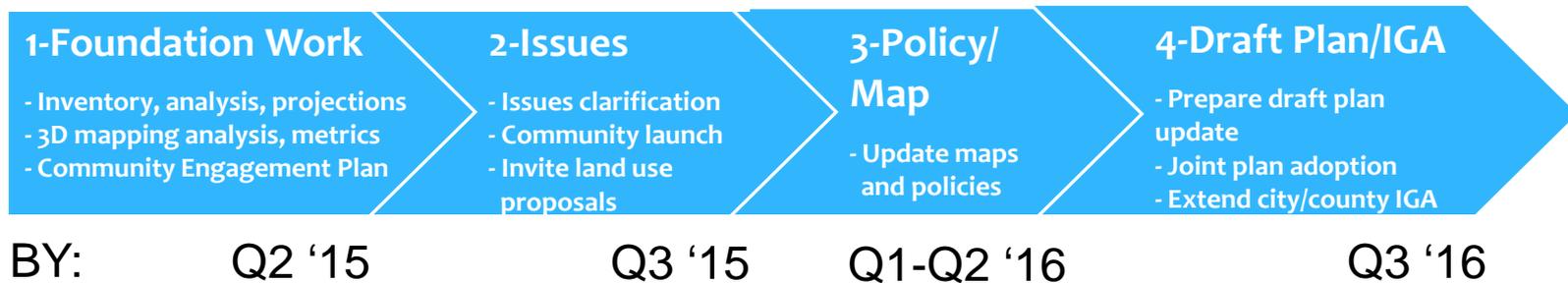


BVCP Update - 2015/2016 Draft Timeline



City and county developing detailed schedule. Initial milestones:

- Mar. 31** Council work plan and foundations work
- TBD** County check ins regarding schedule
- Spring** Issues and engagement forum (with partners)

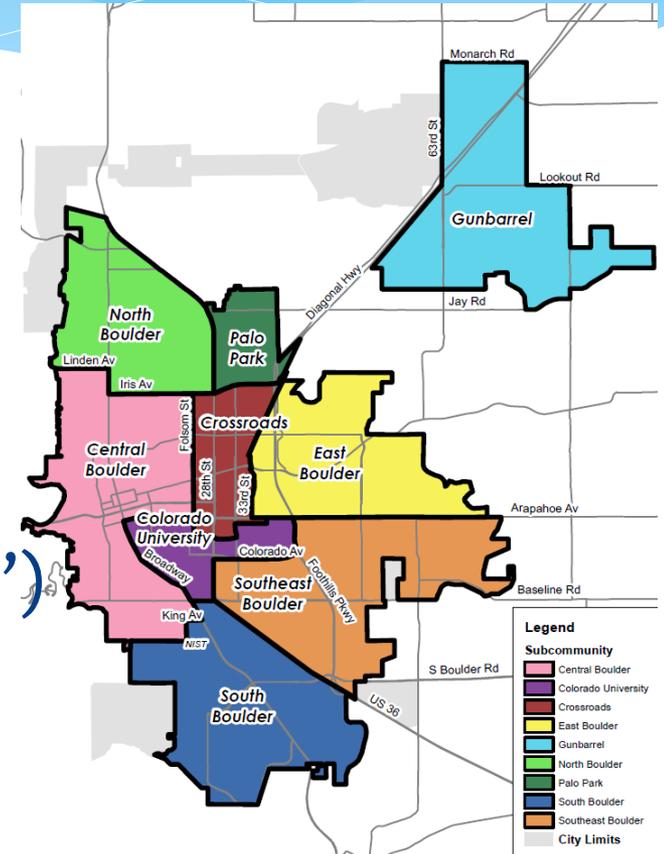
BVCP Community Engagement Principles

- * Include diverse perspectives and support widespread participation
- * Provide relevant information
- * Remain focused on critical issues, identified by board and council
- * Have a civil/civic conversation
- * Listen
- * Be transparent
- * Multiple ways to be included, including neighborhood level engagement



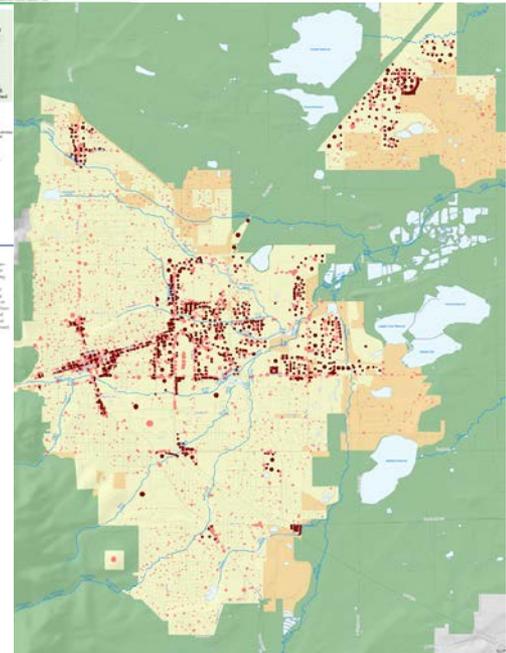
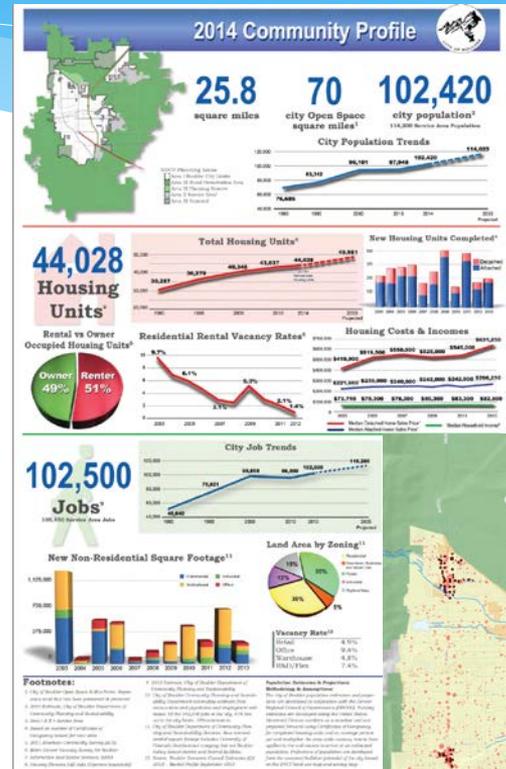
BVCP Community Engagement – Multiple Ways

- * Skype input
- * Hands on meetings
- * Videos/channel 8
- * Web-based
- * Mobile (“plan van”)
- * Piggyback onto events
- * Portable (e.g., “meeting in a box”)
- * Coordinate with Code for America and neighborhood liaison



BVCP Work Plan – Foundations

1. 2015 Profile Updates
2. Trends Snapshot
3. 2014 Forecasts
4. Map inventory
 1. by subcommunity
 2. Factors of stability vs. change
 3. Systems approach

