



BOULDER VALLEY COMPREHENSIVE PLAN

**City Council Agenda Item
January 5, 2016**

**OUR LEGACY.
OUR FUTURE.**

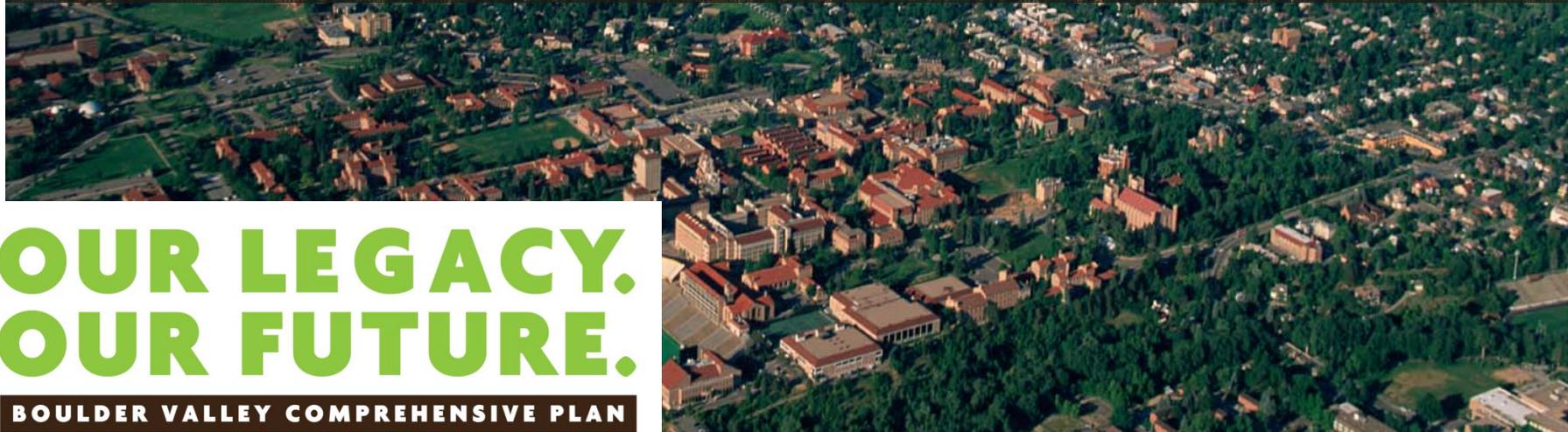
BOULDER VALLEY COMPREHENSIVE PLAN

Photo: Christopher Brown, 200



CHANGE REQUESTS

FOR AREA I, AREA II ENCLAVES, AND POLICIES/TEXT



**OUR LEGACY.
OUR FUTURE.**

BOULDER VALLEY COMPREHENSIVE PLAN

CURRENT PROCESS

Properties in Area I and Area II enclaves only; policies & text, public hearings held:

- **Dec. 15, 2015:** Planning Board and City Council Public Hearing
- **Dec. 17, 2015:** Planning Board
 - 12 additional speakers
 - Board deliberation and vote
- ✓ **Tonight: City Council deliberation and vote**

COMING UP – AREAS II AND III

Area II, and Area III; policies & text (+ Properties in Area I, Area II enclaves)

- **Jan. 26, 2016:** BOCC and Planning Commission Hearing
 - Planning Commission deliberation and vote
- **Jan. 27:** BOCC deliberation and vote

Properties in Area II and Area III

- **Feb. 2:** Planning Board and City Council Hearing
 - Council deliberation and vote
 - Planning Board deliberation and vote

RECOMMENDED MOTION

TO FURTHER CONSIDER AND ANALYZE THE FOLLOWING:

Land use map changes for Area I, Area II enclave properties:

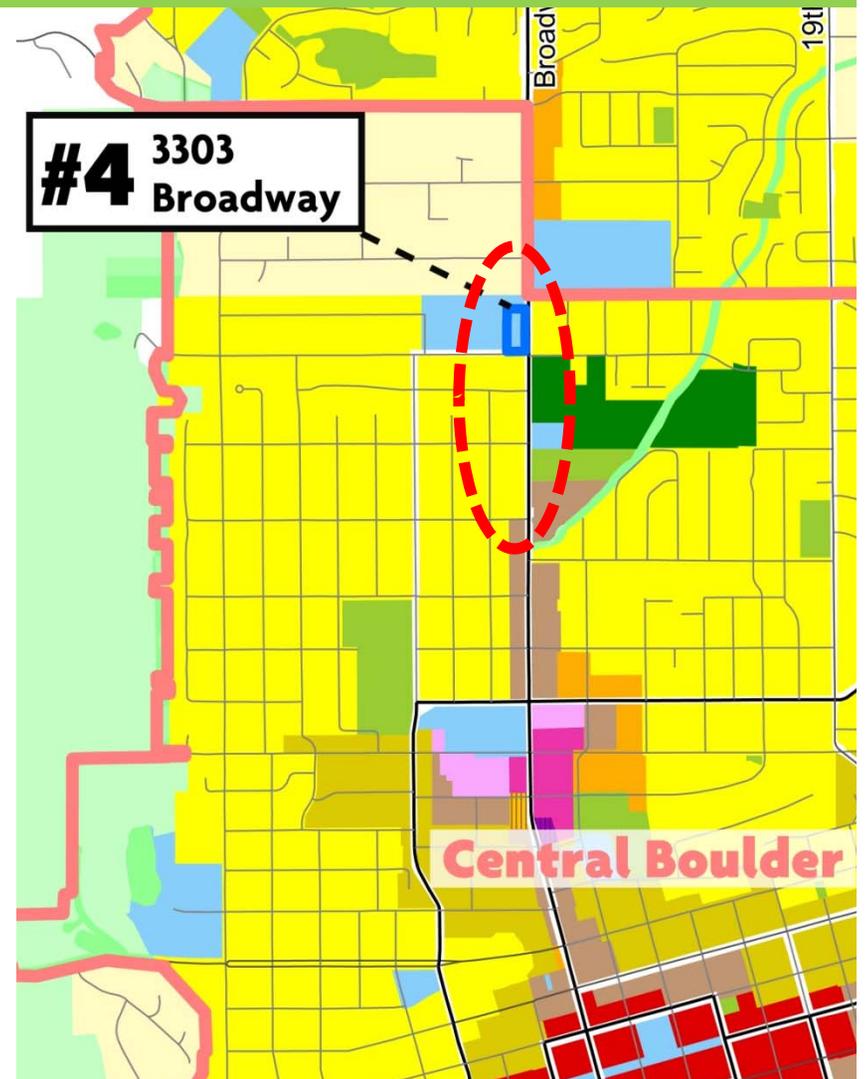
- 2130 Arapahoe Ave. & 6287 Arapahoe Ave. (Naropa University) *(Request 1)*
- 385 Broadway (member of the public) *(Request 3)*
- 4801, 4855, 4865, 4885, and 4895 Riverbend Rd. (Boulder Community Health) *(Request 10)*
- 0, 693, & 695 S. Broadway (Table Mesa Shopping Center) *(Request 12)*
- 3485 Stanford Ct. (Mt. Calvary Lutheran Church) *(Request 13)*

Policy and text requests

- Enhance public benefit (Chapter 2- Built Environment) *(Request 16)*
- Clarification regarding ditches (Chapter 2- Built Environment, Chapter 9- Agriculture and Food, VI- Urban Service Criteria and Standards) *(Request 17)*
- Reflect public interest in renewable energy and reduction of carbon footprint (Chapter 4- Energy and Climate) *(Request 18)*

3303 BROADWAY PLANNING OPTIONS

- Planning Board: Look comprehensively at N. Broadway.
 - A. BVCP Middle Income Housing Analysis: Consider multiple properties as part of it (Study Session, Feb. 23)
 - B. Area Plan/Corridor Plan: Not in 2016 work plan. Could be identified for 2017 or later.



REQUESTS RELATED TO ARTS AND CULTURE

- Options:
 1. Update BVCP policies to align with and support Community Cultural Plan (e.g., Economic Vitality, Community Well Being chapters)
 2. On separate tracks:
 1. Identify necessary regulatory changes (e.g., Land Use Code, open space, etc.)
 2. Continue No Bo Arts District work – boundary definition and council proclamation later in 2016.

