

An aerial photograph of Boulder, Colorado, showing a dense urban area with a large stadium in the foreground. The background features rugged, rocky mountains under a clear blue sky. The entire image has a blue color overlay.

***Three Part Planning Update:***

**1 - Boulder Valley Comprehensive Plan**

**2- Design Excellence / Form-Based Code**

**3 - Resilience Strategy**

**City Council Study Session – March 31, 2015**

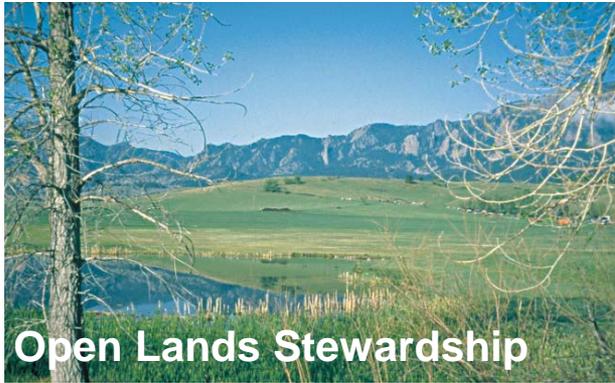
# Questions / Feedback

1. BVCP 2015 Update:
  - a. Overall work plan and schedule
  - b. Ideas for Community Engagement Plan
  - c. Foundations tasks underway
2. General approach and scope for FBC and Design Excellence, including site review criteria?
3. Resilience Strategy?

The image is a composite of two aerial photographs. The top half shows a rugged mountain range with brown, rocky peaks and green forested slopes under a clear blue sky. The bottom half shows a dense university campus with numerous red-roofed buildings, green lawns, and a large, curved stadium with a green field. A semi-transparent blue horizontal band is overlaid across the middle of the image, containing the text.

# BVCP Update – What to Expect

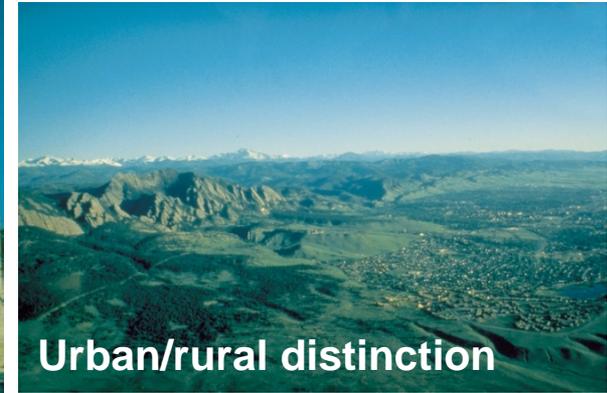
# BVCP Vision and Long Standing Core Values



