

Meetings with Community Groups – Fall 2015



As part of the outreach approach to “go where people gather”, staff extended invitations to local civic groups to have staff members come to their meetings to provide information about the update. As the update progresses, invitations for staff to attend meetings of any interested organization will continue.

Staff were invited to and attended several meetings to update civic, non-profit, and community groups on the plan process and to hear their input, including but not limited to PLAN Boulder Board, Boulder Chamber Community Affairs Group, Urban Land Institute, Boulder Housing Partners, Boulder Area Realtors Association, and others.

- PLAN Boulder Board
- Boulder Chamber – Community Affairs Group
- Urban Land Institute
- Boulder Housing Partners
- Boulder Area Realtors Association

The notes from each meeting are included below. Various topics were discussed and several key themes emerged including:

- Incorporating measurable objectives in the plan
- City-county relationship and cooperation
- Neighborhood or sub-area planning
- Suggestions for meaningful community engagement
- Resilience
- Integration of transportation and infrastructure
- Jobs: population balance and growth projections
- Affordable housing
- Improved design information in the plan and form-based code
- Creative strategies for regulations and policies regarding height, density, and the city’s urban footprint

Presentation and Discussion with PLAN Boulder Board 8-18-15

Attendees: Sarah McLain, John Spitzer, Allyn Feinberg, Ray Bridge, Pat Shanks, Dom Nozzi, Gwen Dooley

Staff: Lesli Ellis, Courtland Hyser, Caitlin Zacharias, Lesli Ellis, Jean Gatza

Presentation Topics:

- Focused topics – growth management and urban form, neighborhoods, character, emerging topics.
- Work plan
- Foundations – growth projections, 3D model, open data,
- Next steps / upcoming events

Discussion Topics:

- Open data – more layers for google earth would be good. More user friendly.
- Anything about Chautauqua in the plan? Could there be?
- State mandates about comprehensive planning? Can tie hands about what you are obligated to do. As home rule we can do more than required by the state.
- Great to create measurable objectives. Strive for that as much as possible.
- Growth forecasts – jobs, pop, housing. Based on the zoning. Concerned about housing affordability – in the forecasting or trends is there a way to explore scenarios or predictive tools – change from non-residential to residential – would it make a difference on housing affordability? Type analysis we anticipate doing.
- Really important to create a “picture” that people can relate to about growth and development? Are we looking for that much specificity in comp plan or is it really an aspirational document? Have to have scenarios that are pretty understandable.
- Renewing IGA important! Strong proponents of 4 body review.
- Mechanism for comp plan / zoning relationship is problematic. Needs to be reviewed / revised. How are we going to work to have some ability of the PB to enforce the comp plan vision. E.g. baseline zero.
- Urban to rural transects –what’s appropriate / inappropriate – land use, transportation choices. Will the comp plan use that concept to help guide us? Balance supply/demand. Explore in later phases? Informs us about different needs, values, interests.. if our interest is rural preservation we provide these elements.. if suburban – these elements to make that work best.
- Have we thought about information like WALK score, affordability index? Could be showing goals or targets – by WALK score – could be good tool for comp plan or site plan review.
- Intelligent discussion of 15 min neighborhood, transit, bike access – what’s appropriate where – would be useful in the comp plan. Most people in boulder will want this in their neighborhoods. Things that people will want as Boulder evolves.

Follow up:

- Develop prepared materials to explain the process and connection between the comp plan and code / site review – especially how PB can enforce the comp plan vision.
- Clarify plan adopted by ordinance, strength and areas of influence.
- Page numbers needed on fact sheets. Ave. density – add (in North Boulder)

Urban Land Institute (ULI) Presentation and Discussion with Boulder Board 9-9-15

Attendees: Gavin McMillan and team

Staff: Lesli Ellis, Caitlin Zacharias

Presentation Topics:

- Boulder's Planning Legacy (incl. the role of Land Use Map)
- Background on plan update (foundations work, 3-D mapping, trends)
- Focused topics for the future (growth management and urban form, neighborhoods, character, emerging topics)
- Engagement opportunities (upcoming events, land use and policy requests)