RECOMMENDED MOTION

TO FURTHER CONSIDER AND ANALYZE THE FOLLOWING:

Land use map changes for Area I, Area II enclave properties:

- 2130 Arapahoe Ave. & 6287 Arapahoe Ave. (Naropa University) *(Request 1)*
- 385 Broadway (member of the public) *(Request 3)*
- 4801, 4855, 4865, 4885, and 4895 Riverbend Rd. (Boulder Community Health) *(Request 10)*
- 0, 693, & 695 S. Broadway (Table Mesa Shopping Center) *(Request 12)*
- 3485 Stanford Ct. (Mt. Calvary Lutheran Church) *(Request 13)*

Policy and text requests

- Enhance public benefit (Chapter 2- Built Environment) *(Request 16)*
- Clarification regarding ditches (Chapter 2- Built Environment, Chapter 9- Agriculture and Food, VI- Urban Service Criteria and Standards) *(Request 17)*
- Reflect public interest in renewable energy and reduction of carbon footprint (Chapter 4- Energy and Climate) *(Request 18)*



PROPERTY REQUESTS

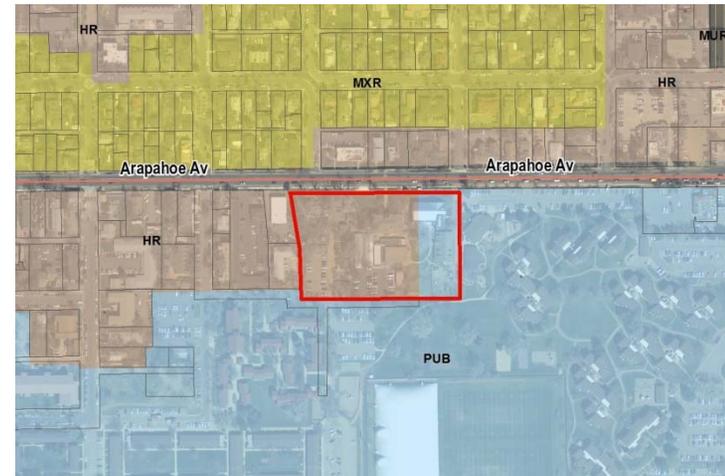


**OUR LEGACY.
OUR FUTURE.**

BOULDER VALLEY COMPREHENSIVE PLAN

#1: 2130 & 6287 ARAPAHOE (NAROPA UNIV.)

- **Initiated by owner**
- **Proposal:**
 - 2130: High Density Residential (HR) to Public (PUB)
 - 6287: Community Industrial (CI) to Community Business (CB)
- **Recommendation:**
Further study
 - Consistent w/BVCP policies



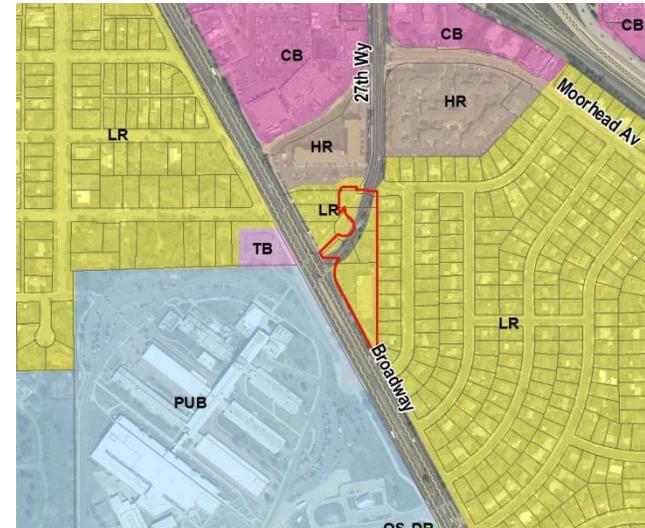
2130 Arapahoe



6287 Arapahoe

#2: 350 BROADWAY

- **Initiated by owner**
- **Proposal:**
 - Low Density Residential (LR) to Transitional Business (TB)
- **Recommendation:**
No further study
 - Current uses may continue
 - Increased intensity in residential area