**Open Lands Stewardship**



**City/County Cooperation**



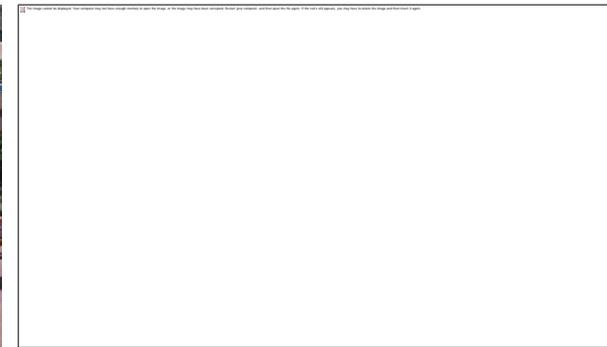
**Urban/rural distinction**



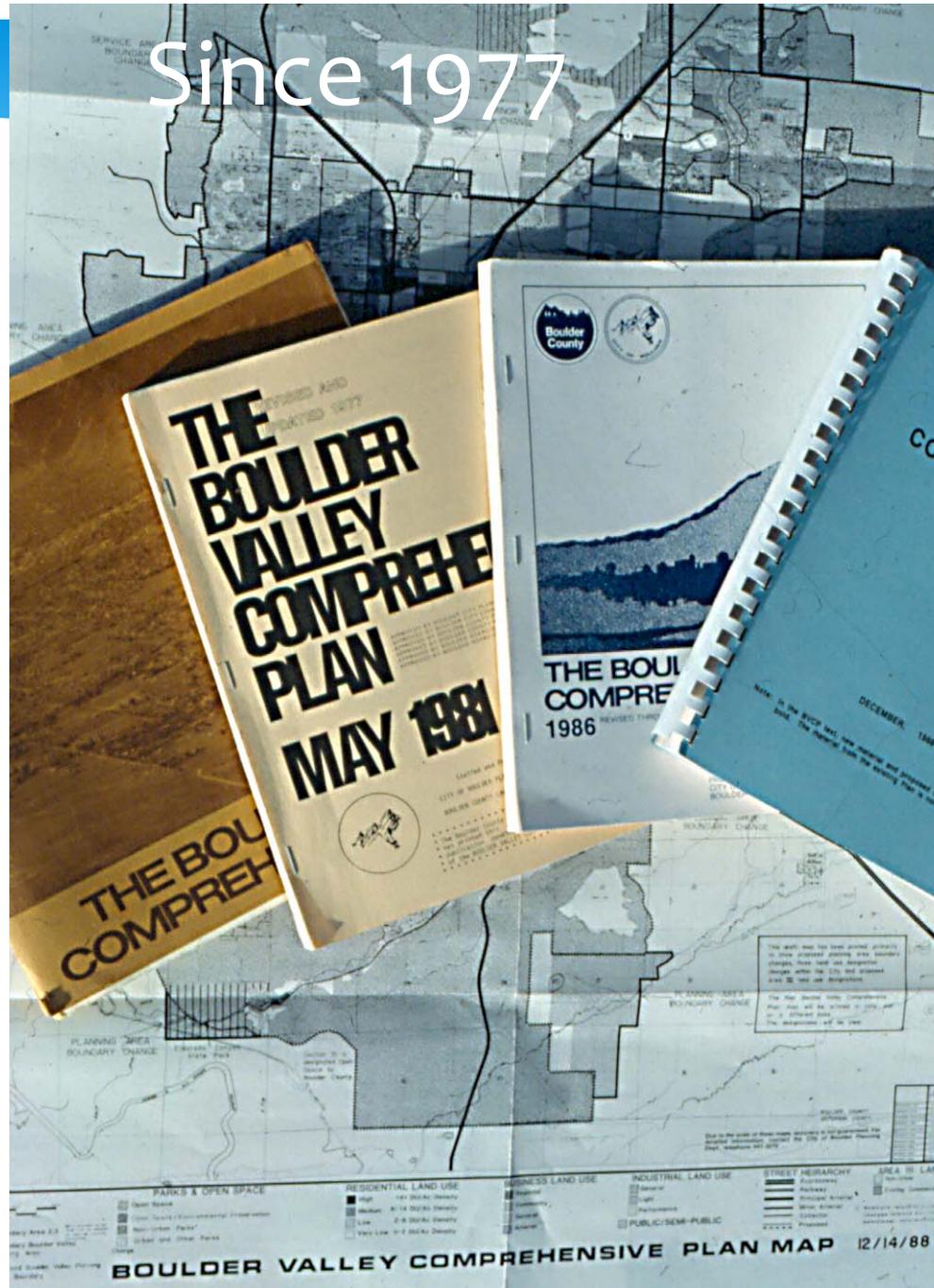
**All modes Transportation**



**Welcome, Inclusive, vital**

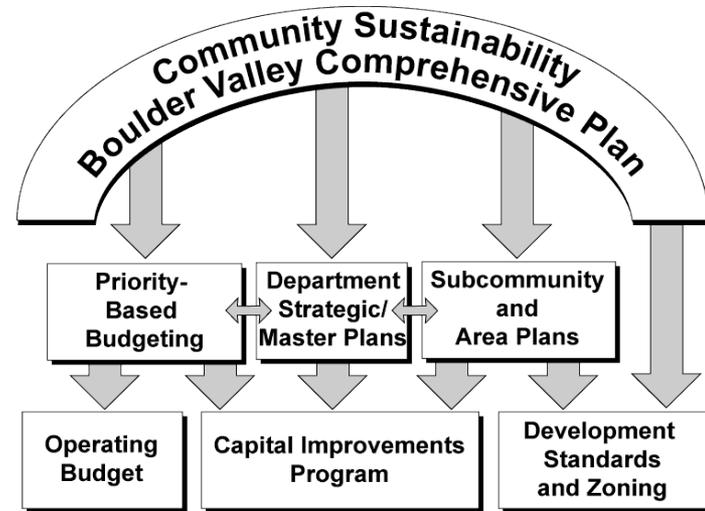


Since 1977

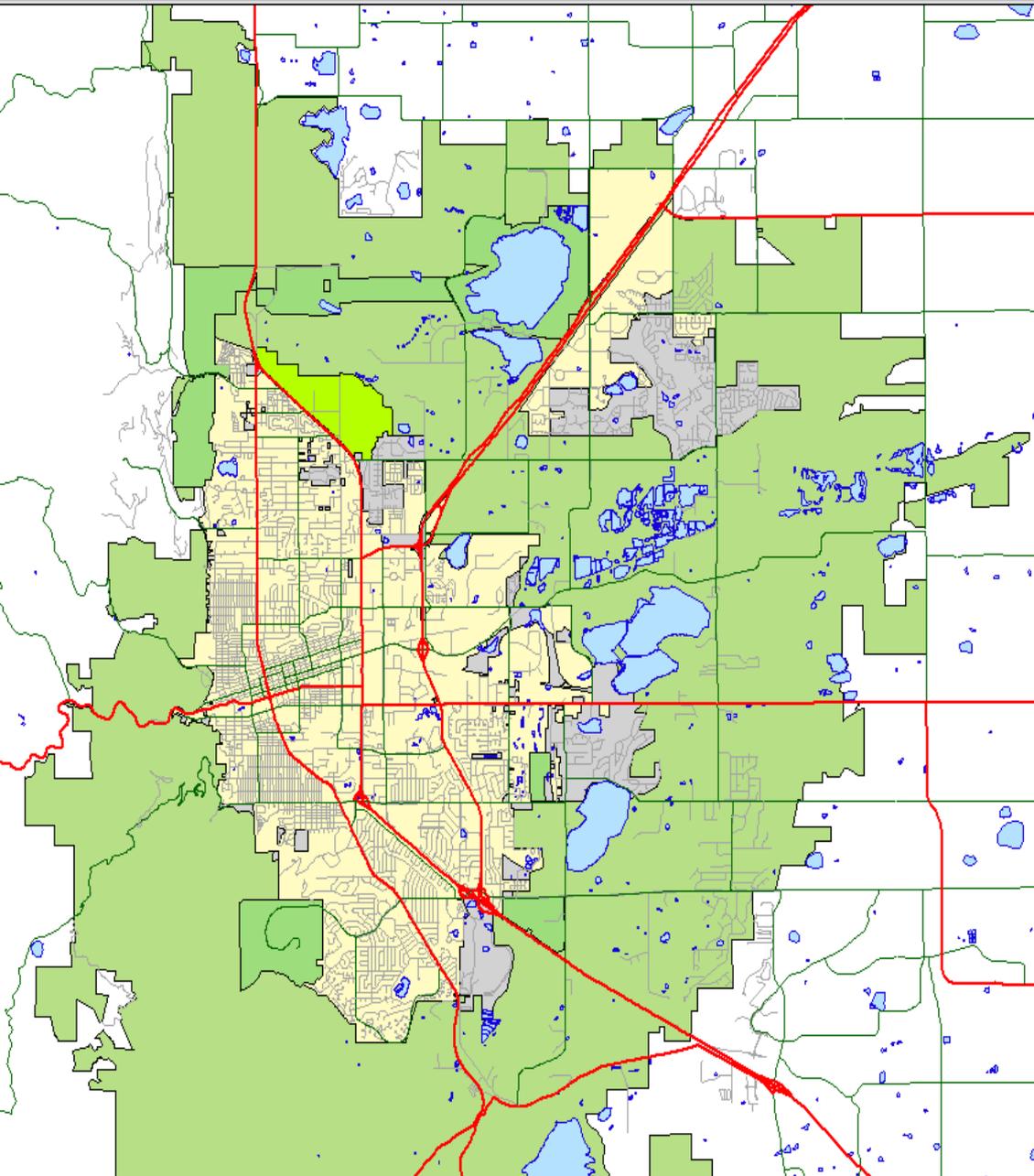


# BVCP Sets High Level Direction

- \* Vision and Policies
- \* Implementation through:
  - \* Other Master Plans (e.g., TMP)
  - \* Land Use Code / updates (e.g., Form-Based Code, site review)
  - \* Development Fees
  - \* Budget
  - \* Capital Improvements Program



# Service Area Concept (Urban Growth Boundary)

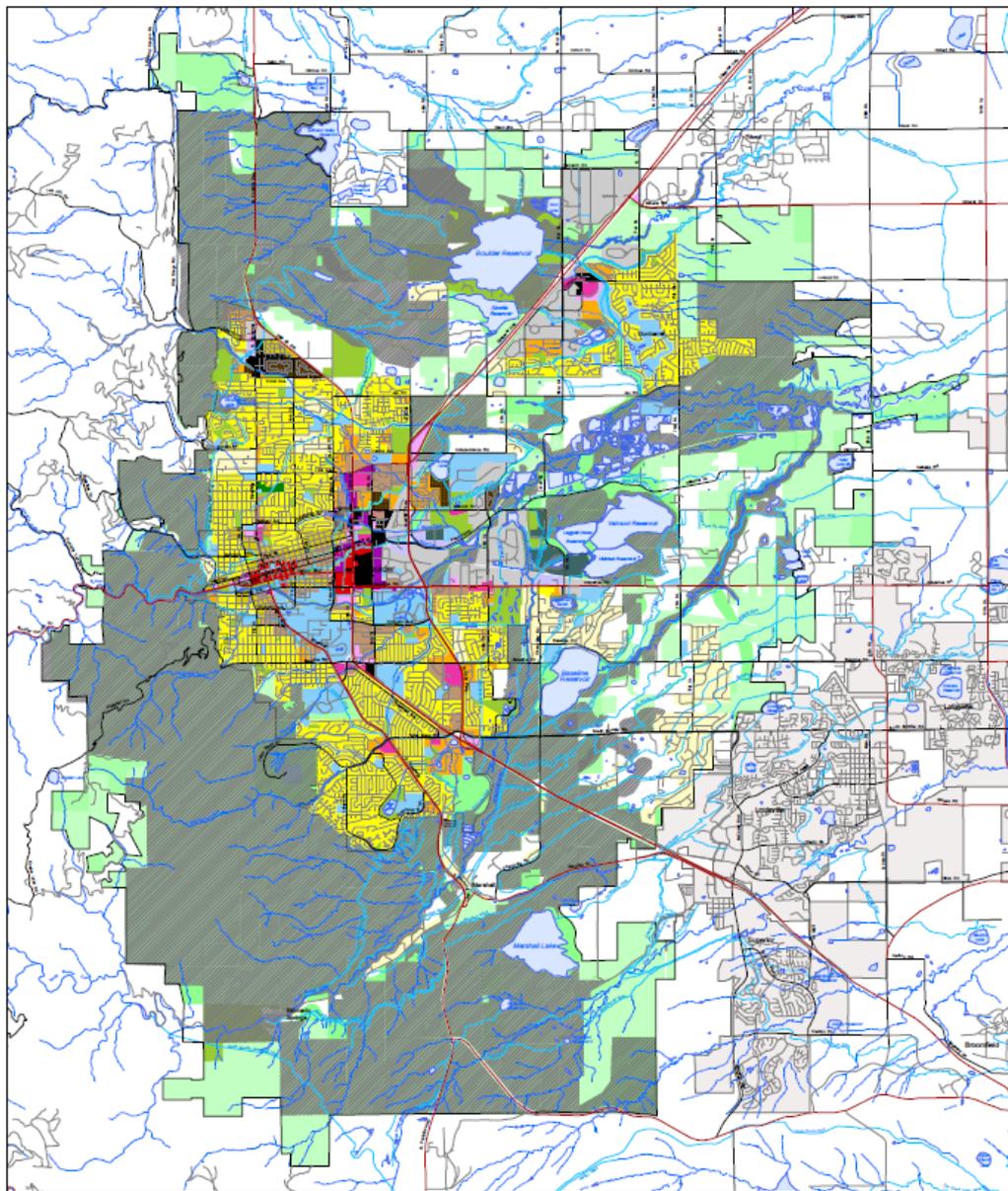


**Area I:**  
City

**Area II:**  
County, but eligible for  
annexation

**Area III:**  
County, not expected to  
annex

# Boulder Valley Comprehensive Plan Land Use Designation Map



**Legend**

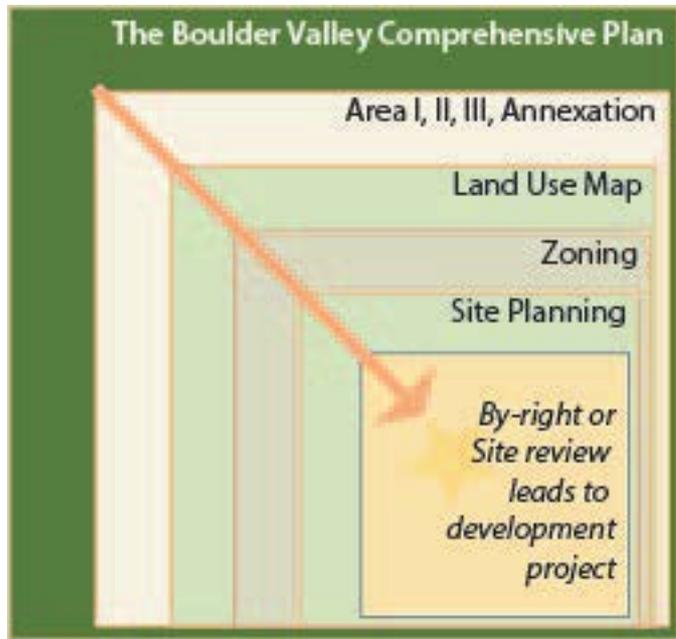
<b>Land Use</b>	<b>Business</b>	<b>General Industrial</b>	<b>Open Space and Mountain Parks</b>	<b>Area I Boundary</b>
Very Low Density Residential	Community Business	Light Industrial	Open Space, Aquatic	Area II Boundary
Low Density Residential	General Business	Medium Industrial	Open Space, Developed Rights	Natural Resource Overlay
Medium Density Residential	Service Commercial	Mixed Use	Open Space, Other	Highway
High Density Residential	Transitional Business	Mixed Use Business	<b>Other</b>	Water
	Regional Business	Mixed Use Industrial	Agricultural	Utility
	<b>INDUSTRIAL</b>	Mixed Use Residential	Park, Open and Other	Public
	Community Industrial		Recreational	Other
			Environmental Preservation	