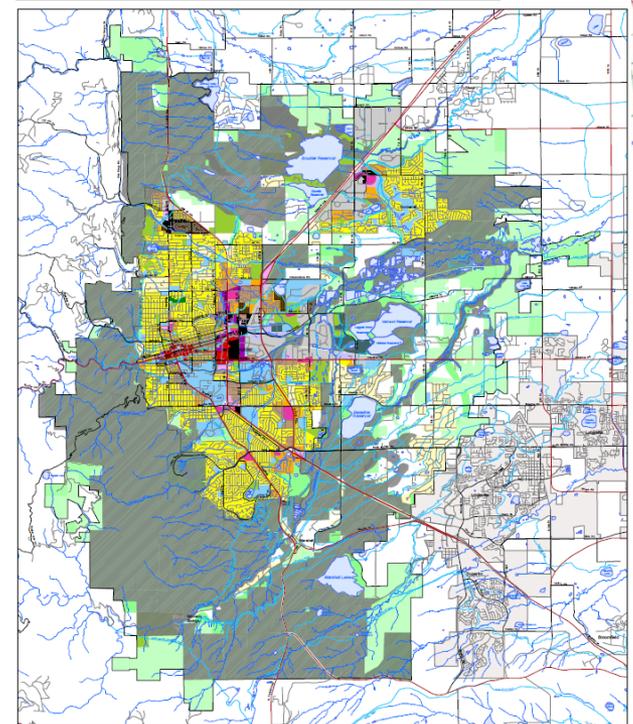


BVCP Work Plan – Foundations, cont.

5. Land use map/Area I,II, III – clean up
6. Master plan review/summary
7. 3d urban form tools
8. Draft accomplishments/challenges
9. Metrics survey
10. Resilience diagnostic



Boulder Valley Comprehensive Plan Land Use Designation Map



Design Excellence



[Home](#) » [Plan Develop](#) » Design Excellence Initiative



DESIGN EXCELLENCE INITIATIVE



Summary

This initiative is intended to support a broad community discussion about what is and is not working with current design policies for buildings and the public realm, as well as evaluate built projects to determine the extent to which desired outcomes are being achieved.

The Design Excellence Initiative will be informed by the Sept. 16 City Council motion that directed staff to provide recommendations to help increase the predictability of the discretionary review process, improve the public realm, and lead to the design of better buildings.

Resources being requested in the March “Adjustment to Base”

- * Based on additional council priorities and work efforts identified since preparation of 2015 budget
- * Recognizes areas of ongoing concern as well as near-term additional work effort
- * Shared between General Fund, P&DS fund, and Housing funds

Resources being requested in the March “Adjustment to Base”

- * Ongoing – areas of continued priority where additional resources are needed
 - * **Urban Designer 1**
(from general fund)
 - * **Senior Housing Planner**
(shared between general fund + housing)

Resources being requested in the March “Adjustment to Base”

- * Fixed Term – extension / repurposing of existing FTEs
 - * **Senior Project Manager**
(refill and 2-year extension of Paul Leef’s position; from P&DS fund)
 - * **Community Engagement Specialist**
(addition of 0.5 FTE, one-time; P&DS fund)

Resources being requested in the March “Adjustment to Base”

- * Fixed Term – areas of current work where additional resources are needed
 - * **Planner Associate**
(from general fund)
 - * **Administrative Support**
(from P&DS fund)

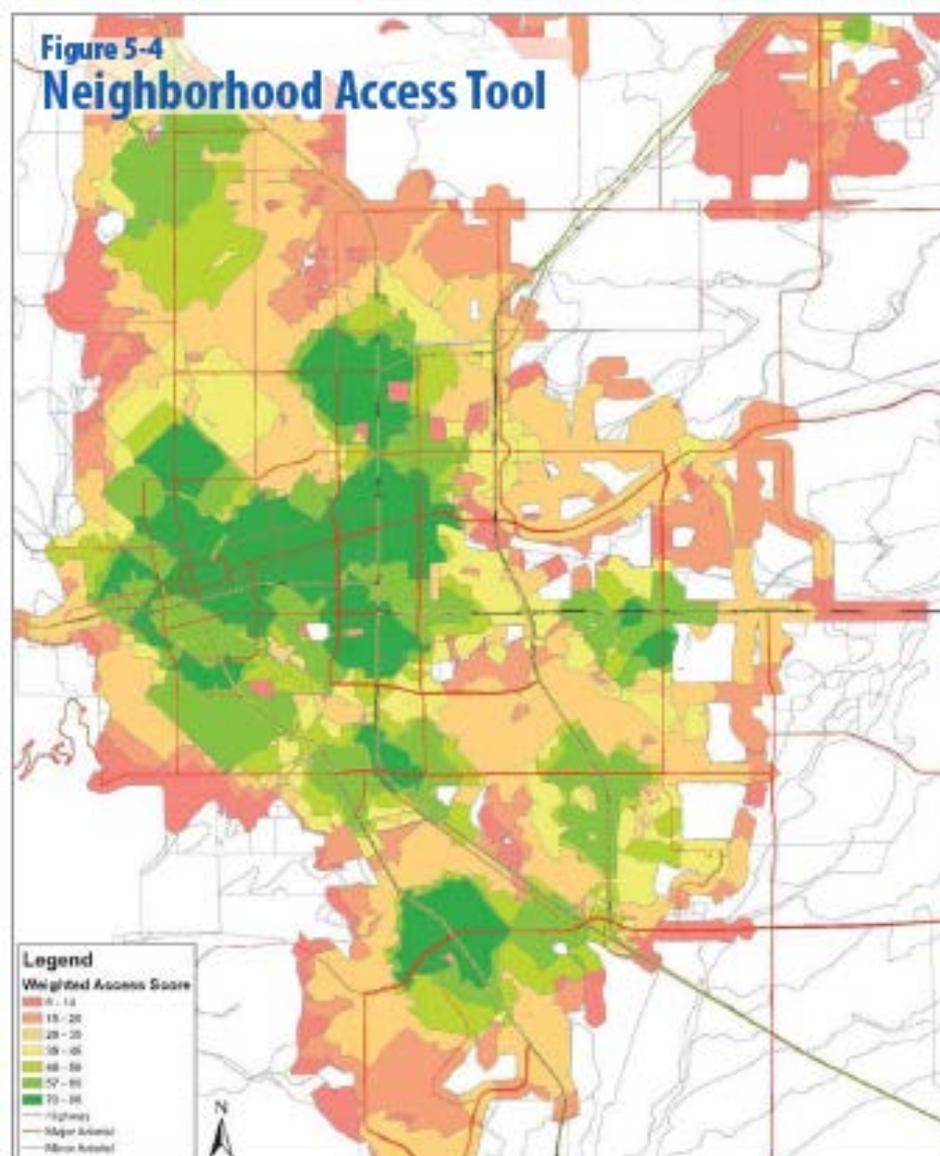
Resources being requested in the March “Adjustment to Base”