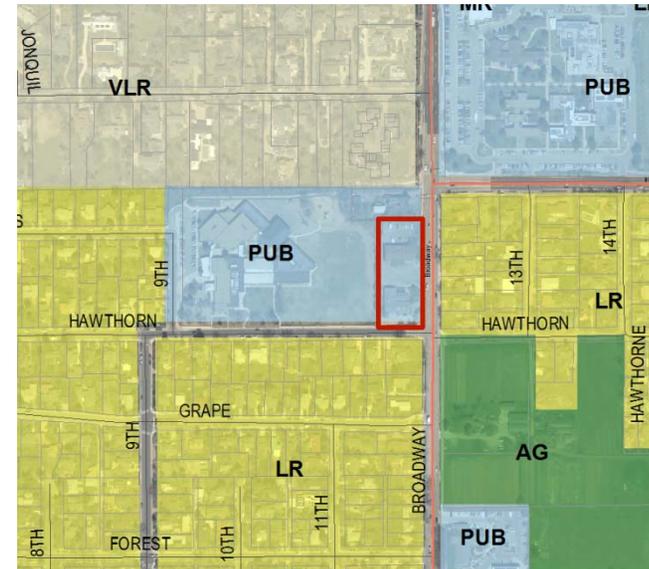
#3: 385 BROADWAY

- **Initiated by member of public**
- **Proposal:**
 - Transitional Business (TB) to Low Density Residential (LR)
- **Recommendation:**
Further study
 - Recent rezoning denial indicates need to study BVCP land use designation



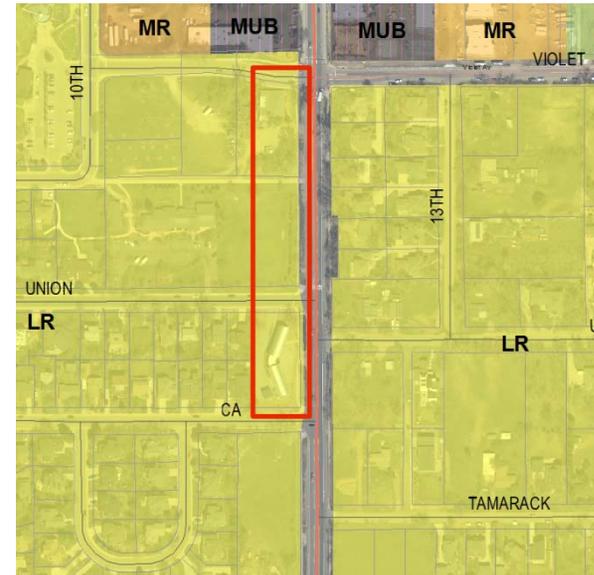
#4: 3303 BROADWAY

- **Initiated by owner's rep**
- **Proposal:**
 - Public (PUB) to Medium Density Residential (MR) or High Density Residential (HR)
- **Staff Recommendation:**
Further study
 - PUB inconsistent with intended use
 - Medium density residential may be appropriate
 - **PB:** No further study



#5: 4295 BROADWAY, 1179 UNION, AND 999 VIOLET

- **Initiated by owner of 4295 Broadway**
- **Proposal:**
 - Low Density Residential (LR) to Mixed Use Business (MUB)
- **Recommendation:**
No further study
 - Inconsistent with North Boulder Plan recommendation to maintain existing land use at this location.



4295
Broadway

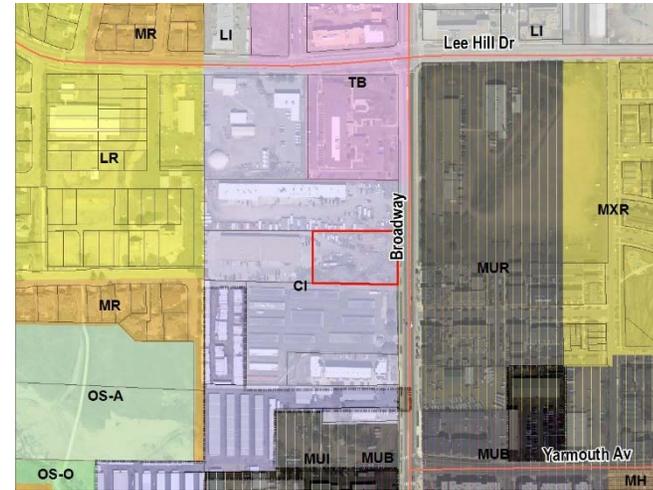
#6: 4545 BROADWAY

- **Initiated by owner**
- **Proposal:**
 - Mixed Use Industrial (MUI) to Light Industrial (LI) for portion of property
- **Recommendation:**
No further study
 - BVCP amendment process is not appropriate forum to address owner's issue.