Scale: 1:25,000  
Miles: 0, 1, 2

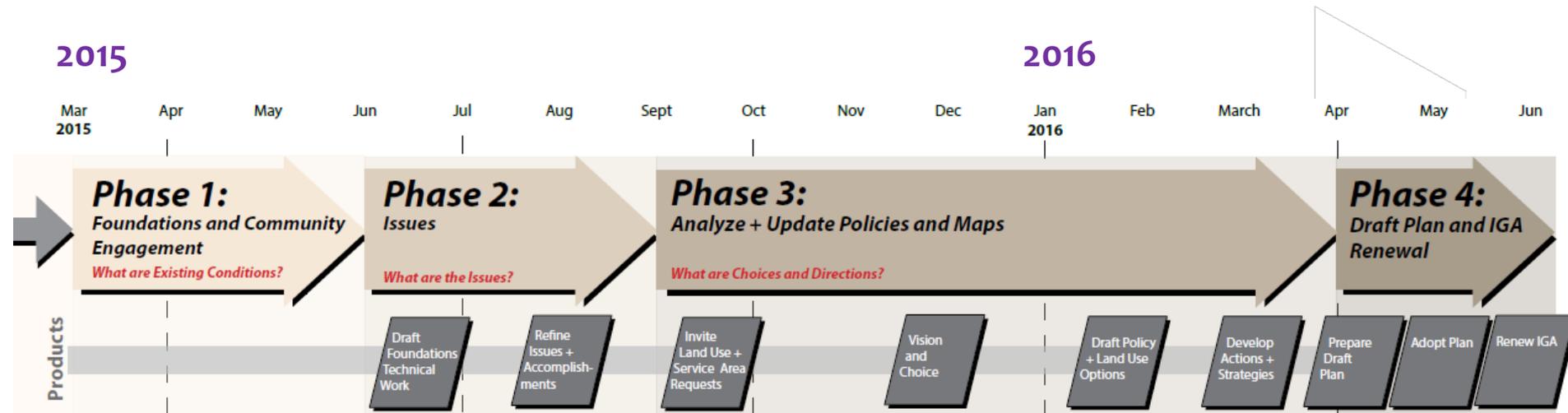
© 2011 City of Boulder, Colorado. SUBJECT TO REVISION

This information is provided as a general representation only. While every attempt will be made to ensure the accuracy of the information, the City of Boulder assumes no responsibility for errors or omissions. The information is provided for informational purposes only. The information is not intended to be used for any other purpose. The information is not intended to be used for any other purpose. The information is not intended to be used for any other purpose.

Land Use Map  
Guides Future  
Growth



# BVCP Update - 2015/2016 - Draft Timeline



## Community engagement at each phase:

- Digital, traditional, other ways

## Schedule to be refined next week after:

- Webinars and open house (4/6, 4/7, and 4/9)
- Planning Board/Planning Commission on (4/16)

# BVCP Community Engagement Principles

- \* Include diverse perspectives and underrepresented population
- \* Provide relevant information
- \* Remain focused on critical issues, identified by community and leadership
- \* Have a civil/civic conversation
- \* Listen
- \* Be transparent
- \* Provide many ways (incl. neighborhood level)



# BVCP Community Engagement – Multiple Ways to Gather Ideas

- \* Digital / Video:

- \* webinars, Channel 8, project webpage, survey, Inspire Boulder

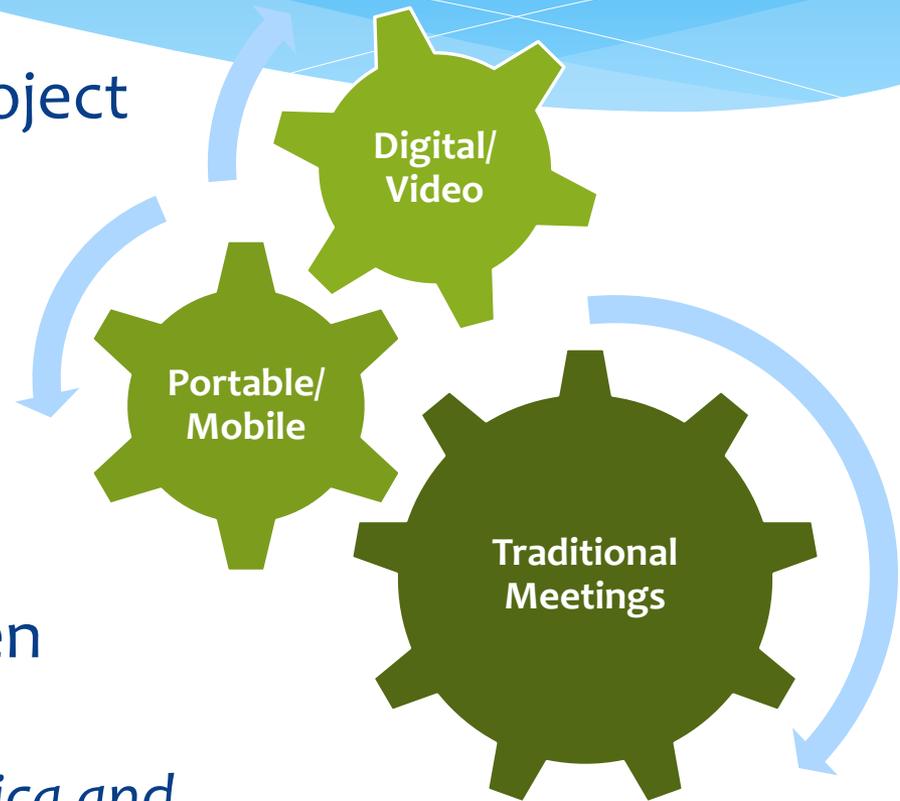
- \* Portable / Mobile:

- \* “plan van”, “in a box”

- \* Traditional Meetings

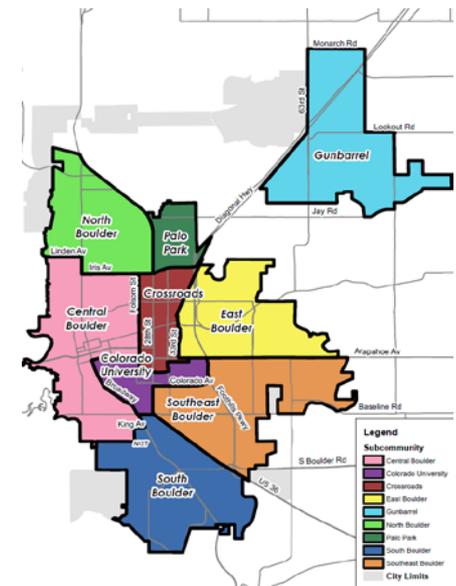
- \* Hands on meetings, open houses, speakers

- \* *Coordination (Code for America and neighborhood liaison)*



# Process also informs, includes:

- \* **Approval bodies:** City Council, County Commissioners, Planning Board, Planning Commission
- \* **Boards and Commissions**
- \* Established organizations
- \* Subcommunities and neighborhoods
- \* Technical advisors
- \* Possible process committee