- * Additional consultant budget (one time)
 - * **Form Based Code Pilot**
 - \$125,000 (P&DS fund)
 - * **Site Review Criteria / Community Benefit**
 - \$50,000 (P&DS fund)

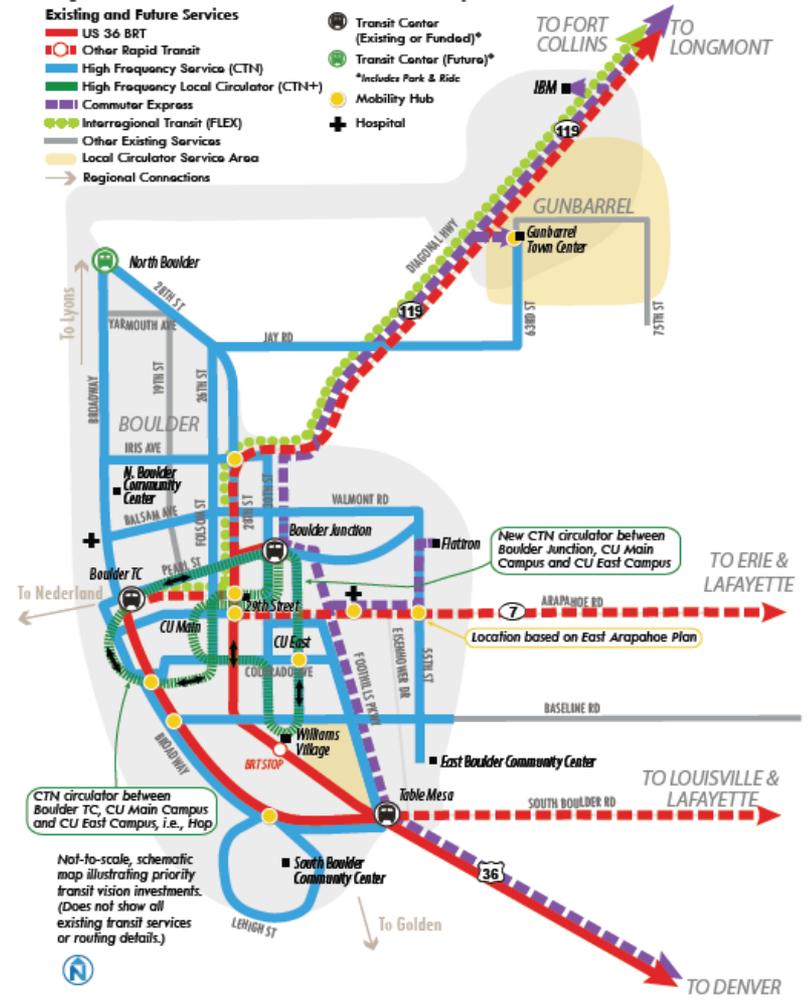
**Reference Maps and
other Slides – BACK
POCKET**

Systems Approach / Master Plans

**Figure 5-4
Neighborhood Access Tool**



**Figure 5-9
Boulder Renewed Transit Vision**
Schematic of Priority Transit Corridors



Note: This map does not directly illustrate all services or routing details currently in place. A map of the existing transit system can be found on the City of Boulder website.

Prepare Forecasts (2040)

- * City developed new methodology in 2020 (jobs/housing pop)
- * Use a combo “land use” and “economic” model

2010 Residential:

43,791 DUs

99,716 Pop

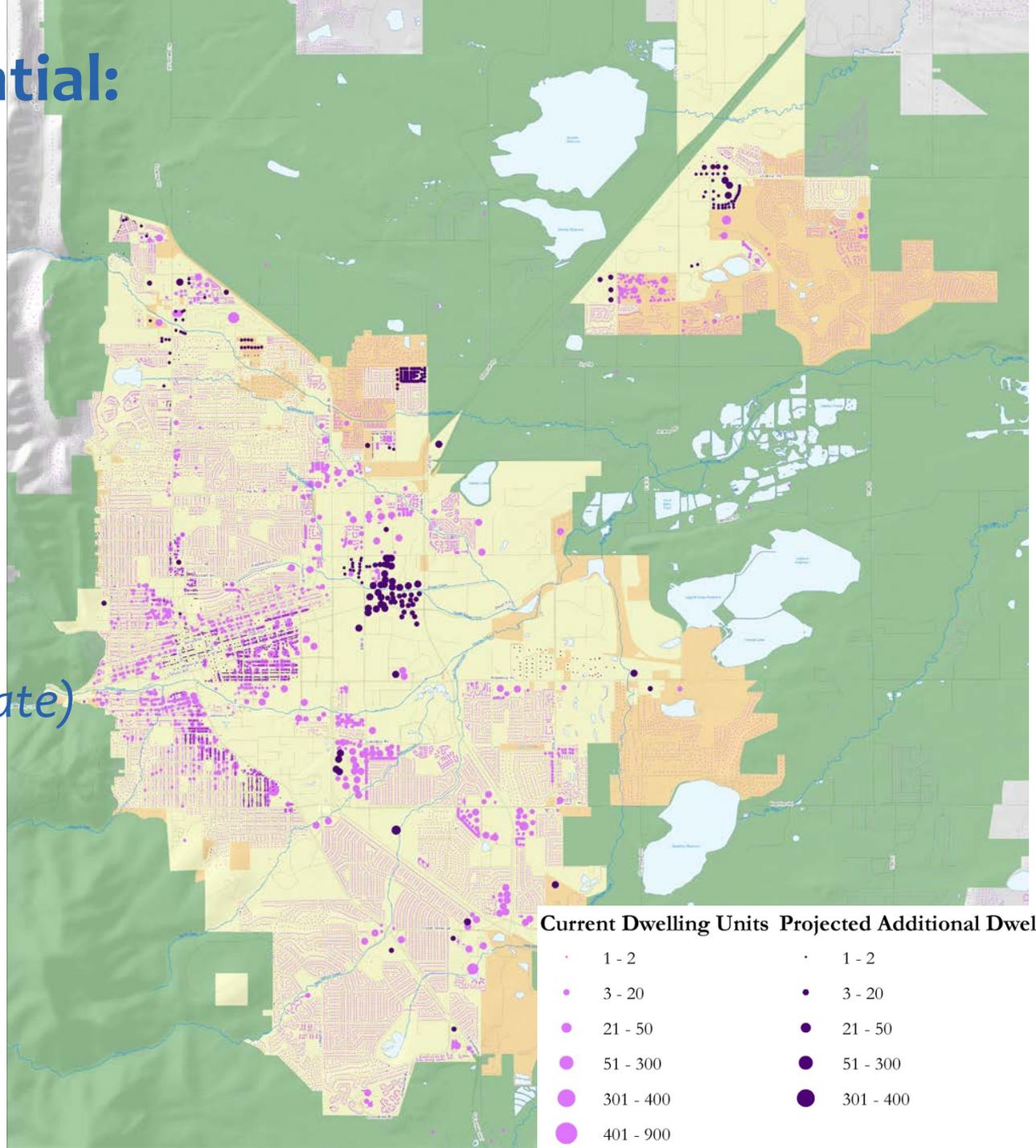
(assessor data)