#7: 4705 BROADWAY

- **Initiated by owner**
- **Proposal:**
 - Community Industrial (CI) to Mixed Use Business (MUB) for portion of property
- **Recommendation:**
 - No further study
 - Inconsistent with North Boulder Plan recommendation of Industrial



#8: 3550-3850 FRONTIER

- **Initiated by owner**
- **Proposal:**
 - Community Industrial (CI) to Mixed Use Business (MUB)
- **Recommendation:**
No further study
 - Inconsistent with Transit Village Area Plan (TVAP) recommendation of Mixed Use Industrial
 - Conditions for Phase 2 of TVAP have not been met



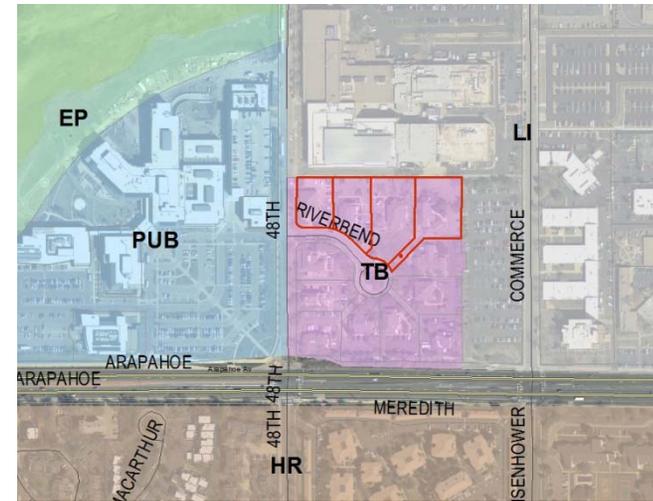
#9: 2326, 2350/2364, 2372 NORWOOD

- **Initiated by owner**
- **Proposal:**
 - Very Low Density Residential (VLR) to unspecified designation to allow multi-unit housing
- **Recommendation:**
No further study
 - Inconsistent with North Boulder Plan recommendation of Estate Residential



#10: 4801, 4855, 4865, 4885, 4895 RIVERBEND (BOULDER COMMUNITY HEALTH)

- **Initiated by owner**
- **Proposal:**
 - Transitional Business (TB)
Public (PUB)
- **Recommendation:**
Further study
 - Consistent with BVCP policies
 - Changed conditions



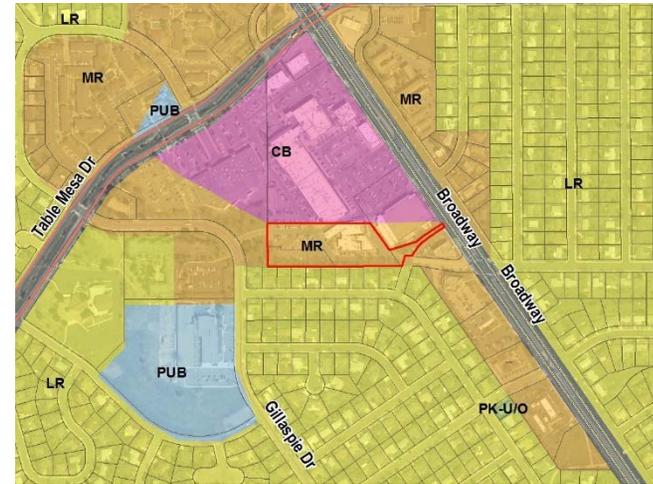
#11: 4395 SNOWBERRY

- **Initiated by owner**
- **Proposal:**
 - Low Density Residential (LR) to Mixed Use Residential (MUR)
- **Recommendation:**
No further study
 - Inconsistent with North Boulder Plan recommendation to maintain existing land use at this location.