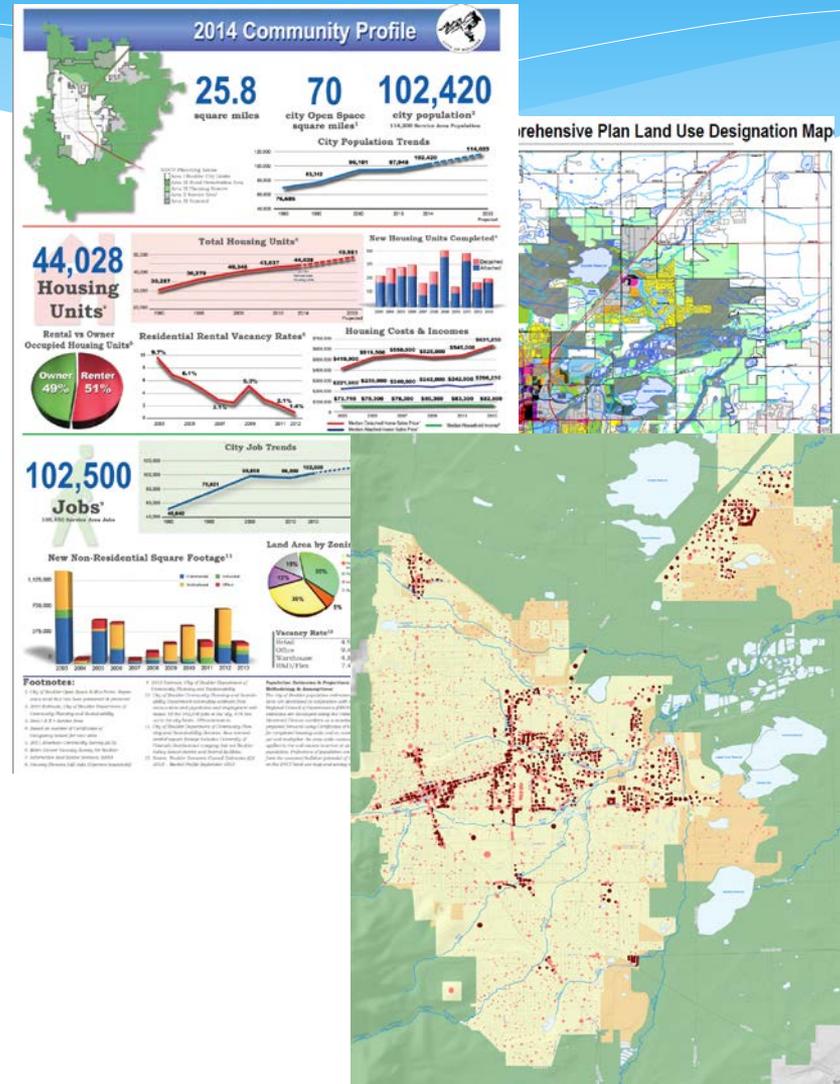


# BVCP Community Engagement Upcoming Events

- \* **Online polling:** [bouldervalleycompplan.net](http://bouldervalleycompplan.net)
- \* **Apr. 6, 7, and 9:** Webinars and open house
- \* **April 16:** County Planning Commission/City Planning Board
- \* **May (TBD):** BOCC
- \* **Mid-may:**
  - \* subcommunity/neighborhood meetings for housing strategy
  - \* Community Engagement Plan

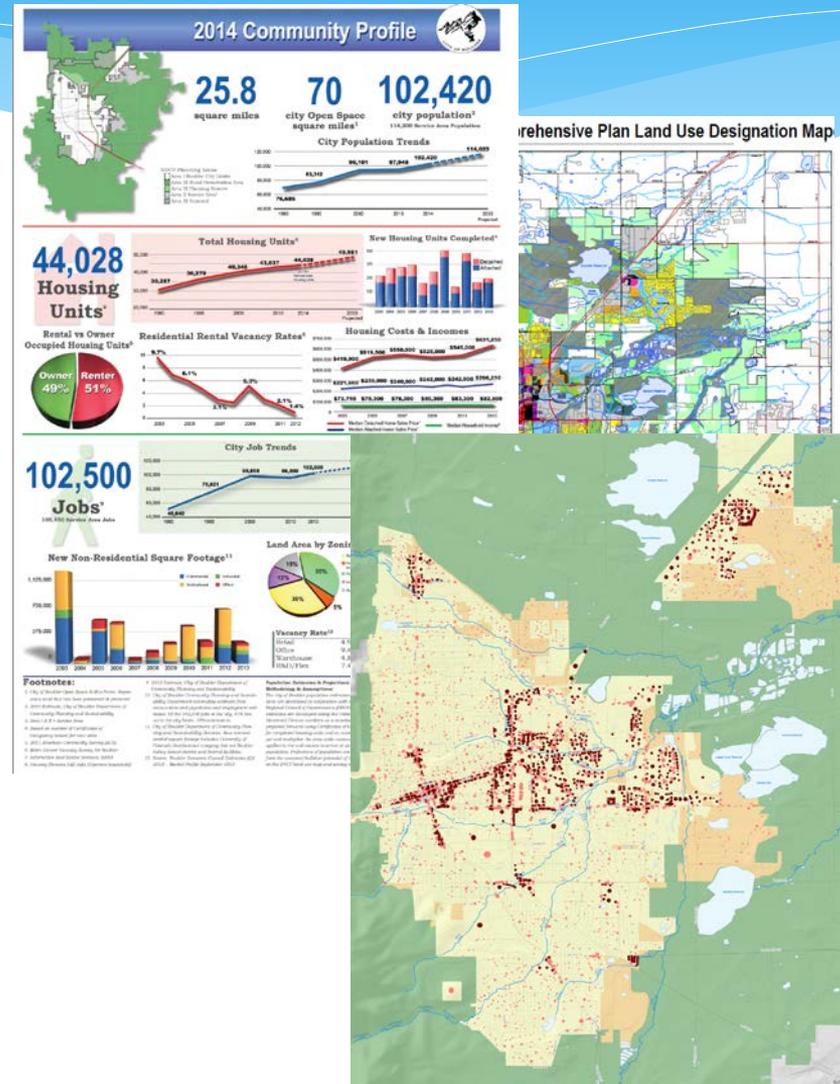
# BVCP Work Plan – Foundation Tasks

1. 2015 Profile Updates
2. 2040 Forecasts
3. Trends Snapshot
4. Map inventory updates
5. Align master plans/  
measurable objectives  
and metrics
6. 3d urban form tool
7. Initial accomplishments/  
challenges



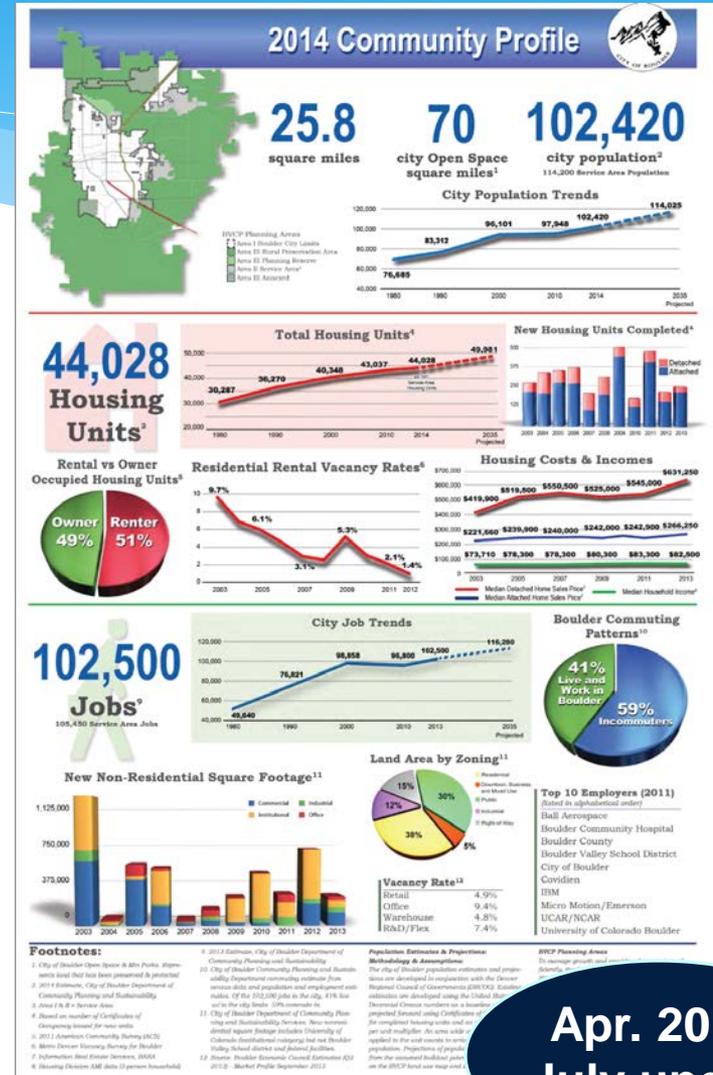
# BVCP Work Plan – Foundation Tasks

1. 2015 Profile Updates
2. 2040 Forecasts
3. Trends Snapshot
4. Map inventory updates
5. Align master plans/  
measurable objectives  
and metrics
6. 3d urban form tool
7. Initial accomplishments/  
challenges



# 1—Profile Updates

- \* Updated annually
- \* Package of indicators organized by:
  - \* Community Profile
    - \* Population, employment, development
  - \* Housing Profile
    - \* Median price/rents, affordable housing