Future 2035:

+6,364 DUs

+14,300 Pop

(zoning capacity,
Historic growth rate)

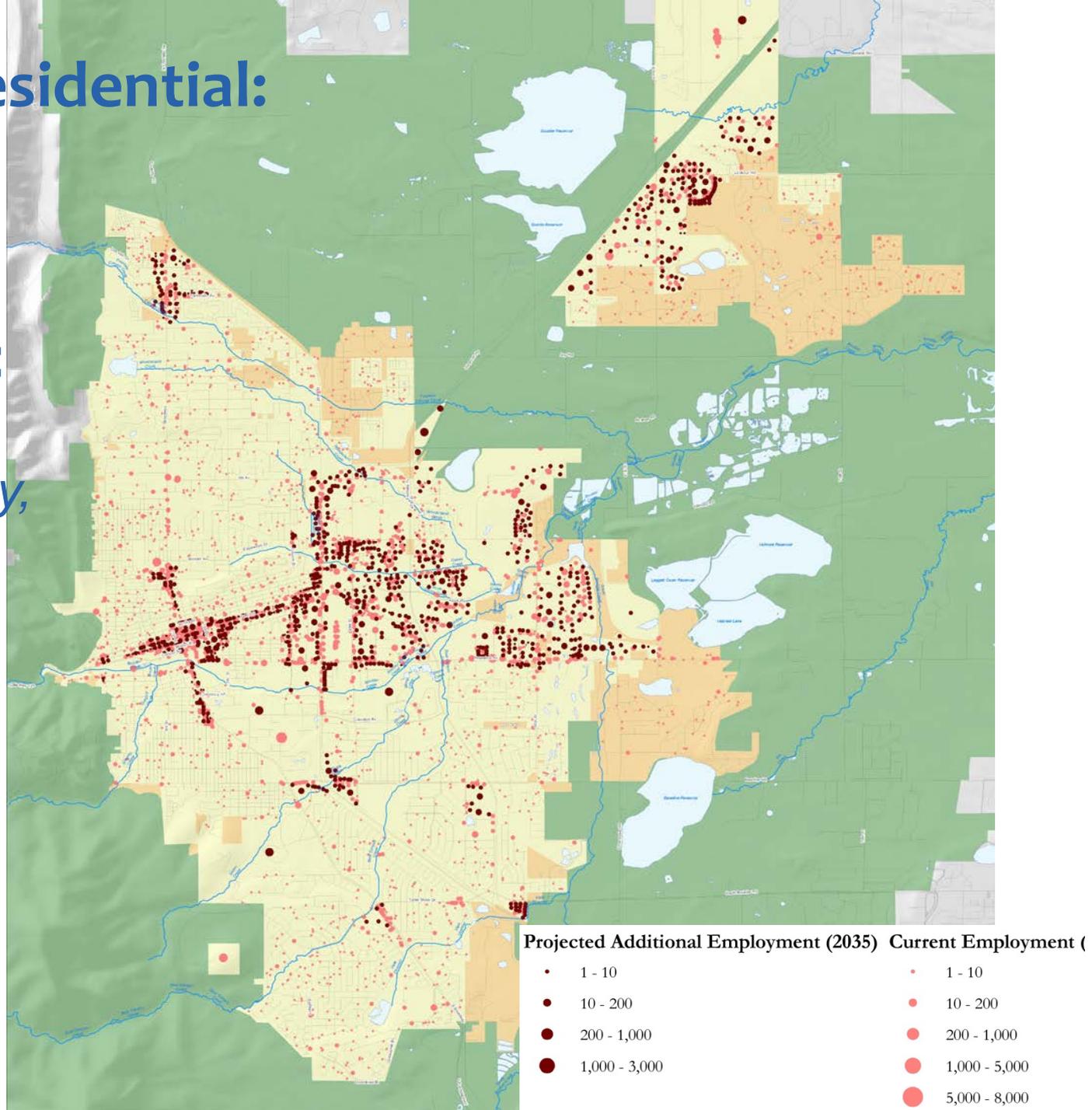


2010 Non-Residential:

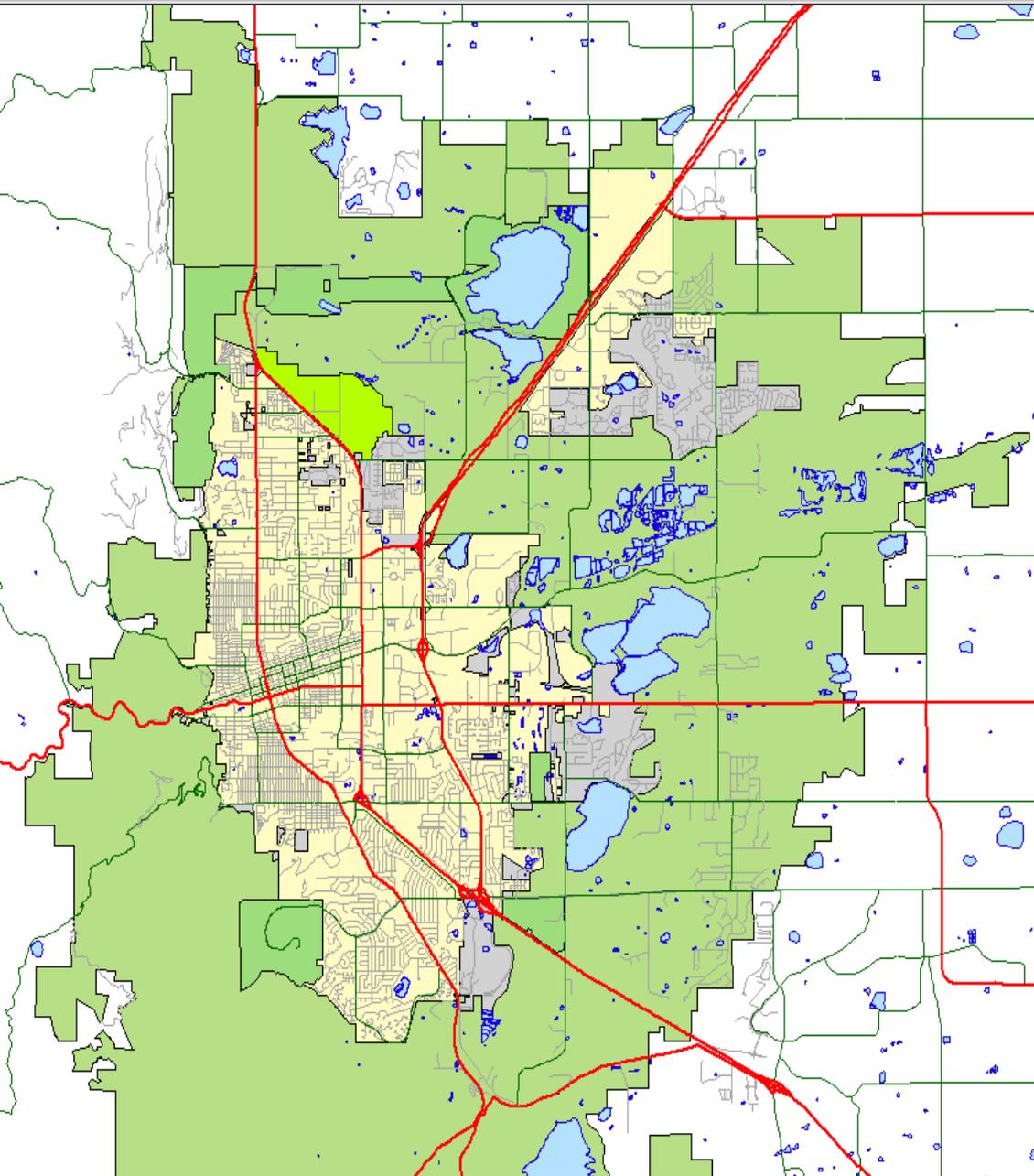
99,800 Empl.
(BLS)