#12: 0, 693, 695 S. BROADWAY (TABLE MESA SHOPPING CENTER)

- **Initiated by owner**
- **Proposal:**
 - Medium Density Residential (MR) to Community Business (CB)
- **Recommendation:**
Further study
 - Determine if CB would better address needs of uses to change over time; be compatible with adjacent uses/context



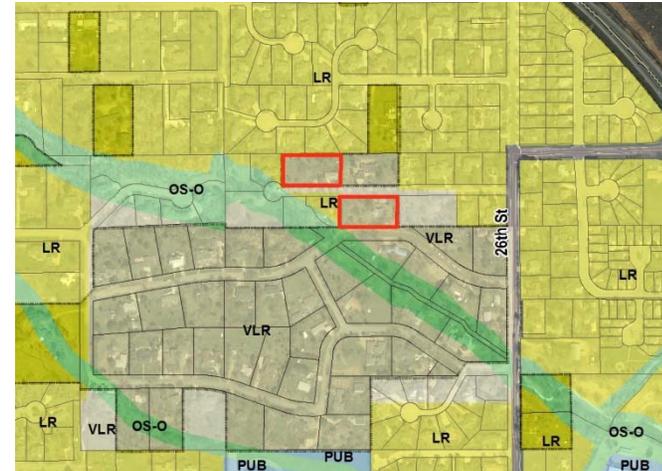
#13: 3485 STANFORD CT.

- **Initiated by owner**
- **Proposal:**
 - Low Density Residential (LR) to Medium Density Residential (MR)
- **Recommendation:**
Further study
 - Consistency with BVCP policies
 - Affordable housing need



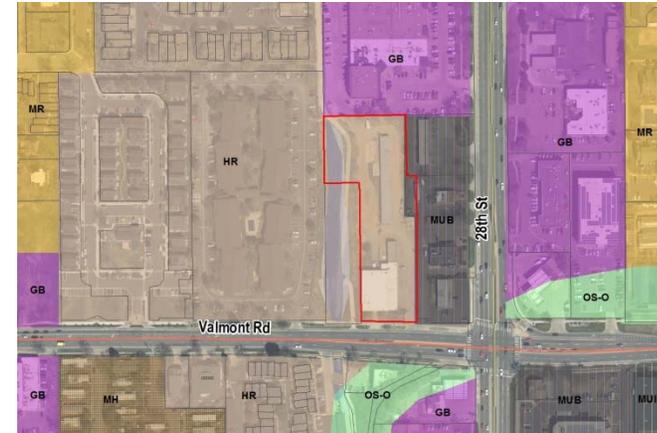
#14: 2473 SUMAC AVE. & 2455 TOPAZ DR.

- **Initiated by owners**
- **Proposal:**
 - Very Low Density Residential (VLR) to Low Density Residential (LR)
- **Recommendation:**
 - No further study
 - Inconsistent with North Boulder Subcommunity Plan recommendation of Rural Residential