Apr. 2015, July update

## 2—Forecasts (2040)

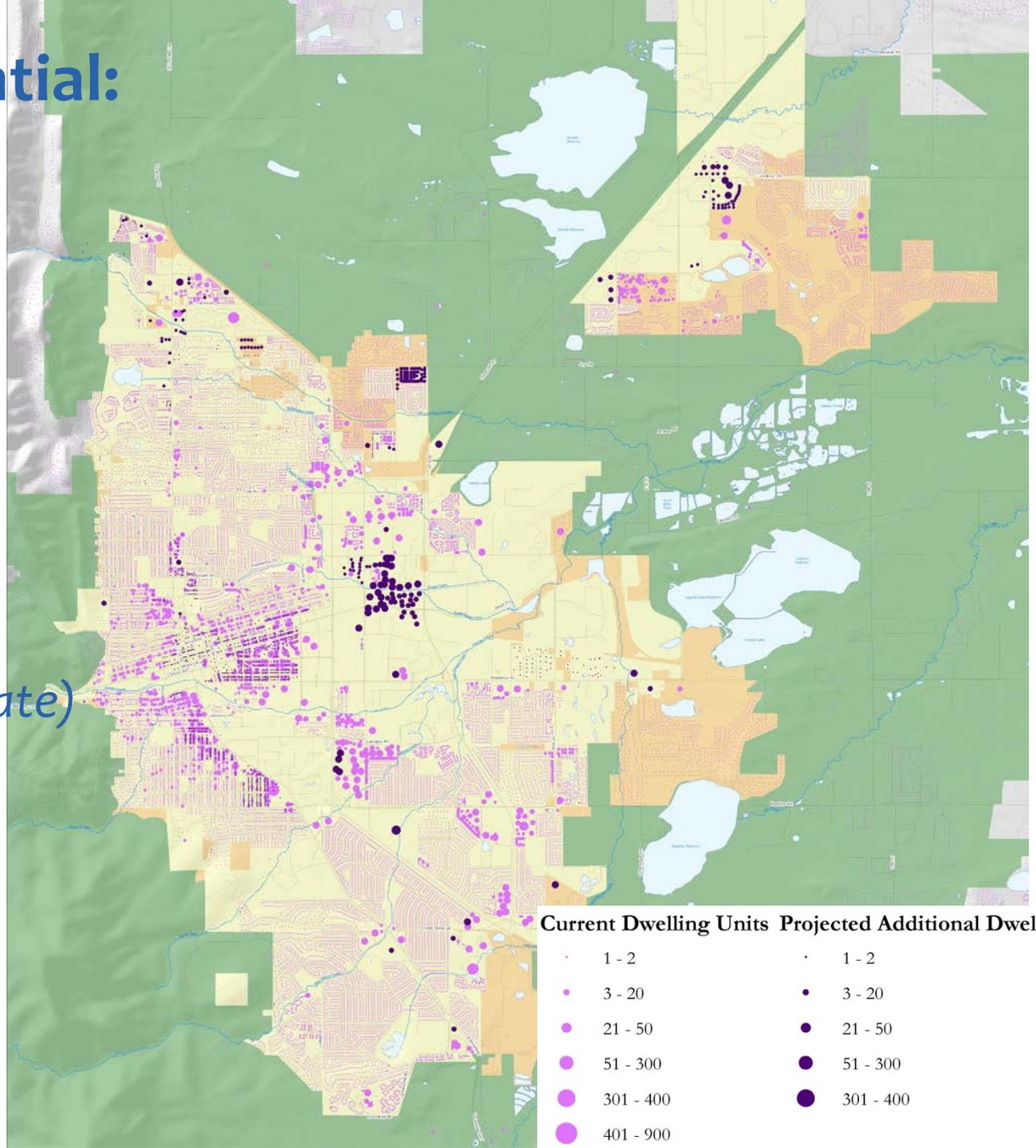
- \* 25-year forecasts for:
  - \* Residential/population
  - \* Commercial/employment
- \* Combination “land use” and “economic” model
- \* Build on 2010 methodology (with some refinements):
  - \* Incorporate CommunityVIZ
  - \* Adjust some assumptions
  - \* Improve documentation processes

# 2010 Residential:

43,400 DUs  
97,500 Pop  
(assessor data)

# Future 2035:

+6,000 DUs  
+15,000 Pop  
(zoning capacity,  
Historic growth rate)

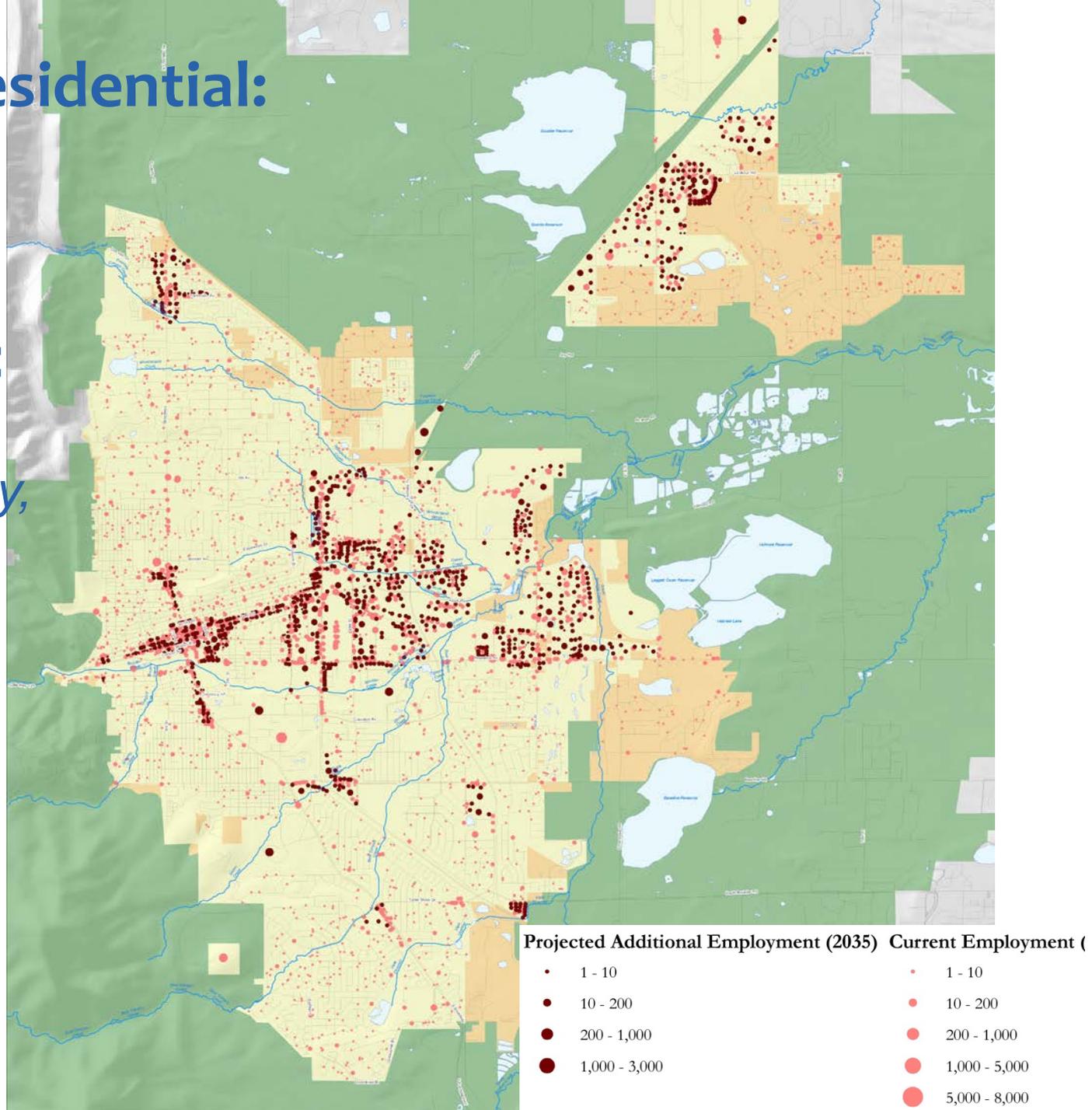


# 2010 Non-Residential:

97,000 Empl.  
(BLS)

# Future 2035:

+19,000  
(zoning capacity,  
Avg. annual  
growth rate)



# 3—Prepare Trends Snapshot



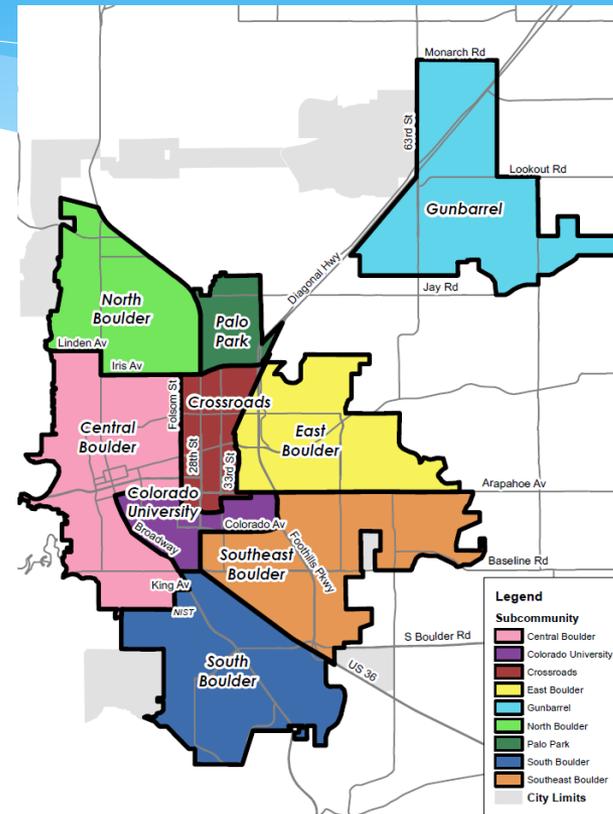
- \* Broad variety of indicators
  - \* Population, housing, education, income, age
  - \* Employment, industries, commuting
  - \* Transportation, energy and climate, natural resources, urban form, food
- \* Refine the 2010 format:
  - \* Citywide and Subcommunity levels
  - \* Systems-based approach
- \* Coordinate with other data
  - \* e.g., TMP, Housing Boulder