Future 2035:

+16,800
(zoning capacity,
Avg. annual
growth rate)



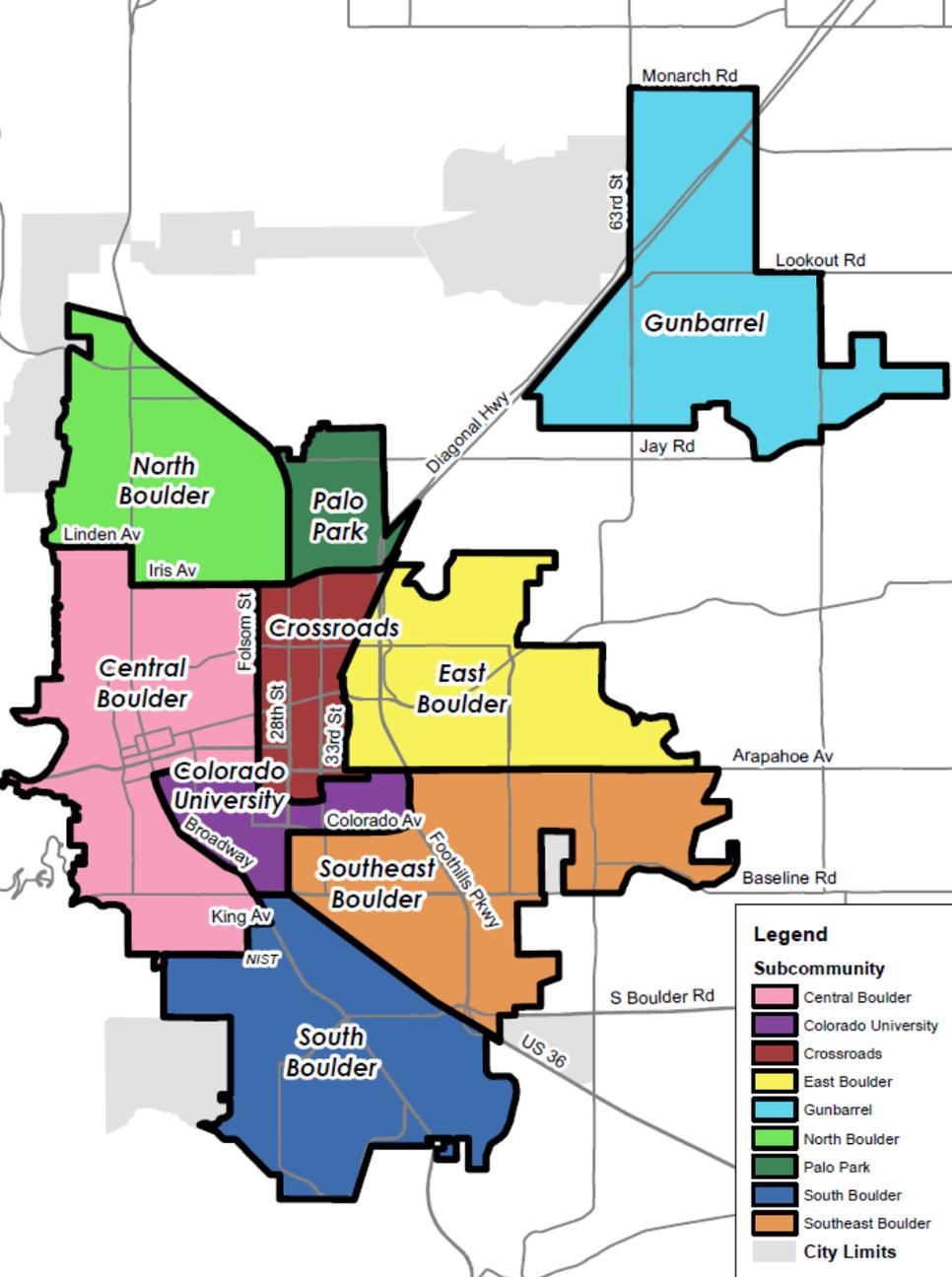
Service Area Concept (Urban Growth Boundary)



