov.



public event online info



Survey 10/17-11/18

Subcommunities/Area Plans

Implementation chapter of plan
Suggested priorities for subcommunity or area planning

carry forward work from listening sessions and fall survey



pop ups



localized public events 10/10- 10/26



Report



PB/CC 11/10



PC/BOCC County later in Nov.

Recommendations Synthesizing

Policy directions from scenarios; map changes, incl. CU South
Reorganized chapters with approvals from Sept.
Metrics
Glossary
Action Plan



Initial draft plan



open house and online



PB



Adoption draft plan



Hearings Feb. TBD



Draft IGA with questions

OUR LEGACY. OUR FUTURE.

BOULDER VALLEY COMPREHENSIVE PLAN

Boulder Valley Comprehensive Plan Schedule of Milestones

Updated – Aug. 9, 2016

Check www.BoulderValleyCompPlan.net webpage for current information on times and locations. Dates may be subject to change, and additional events will be scheduled.

BVCP Process Subcommittee

The process subcommittee, consisting of city and county members, guides the process. Currently, all remaining 2016 meetings are scheduled in the Municipal Building, 1777 Broadway, in the west conference room from noon to 1:30 p.m. Meeting dates include:

- **Aug. 17, 2016**
- **Sept. 21, 2016**
- **Oct. 19, 2016**
- **Nov. 16, 2016**
- **Dec. 21, 2016**

City Council Meetings

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

- **Sept. 13, 2016** **City Council Briefing** on land use scenarios, key policy options, CU South, discussion of Survey #2, and other aspects of the project
- **Sept. 22, 2016** **BY EMAIL** - Staff requests review of draft Survey #2 and input by Sept. 30
- **Oct. 13, 2016** **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
- **Nov. 1, 2016** **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, 2016** **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** **City Council receives Survey #2 results**
- **Feb. 2017 TBD** **City Council Study Session** re: Draft Plan and Focus Areas

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 3rd 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.
- **Aug. 22, 2016** Memo and recommendation
- **Aug. 30, 2016** Joint Public Hearing of Planning Commission and Board of County Commissioners
- **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
- **Oct. 13, 2016** Planning Board Decision
- **Nov. 1, 2016** City Council Decision

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 to review revised sections
- **Aug. 29, 2016** Joint Boards and Commissions review of revised sections
- **Sept. 14, 2016** OSBT review of trails and open space map changes
- **Oct. 7, 2016** Approval draft, sections noted above
- **Oct. 20, 2016** Planning Board direction and approval regarding core values, Sections 3, 4, 5, 6, 8, 9
- **Nov. 1, 2016** City Council direction and approval regarding core values, Sections 3, 4, 5, 6, 8, 9 (Note: may get rescheduled to Dec., depending on public request hearings)
- **TBD – Nov.** 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 initial Site Suitability study
- **Sept. 15, 2016** Planning Board reviews and gives input on initial Site Suitability Study
- **Sept. 26, 2016** Public open house to review and give input on initial Site Suitability Study and recommendations for property
- **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
- ✓ Housing prototypes (e.g., single family small lot, ADU, rowhouse, townhome, etc.)
- ✓ Visualization to support built environment choices
- ✓ Analysis of jobs/housing mix and other impacts and benefits of scenarios
- ✓ Policies related to Alpine-Balsam site and urban design principles

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** 4-5 Local community engagement sessions – East, South, North, Central, Gunbarrel

Attachment A - BVCP Work Plan Timeline & Schedule of Milestones

- **Oct. 17, 2016** BVCP Survey #2 (through Nov. 18). Two postcards. Online version, week of Oct. 10
- **Wk of Oct. 31** Community event to review feedback from local sessions and initial input around scenarios and policy choices
- **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
- **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

Community Engagement Planning for BVCP Update - Phase 3

Updated Aug. 9, 2016



August – December

Building on the goals and framework outlined in the [BVCP Engagement Plan](#), **guidance** specific to Phases 3 and 4 includes:

- Early Input Reflected in Options
- Understanding of Analysis and Trade-offs
- Common Ground Solutions
- Citywide and Local Scale
- In-Person & Online Engagement Venues
- Input from Targeted Groups
- Ample Time for Review and Feedback
- Easy to Find, Relevant Information
- Fun Factor

The purposes of Phase 3 include building on what was heard in earlier phases of the update, and sharing options, analysis and recommendations. This work will inform final changes to the plan and adoption in Phase 4.

I. **BVCP Scenarios, Trade-Offs and Built Environment Questions**

The areas of focus related to design, housing and the jobs-housing balance may lead to land use or policy changes in the plan. Initial scenarios with analysis of outcomes and trade-offs will be ready to share with the community in late August, and analysis will be complete in September. It is anticipated that all of the following engagement approaches and events would provide opportunities for community members to provide feedback on their preferences based on scenarios and analysis.

A. **Update Advisory Boards at a Proposed Joint Meeting – August 29, 6:30-8:30**

Purpose: invite members from most city advisory boards and commissions to get an update about the status of the BVCP update, present information about the land use scenarios and gather feedback. Most of the meeting will be designed for small group discussions of mixed board members to garner feedback on key questions. Feedback will inform scenario and policy analysis as well as decision-makers.