June 2015

# 4—Map Inventory Update

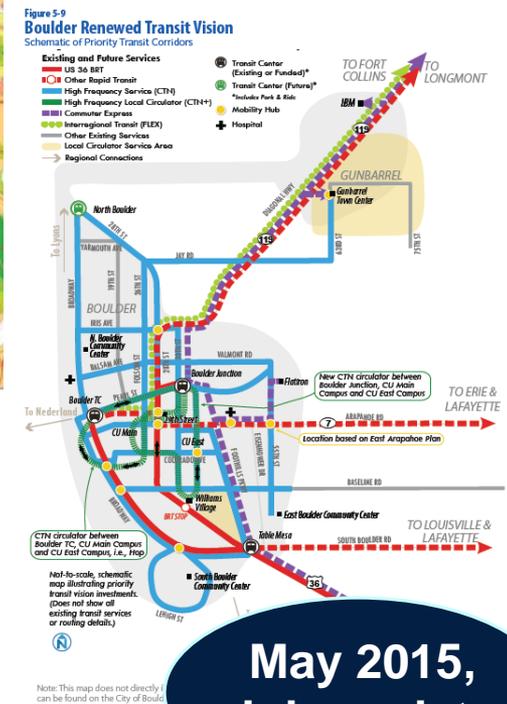
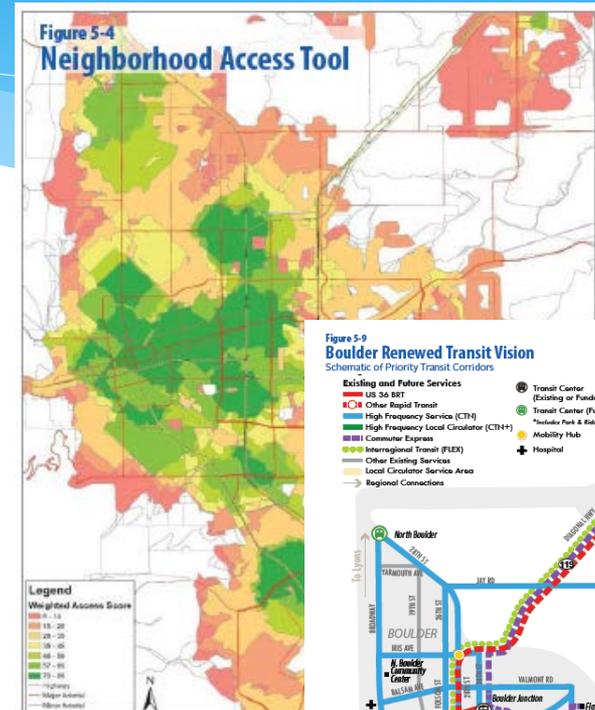
1. Land use map/Area I,II, III – clean up
2. Maps and data by subcommunity
3. Identify factors of stability vs. change for subcommunities
4. Systems approach



May 2015,  
July update

# 5—BVCP and Master Plan Alignment

- \* Review master plans
- \* Identify measurable objectives and metrics
- \* Increase alignment
- \* Identify interrelationships
  - \* Example: Climate Commitment, TMP overlap



May 2015,  
July update

# 6—3D Urban Form Tool

- \* Depicts convergence of:
  - \* Land use
  - \* Urban form
  - \* Building form and scale
  - \* Building patterns
- \* Aid in community discussions
- \* Useful in areas where change may occur



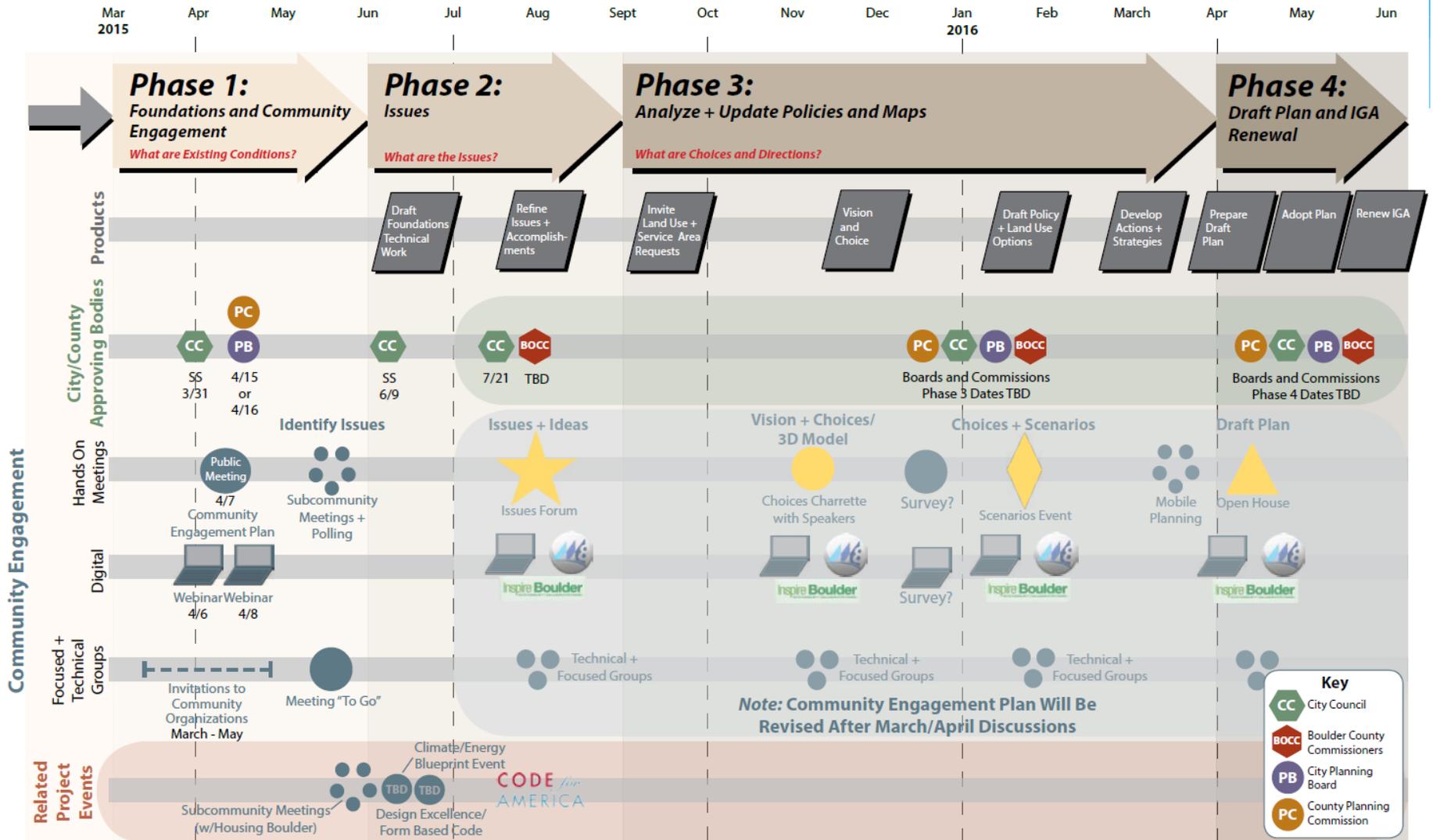
July draft  
Fall update

# 7—Accomplishments and Challenges

- \* Identify actions, remaining needs, opportunities, and issues
- \* Initial draft to be based on:
  - \* Results of foundations work
  - \* Staff knowledge
- \* Refine draft based on community feedback

**July draft  
Fall update**

# Phase 2 and Beyond



# Questions / Feedback

Do you have feedback on:

BVCP 2015 Update:

- \* Overall work plan and schedule
- \* Ideas for Community Engagement Plan
- \* Foundations tasks underway?

An aerial photograph of a mountain range with rugged, brownish peaks and green forested slopes. The foreground is a valley with a blue-tinted overlay. The text "Design Excellence and Form Based Code" is centered in white on this blue overlay.