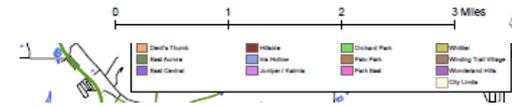
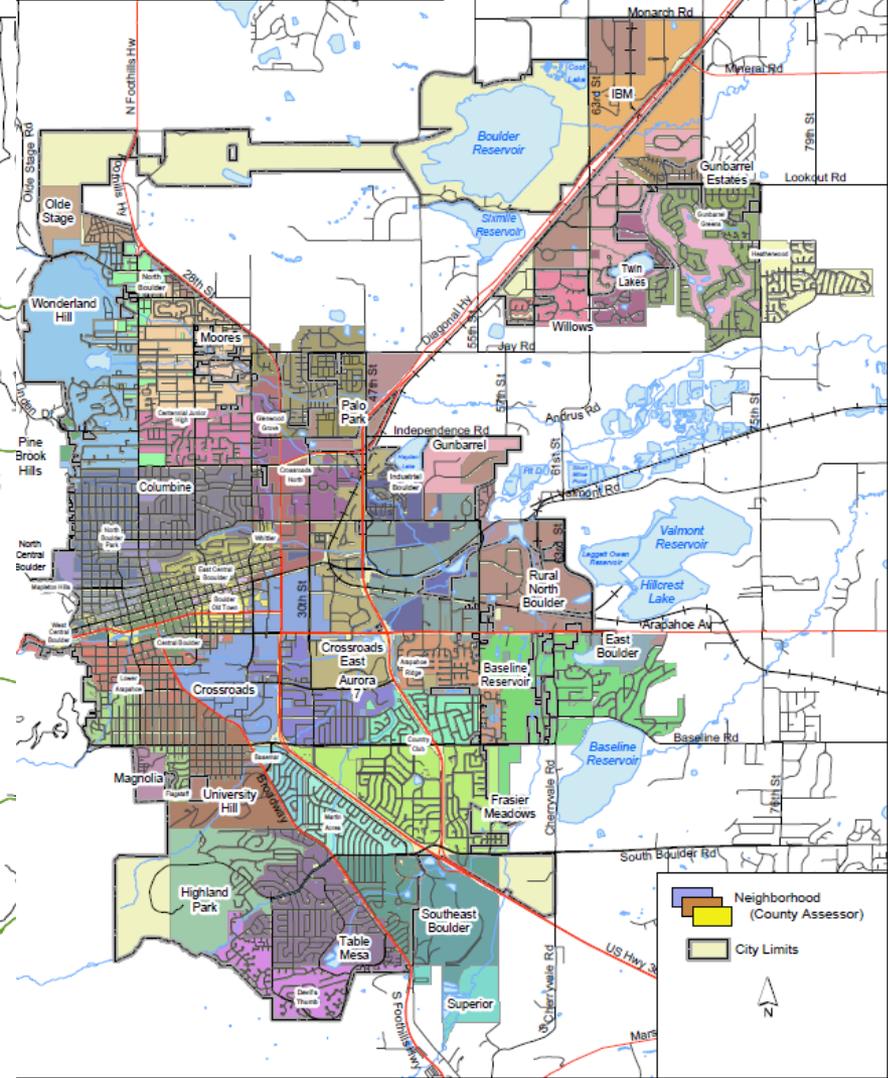
Area I:
City