B. **Open House – August 29, 6:30-8:30**

Purpose: invite public to see an update about the status of the BVCP update including initial policy updates, information the land use scenarios, and what to expect in September.

C. **Pop-ups - September-October**

Purpose: gather feedback from people not typically involved in planning processes about specific land use changes in places near the opportunity areas. Staff members will host times at coffee shops, parks (using Neighborhood Block Party Trailer), ice cream stores, and other gathering places to ask people questions about their preferences for land use changes in that area. These preferences will be recorded on paper or in online questionnaires and compiled with other feedback for decision-makers. Locations might include: 55th and Arapahoe, Diagonal Plaza or other areas with proposed changes. Two to three pop-ups per area are anticipated, and people who live in the area would be alerted to these opportunities through the project website, the weekly planning e-mail, Next Door or other communications tools.

D. Local Area Meetings – October

Purpose: examine scenarios, analysis and trade-offs in depth and identify common ground on proposed changes to the plan among community members with a variety of interests. Each meeting would have area-specific materials as well as citywide information. Similar to the early local listening sessions, the primary focus will be on the comp plan with opportunities for facilitated small group discussions around proposed changes and scenarios. The discussions would be designed to help people identify areas where they agree and where they do not and potentially the need for additional analysis. Meetings would also provide opportunities to share information about other city projects in an open house. Venues would need to be capable of comfortably hosting a significant number of people and staff or outside facilitators will be employed to assist in the small group discussions.

1. Central / Crossroads
2. South / Southeast / East
3. North / Palo
4. Gunbarrel

E. Statistically-Valid Survey – October-November

Purpose: gauge community preferences for specific changes to the comprehensive plan. Topics for the survey questions may include but are not limited to: preferences around type and location for potential land use changes as identified through land use scenarios, growth management, and policies regarding community benefits, urban design quality, and housing and neighborhood character. Questions would be limited and focused on pivotal topics and choices for changes.

F. Community Event – Late October

Purpose: summarize and share feedback about the land use scenarios in an open house format. The event would serve as the culmination of community feedback on the scenarios, trade-offs and built environment issues before meeting with the decision-making bodies for direction on these choices.

G. Meetings with community organizations – July – October

Purpose: seek feedback from groups of community stakeholders at their regular meetings (e.g. Boulder Chamber, Future-oriented Community Organizations).

H. Targeted and Culturally-Sensitive Outreach – August – October

Purpose: gather feedback from immigrants. Staff will work with community partners to organize and host at least three focus groups in partnership with immigrant-serving organizations (Immigrant Advisory Committee, Family Resource Center, Latino Task Force) to ask questions about preferences around the scenarios.

II. Land Use Public Requests & CU South – August & September

A. Area-Specific Open Houses – to provide feedback on land use change requests.

- August 8 – focusing on Area II properties: 3261 3rd Street; 2801 Jay Road and 6500 and 6655 Twin Lakes
- September 26 – focusing on Area I properties and CU South

B. Public Hearings – both the county and city will hold joint public hearings on these public request land use changes

- a. August 30 – Boulder County Planning Commission and Board of County Commissioners
- b. October 13 – City Planning Board and City Council

City Boards and Commissions – General Relationship to BVCP (Aug. 2016)

Council-Appointed Board	Topics (relating to BVCP)	Meeting Days/Times
Youth Opportunities Advisory Board (YOAB)	Issues affecting youth	
Human Relations Commission	Inclusiveness, equity, homeless, social sustainability	3 rd Monday of each month at 6:00 p.m. in Council Chambers (Sept. 15)
Parks and Recreation Advisory Board (PRAB)	Parks planning, greenways, parks function, Trails map	4 th Monday of each Month (verify), Council Chambers (Aug. 22 or Sept. 26)
Downtown Management Commission (DMC)	Parking and downtown	1 st Monday of the month at 5:30 p.m. in Council Chambers (Sept. 5)
Environmental Advisory Board (EAB)	Energy, climate, environment	1 st Wednesday of the Month at 6:00 p.m. in 1777 Broadway (Sept. 7)
Landmarks Board (LB)	Historic preservation (Historic Preservation Plan)	1 st Wednesday of the Month at 6:00 p.m. in Council Chambers (Sept. 7)
Transportation Advisory Board (TAB)	Transportation and connections (Transportation Master Plan), Trails map	2 nd Monday of each month at 6:00 p.m. in Council Chambers (Sept. 12)
Open Space Board of Trustees (OSBT)	Natural Environment, Open space (Open Space Visitor Master Plan), Trails map	2 nd Weds of each month (time and location vary), Council Chambers (Sept. 14)
Boulder Arts Commission	Art in public places, role of arts citywide (Cultural Master Plan)	3 rd Wednesday of each month, Canyon Meeting Room (Sept. 21)
Boulder Design Advisory Board (BDAB)	Urban design	2 nd Weds of each month at 4:00 p.m. in 1777 Broadway (Sept. 14)
Library Commission	Library Master Plan and any overlapping aspects	1 st Weds of each month at 6:00 p.m. in Canyon Meeting Room (Sept. 7)
University Hill Commercial Area Management Commission	University Hill	
Water Resources Advisory Board (WRAB)	Floodzones, greenways	3 rd Monday of each month at 7:00 p.m. – City Municipal Services Center 5050 E. Pearl St.