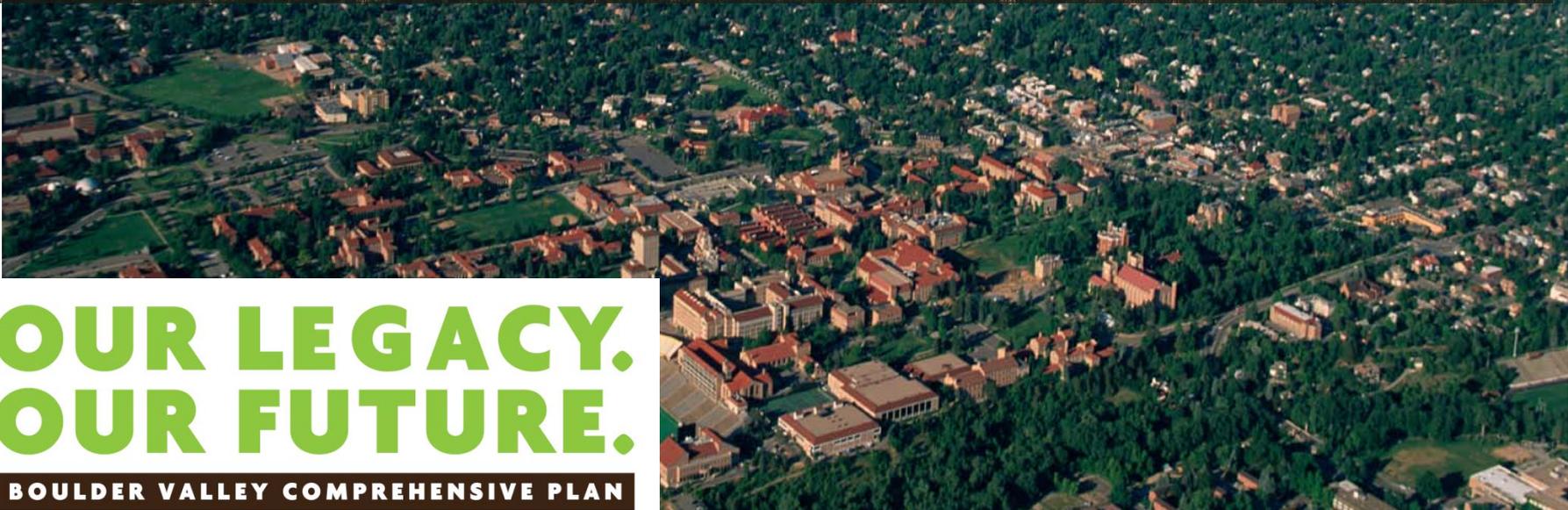
#15: 2775 VALMONT RD.

- **Two requests initiated by members of public**
- **Proposal:**
 - High Density Residential (HR) to unspecified designation to not allow noise-generating business or outdoor activity, and to incorporate landscaping
- **Recommendation:**
No further study
 - Not consistent with purpose of BVCP update
 - Food park already approved





POLICY AND TEXT REQUESTS



**OUR LEGACY.
OUR FUTURE.**

BOULDER VALLEY COMPREHENSIVE PLAN

16) ENHANCE PUBLIC BENEFIT

Proposal: Enhance public benefit in subsections throughout Chapter 2-Built Environment

Recommendation: Further study

17) CLARIFICATIONS REGARDING DITCHES

Proposal: Clarify language regarding ditches throughout the plan (public realm vs. private ditches, prescriptive easements, potential development projects)

Recommendation: Further study

18) PUBLIC INTEREST IN RENEWABLE ENERGY, REDUCING CARBON FOOTPRINT

Proposal: Expand Chapter 4- Energy and Climate to reflect current public interest in renewable energy and reducing carbon footprint.

Recommendation: Further study

19) CONDITIONAL USE CATEGORY; IS-1 ZONE DISTRICT

Proposal: Amend the Land Use Code (Title 9) to add a new (Conditional) Use category for Community Gatherings, or include Outdoor Entertainment as a Conditional Use in the IS-1 zoning designation.

Recommendation: No further study. Amendments to Title 9 are outside the purview of a BVCP update.

20) AMENDMENT TO USE SCHEDULE

Proposal: Amend the Land Use Code (Title 9) use schedule to allow existing sites and facilities to develop community-oriented uses (urban gardens/ permaculture sites, gathering spaces, expanded retail, etc.)

Recommendation: No further study. Amendments to Title 9 are outside the purview of a BVCP update.

21) EVALUATION CRITERIA FOR NEW DEVELOPMENT; FUNDING MECHANISMS

Proposal: Create evaluation criteria for new development that includes all of the components of the Sustainability Framework and to establish strong funding mechanisms for projects that show extraordinary community benefit.

Recommendation: No further study. Development criteria and funding mechanisms are not specifically within the purview of the BVCP.

22) INITIATE PHASE II OF TVAP

Proposal: Initiate the necessary land use and zoning changes for Phase II of Boulder Junction, to fully implement the vision of the Transit Village Area Plan (TVAP).

Recommendation: No further study. Initiation of Phase II is not on the work plan.

23) PUBLIC INPUT PROCESS FOR WORK PLAN

Proposal: Develop a process for public input to identify projects with significant public benefit and strong alignment with BVCP goals prior to the yearly Action Plan [work plan] meetings.

Recommendation: No further study.
Request regards the public input process and work plan, not the policies and text in the BVCP.