Area II:
County, but eligible for
annexation

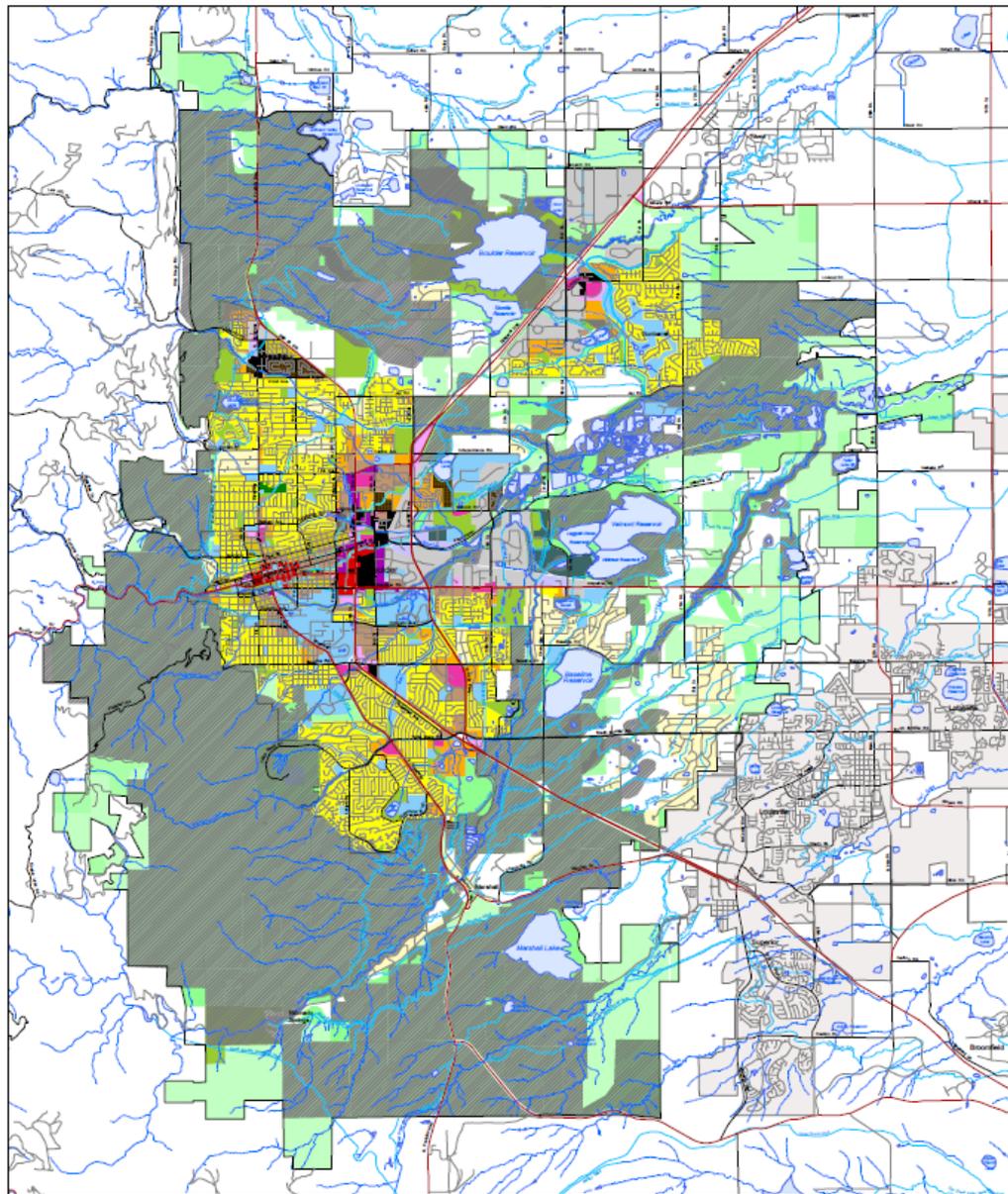
Area III:
County, not expected to
annex



Neighborhoods - County Assessor



Boulder Valley Comprehensive Plan Land Use Designation Map



BVCP Land Use Map in Comp Plan

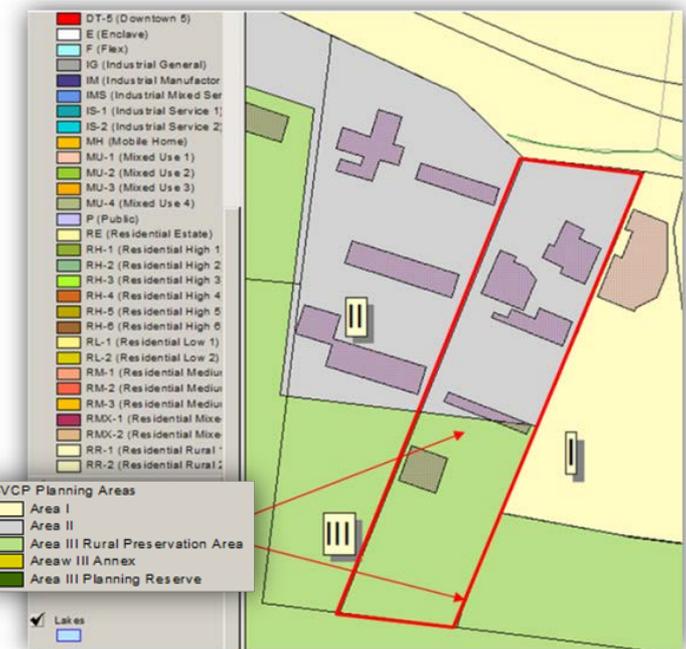
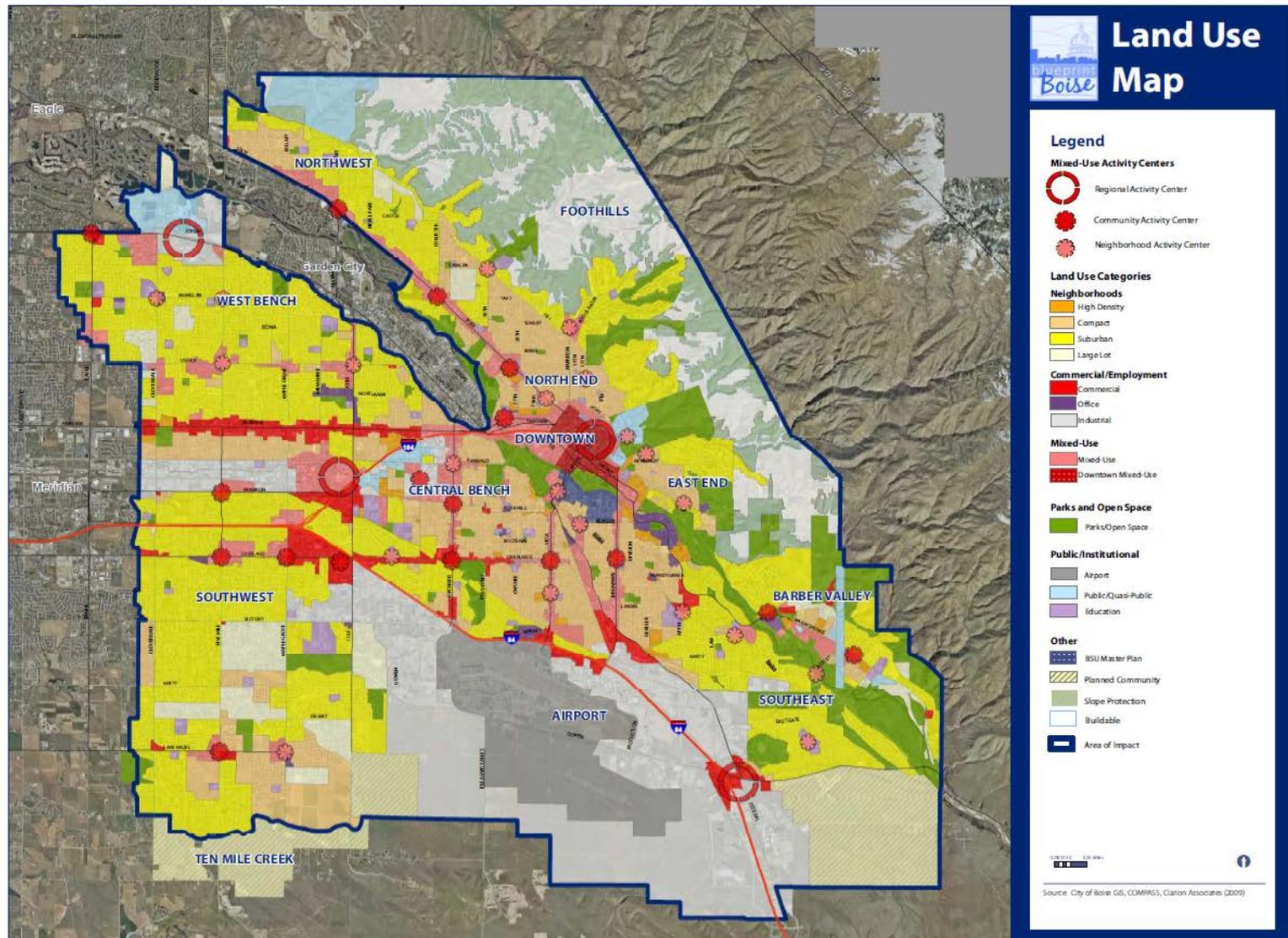
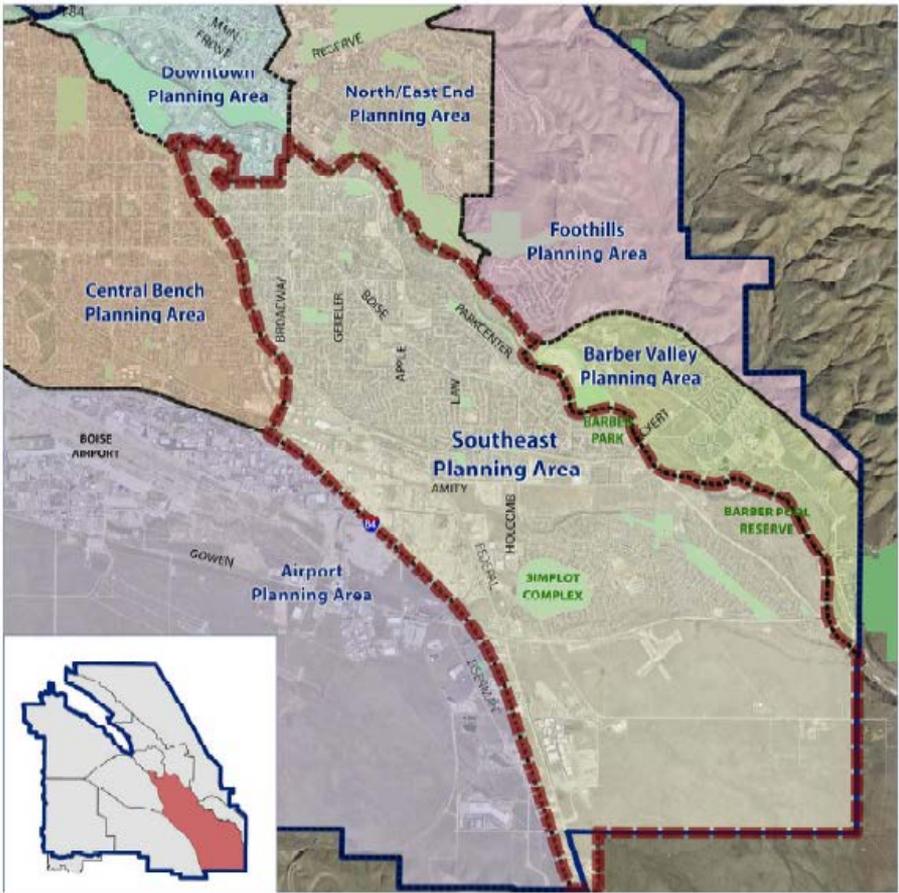


Figure 15: BVCP Planning Areas

Land Use Plan ideas...