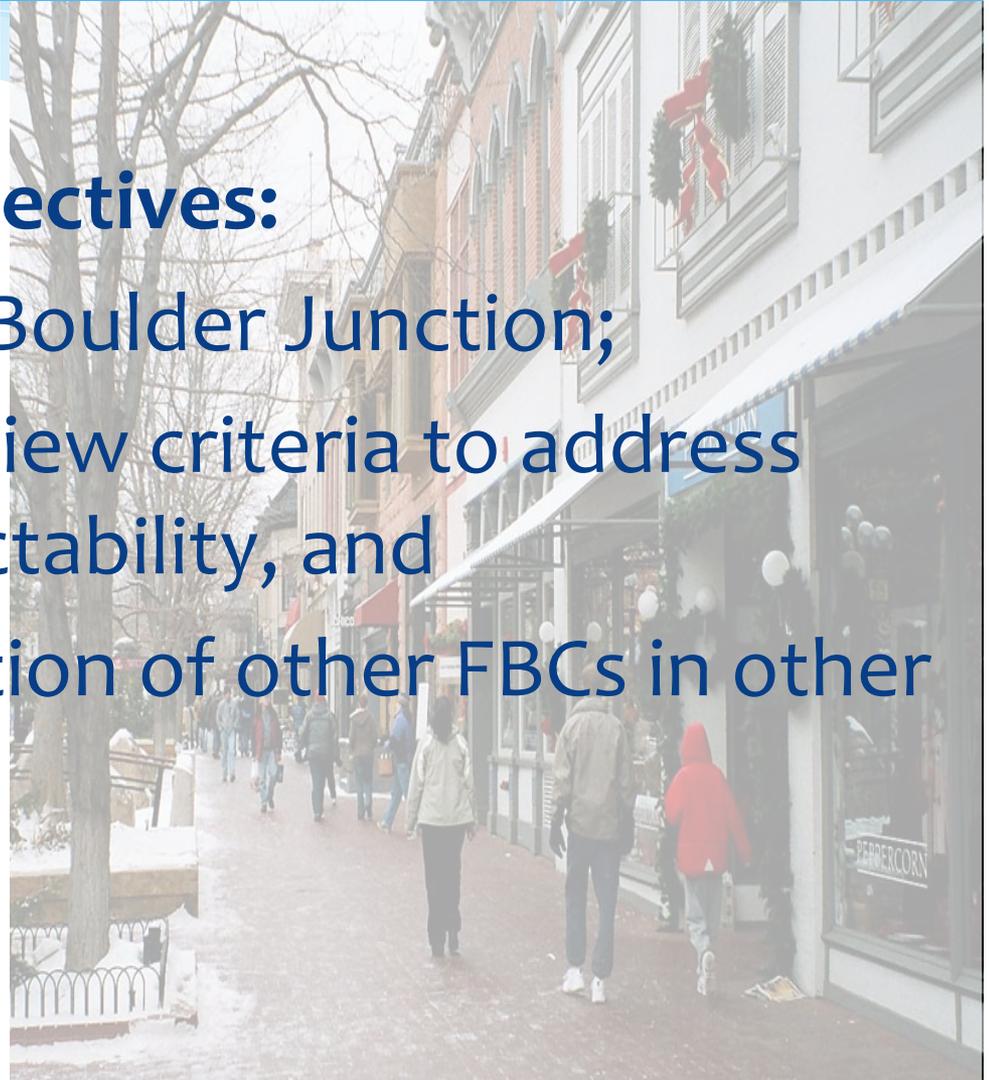
# Design Excellence and Form Based Code



# Design Excellence Initiative

## Draft Work Plan Objectives:

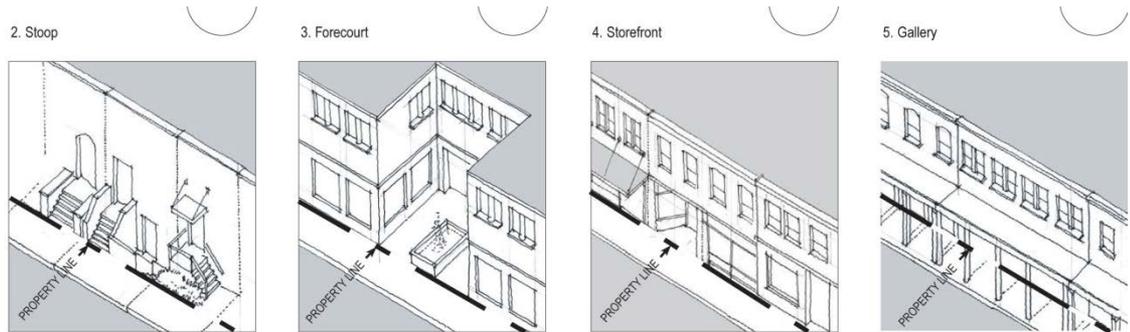
1. FBC pilot for the Boulder Junction;
2. Updated Site Review criteria to address design and predictability, and
3. Potential application of other FBCs in other areas of the city.



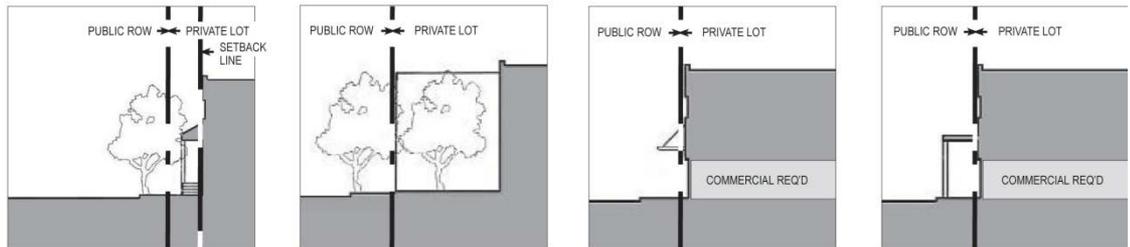
# Design Excellence Initiative

## FBC Pilot @ Boulder Junction

\* **CodaMetrics** -  
*Consultant for  
FBC pilot*



\* **Dover/Kohl**  
*Consultant for  
Design Excellence  
& peer review for FBC Pilot*



# Design Excellence Initiative

## FBC Pilot Next Steps:

- \* **Early April** - Form a working committee (PB, BDB, TAB, BJAD's )
- \* **Mid May** - FBC project community kick-off
- \* **April thru Oct.** - community, boards/commissions + CC engagements
- \* **Oct .** - Draft and final FBC to CC

# Design Excellence Initiative

## Design Excellence Initiative - Form Based Code (FBC) 2015 DRAFT Work Plan



### Design Excellence (Citywide)

#### TASKS

LEAD FBC 101 + DESIGN EXCELLENCE DISCUSSION

#### DELIVERABLE:

MEMO ON RECOMMENDATIONS RE: FBC + SITE REVIEW  
PREPARE RECOMMENDATIONS FOR GREAT DESIGN CITY WIDE

BEGIN PREPARING RECOMMENDATION ON BETTER DESIGN OUTCOMES

#### DELIVERABLE:

RECOMMENDATION ON BETTER DESIGN OUTCOMES CITYWIDE FOR BY RIGHT AND SITE REVIEW PROJECTS

ANALYZE OTHER CITY LOCATIONS WHERE FBC COULD BE IMPLEMENTED

#### DELIVERABLE:

MEMO ON RECOMMENDATIONS RE: OTHER AREAS OF CITY FOR FBC

CONSULT WITH STAFF ABOUT ONGOING CODE CHANGES WITHIN BOULDER.

### FBC - Pilot (Boulder Junction)

#### TASKS

ANALYZE EXISTING CONDITIONS. PHOTOGRAPHIC ANALYSIS OF BOULDER JUNCTION

#### DELIVERABLE:

PHOTOGRAPHIC ANALYSIS  
DISPLAY BOARDS  
POTENTIAL OPTIONS FOR FBC

ENGAGE COMMUNITY ON OPTIONS  
CONSIDER FEEDBACK

#### DELIVERABLE:

PREPARE GUIDING PRINCIPLES FOR EXCELLENT DESIGN IN FBC

REFINE OPTIONS  
EXPERT RESOURCE TO BOARDS + STAFF

#### DELIVERABLE:

TABLE OF CONTENTS AND PRELIMINARY SUBSTANCE

DRAFT FBC PER CC DIRECTIONS

#### DELIVERABLE:

DRAFT FBC PILOT

#### DELIVERABLE:

FINAL FBC PILOT

BEGIN SIMILAR PROCESS FOR FBC IN SELECTED AREA OF THE CITY

#### WORKING GROUP

MAY 18TH WORKSHOP

WEEK OF JUNE 1ST

#### EVENTS

FBC 101 OVERVIEW + Q&A  
MAY 11 OR 13

COMMUNITY WORKSHOPS  
MAY 13 OR 14

PUBLIC INPUT

PUBLIC INPUT

ONGOING PUBLIC ENGAGEMENT

#### ELECTED/ APPOINTED BOARDS

PB, BOAB, TAB, BJAD  
MAY 12 OR 14

PB MEETINGS  
MAY 21

SS, BREP, V, CC  
MAY 26

CC GUIDING PRINCIPLES  
JUNE 16

PB, BOAB, TAB  
JULY 23

STUDY SESSION CC  
AUG 11

PB MEETINGS  
SEPT 17

CC 1ST AND 2ND READING  
OCT 6 & 20

#### ONGOING CONNECTED DISCUSSIONS



# Questions / Feedback

Do you have feedback on:

General approach and scope for FBC and Design Excellence, including site review criteria?