Southeast Planning Area



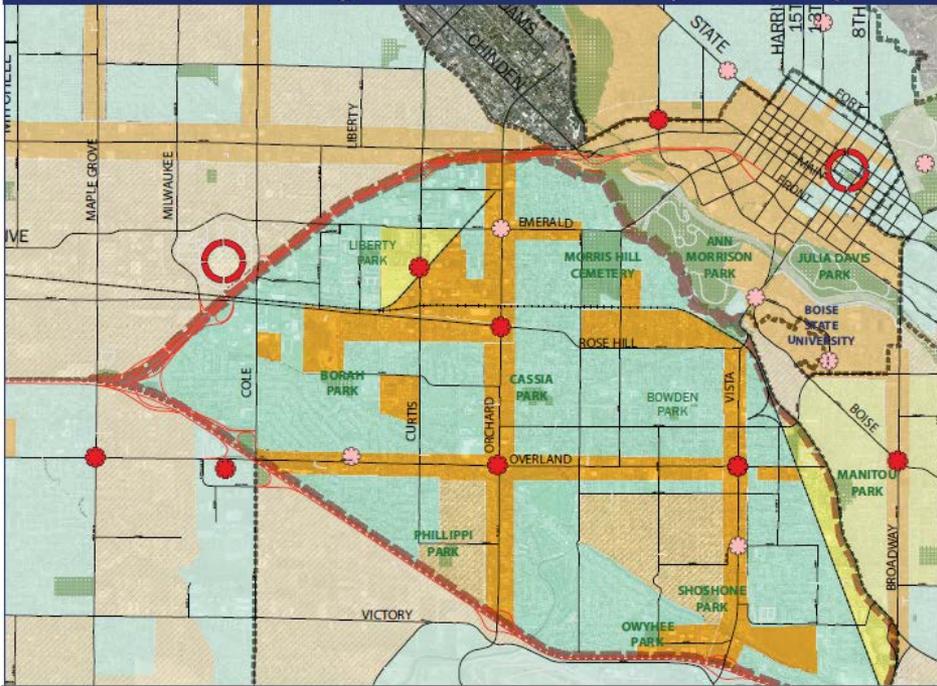
Location and Context

The Southeast Planning Area ("Southeast") has a great degree of diversity in land use and intensity. The Southeast ranges from urban in the northwest to low rural densities in the south. The Southeast is home to Micron Industries and Albertsons/Supervalu Inc., two of Boise's largest private employers. The Boise Avenue

corridor, portions of which are the original Oregon Trail, runs through the Southeast.

Neighborhoods in the northwest portion of the Southeast are higher density, with multi-family apartments and smaller single-family residences. Older parts of the Southeast have received intense infill development and gentrification in recent years.

Central Bench Planning Area: Areas of Stability and Change



Legend

Mixed-Use Activity Centers	Areas of Change/Stability	Parks and Open Space
Regional Activity Center	1- Significant New Development/ Redevelopment Anticipated	Parks and Open Space
Community Activity Center	2- Same Infill and Redevelopment Anticipated	Other
Neighborhood Activity Center	3- Redevelopment in Established Infrastructure Needed	Area of Impact
	Area of Stability	

Scale: 0 0.15 0.3 0.6 Miles

Source: City of Boise, Ada County Planning, Boise City Public Works Department, Clark Associates Group, Clark Associates Group

Land Use Descriptions

III. Land Use Map Descriptions

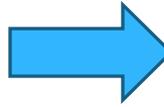
The Boulder Valley Comprehensive Plan Land Use Map provides a sketch plan of the desired land use pattern in the Boulder Valley. Land use categories include residential, business, industrial, public/semi-public, open space, and park use. The map also shows the location and functional classification of roads. The following descriptions are meant to be used in interpreting the map.

Land Use

Residential Land Use and Densities

Residential land use areas on the Boulder Valley Comprehensive Plan, for the most part, reflect the existing land use pattern or current zoning for an area. The highest density areas are generally located close to the University of Colorado or in areas planned for transit oriented redevelopment. Medium density areas are generally situated near community shopping areas or along some of the major arterials of the city. Mixed density areas surround the downtown and are located in some areas planned for new development. Lower density areas in the older section of the city consist predominantly of single-family detached structures. Many of the areas developed in the city and the county over the last 30 years are characterized by a mixture of housing types ranging from single-family detached to cluster and patio homes, townhouses and apartments. A variety of housing types will continue to be encouraged in developing areas during the planning period of the Comprehensive Plan.

Residential densities under the Comprehensive Plan range from very low density (two units or less per acre); low density (two to six units per acre); medium density (six to 14 units per acre); to high density (more than 14 units per acre). It is assumed that variations of the densities on a small area basis may occur within any particular classification, but an average density will be maintained for that classification.



MIXED-USE LAND USE CATEGORIES	
General Mixed-Use	
LAND USE MAP SYMBOL	
CHARACTERISTICS	The General Mixed-Use land use category provides a foundation for Regional, Community, and Neighborhood Activity Center development. General Mixed-Use allows for a vertical or horizontal mix of uses, including residential.
DESIRED PATTERN	
DENSITY RANGE	Typical FARs of between 0.5 and 2.0; although may be significantly higher in larger Community Activity Centers where transitions to adjacent neighborhoods can be incorporated.
MIX OF USES	Specific mix of uses will vary based on adjacent uses, location, and access. Generally includes a variety of retail, commercial, professional offices, restaurants, financial institutions, and high-density residential, including live-work units.
LOCATION	Located along corridors and within activity centers where it may be readily served by existing or future transit.
DESIGN PRINCIPLES	Design principles for Mixed-Use Activity Centers apply. Corridor and Gateway design principles may also apply in some locations.
TRANSPORTATION	Street design typical of town center street typologies. Facilities include transit centers, wider sidewalks, and bike lane network.
ZONE DISTRICTS	A-1, R-1A, R-1B, R-1C, R-1M, L-O, N-O, R-2, R-3, R-O, C-1, C-2, C-3, C-4, C-5, PC, H-S, M-1, M-2, M-4, T-1

Existing Plan

2015 Approach?

Resilience Diagnostic

- * Identify Resilience Perceptions
- * Map stakeholder network
- * Develop city context document
- * Resilience diagnostic of Shocks and Stresses
- * Actions inventory