# Resilience Strategy



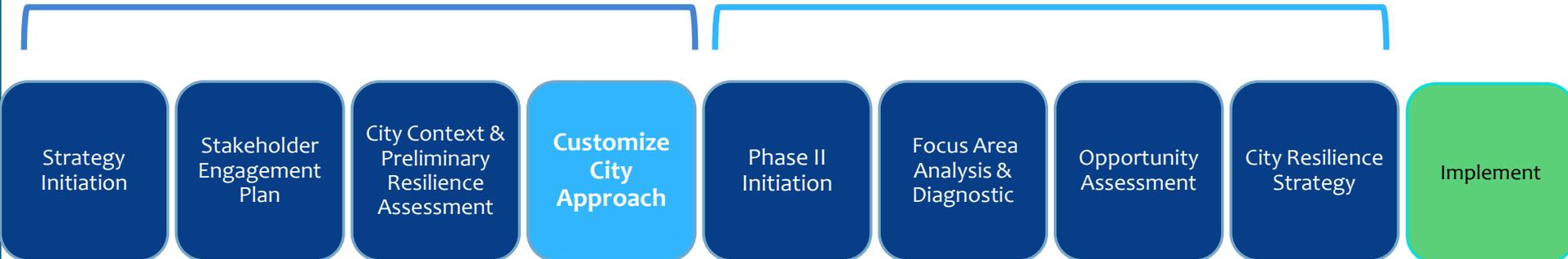
# Resilience Work Plan

## Phase I

2-3 months (May 2015)

## Phase II

4-6 months (late 2015)



**Objective:** CRO leads limited evaluation of existing state of resilience and city capacity and generates broad support and engagement for focus area investigation.

**Objective:** Deep but rapid expert analysis and generation of solutions vetted through a resilience lens. Decision-making around multiple benefits and practical action

# Preliminary Assessment

- \* Findings of Phase I – leading to Focus Areas that will enable cities to customize and narrow the scope of work

# Survey Feedback - Perceptions

- \* Boulder has resilience strengths
- \* Work to be done in areas of:
  - \* Community engagement
  - \* Transportation systems
  - \* Inclusive housing/health care
  - \* Resilient governance

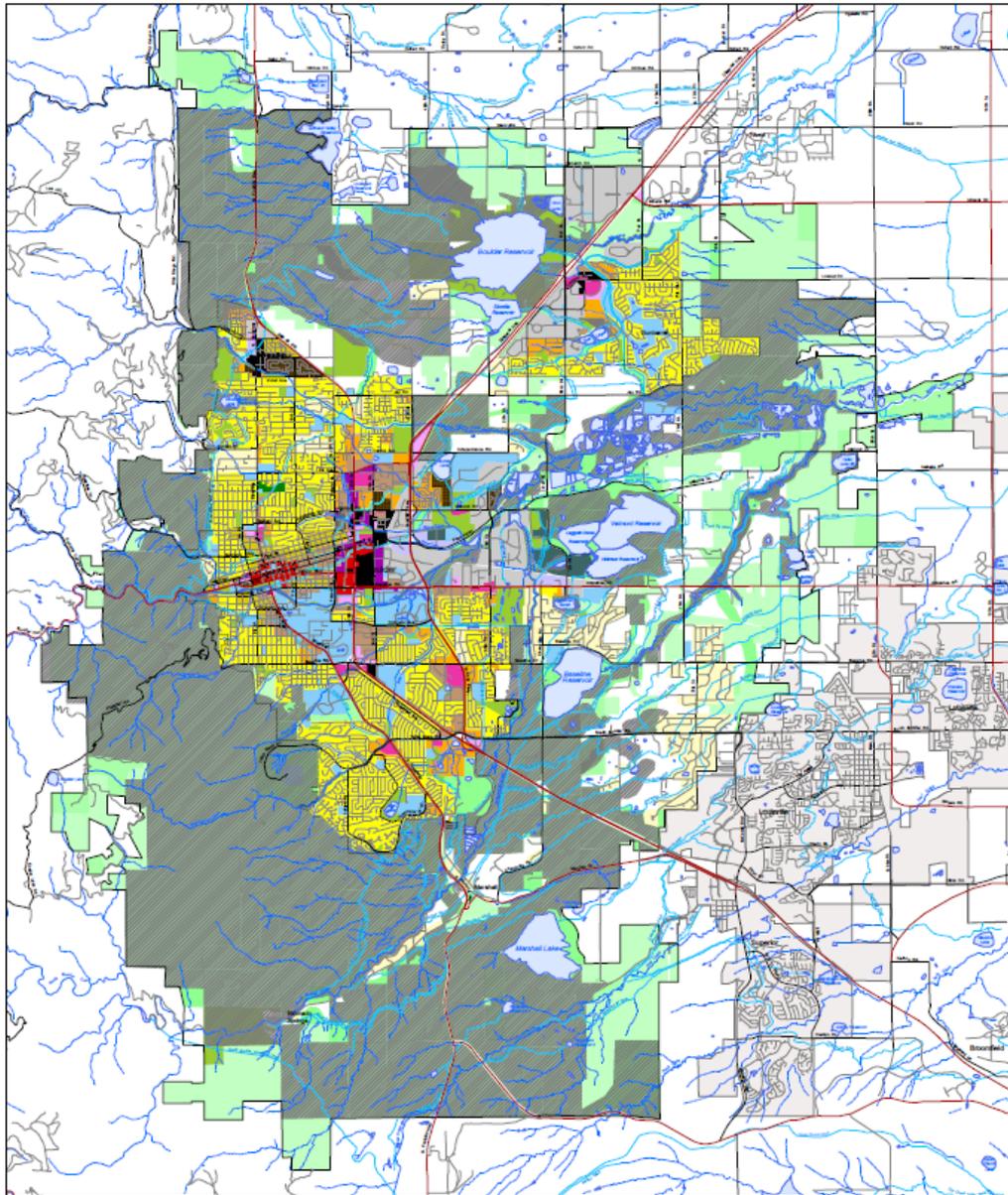
# Next Steps

- \* April 28 Study Session



\*EXTRA SLIDES

# Boulder Valley Comprehensive Plan Land Use Designation Map



**Legend**

- |                              |                    |                           |                                      |                          |
|------------------------------|--------------------|---------------------------|--------------------------------------|--------------------------|
| <b>Land Use</b>              | <b>Business</b>    | <b>General Industrial</b> | <b>Open Space and Mountain Parks</b> | <b>Area I Boundary</b>   |
| Very Low Density Residential | Community Business | Light Industrial          | Open Space, Acquired                 | Area II Boundary         |
| Low Density Residential      | General Business   | Medium Industrial         | Open Space, Development Rights       | Natural Resource Overlay |
| Medium Density Residential   | Service Commercial | Mixed Use                 | Open Space, Other                    | Historic District        |
| High Density Residential     | Regional Business  | Mixed Use Business        | Other                                | Water Conservation       |
|                              | Industrial         | Mixed Use Industrial      | Agricultural                         | Wildlife                 |
|                              |                    |                           | Park, Open and Other                 | Watershed                |
|                              |                    |                           | Public                               | Watershed                |
|                              |                    |                           | Recreational Preservation            | Watershed                |

City of Boulder, Colorado

1:25,000

0 1 2 Miles

City of Boulder, Colorado

Subject to Revision

The information herein is provided as a general informational only. While every effort is made to ensure the accuracy of the information, the City of Boulder does not warrant the accuracy of the information. The information herein is provided for informational purposes only. The information herein is not intended to constitute an offer of insurance or any other financial product. For more information, please contact the City of Boulder Planning and Development Department. Boulder, Colorado. 2015. All rights reserved.



BVCP Land Use Map in Comp Plan

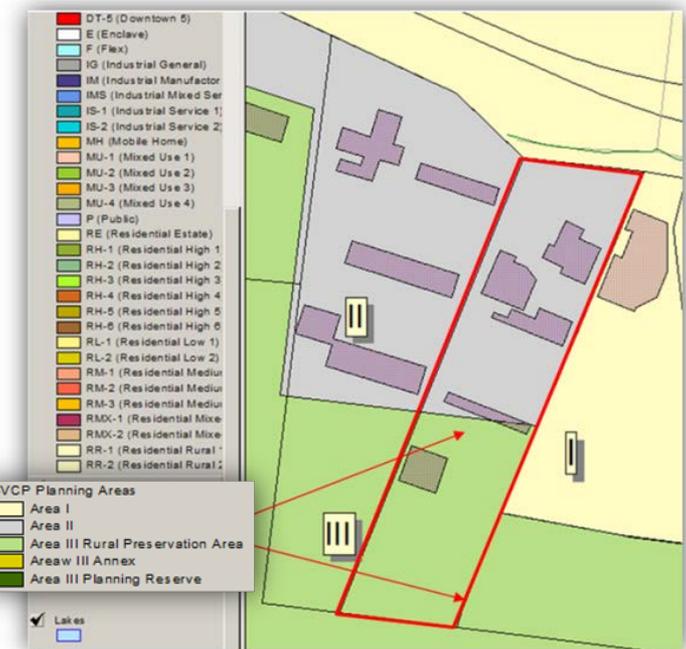


Figure 15: BVCP Planning Areas

# Possible Representative Survey

- \* **Purpose:** Capture representative, statistically valid, precise input from community
- \* **Method:** Online to reduce cost and allow for images and information
- \* **Cost:** About \$20K
- \* **Topics:** Options related to urban form, patterns of growth, opinions; focused
- \* **Timing:** Late summer/fall
- \* **Steps:** Refine with Planning Board

# Possible BVCP Process Committee

- \* **Purpose:** Guide process
- \* **Who:** City and county representation (1 each, PC, PB, CC, BOCC)
- \* **Timing:** Begin in summer