Discussion Topics:**Questions**

- Are we addressing city-county relationship?
- Implications if ballot initiatives pass?
- How will plan address neighborhoods?
 - (Programmatic- neighborhood liaison).
 - The 10 subcommunities could set up neighborhood planning well
- Why is this plan bigger than normal?
 - (This time around- it's considered to be a vehicle to address big issues- growth, design, etc. Consultant report identified room to improve the plan, make it user-friendly)
- How did focus areas emerge?
 - (Topics have evolved from conversations with public, various boards, and recommendations from consultant report. Also, the community saw the topics at the Boulder 2030 Kickoff Event, and we'll be going through comments on them).
- What can we do about jobs/housing balance?
 - (Some options: could add more housing potential and decrease jobs potential)
- How many cities of 100,000 have in-commuters of 60,000?
- Can there be a better integration of transportation and infrastructure? It would be great for city to look at how growth will impact the city and consider how it will impact basic city services.
- There need to be incentives for transportation (c.f. MAX Line in Fort Collins)
 - There is a plan for BRT on East Arapahoe

- We need to be proactive (cannot rely solely on private sector)
- How does resilience effort play into this?
 - We have a Chief Resilience Officer, funded by Rockefeller, who is looking at the plan and forming recommendations for what we can do to be a more resilient community.
- To what extent does plan look at locations of employment and link these to transportation connections?
- How is city involving business community and employees?

What ULI would like to see in the plan

- Land use and transportation connection
- Ecopass for everybody . OR: cost of transportation is not the issue. People will pay for transportation if connections are there.
- Engaging outlying communities: could do a Park & Ride at Table Mesa
- Affordable housing and more moderately-priced housing. More ADUs and infill. Make a place for our next generation. We could tax ourselves for affordable housing and workforce housing.
- Involve business community in a meaningful way
- Address vilification of private sector

Follow up: none noted

Boulder Chamber – Community Affairs Group – October 8, 2015

Attendees: ~ 10 - Ed Byrne, Bonafaci Sandoval, Stephen Sparn, Adrian Sopher, Ken Hotard, Gordon Riggle, Tim O-Shea, Jonathan Dings, Clif Harald, Elizabeth Patterson

Staff: Jean Gatza, Courtland Hyser, Lesli Ellis

Presentation Topics:

- Update process
- Focused Topics
- Community Engagement

Questions and Feedback:

- Questions about aging population - is it really happening in Boulder? State demographer presentation
- Reconcile economic vitality strategies with jobs and population projections and analysis. Don't approach jobs:pop as opposites or one vs. the other – offer options to phase growth and transitions. Avoid using the term “excess” for job capacity, because that is not accurate.

- Would support and encourage subcommunity or area planning to better define goals but not as a limit to moving projects forward or a defacto moratorium.
- Arts liaison – good attention to investments in cultural assets and public art. Community should be investing in cultural vitality.
- Trends – more push back regarding change in neighborhoods – address full comp plan – capacity in neighborhoods. How we look at land use (e.g., transitional areas vs. blocks) affects how we move forward. Future land use and zoning- Would like to see more blending at the margins of areas (not zone with sharp lines and very distinct colors – more like watercolors: blending at the margins with transitions of uses between different districts).
- We should be considering a 50 year planning horizon – not 15.
- Consider form-based plan/code for whole city, not just Boulder Junction.

Follow up:

- Send links to online survey when available.
- Group requested that we schedule future presentations with them in later phases of the project.

Boulder Housing Partners Board of Commissioners October 12, 2015

Attendees: Karen Klerman, Pamela Griffin, Tom Hagerty, Nikki McCord, Mark Ruzzin, Valerie Soraci

Staff: Lesli Ellis, Courtland Hyser, Caitlin Zacharias

Presentation Topics:

- Update process
- Focused Topics
- Community Engagement

Feedback from BHP (regular front); Staff response (italics)

Questions and feedback from BHP:

- How will staff engage BHP on affordable housing issues?
 - *Staff is engaging many of the city boards, and will reconnect with BHP they start to develop BVCP options and analysis that relate to affordable housing. Options will reflect an extension of some ideas that emerged during the Housing Boulder process and that were flagged as part of the analysis going forward.*
- It would be great to collaborate with the board and BHP staff around focused issues that make use of BHP's expertise.
 - *Topics for discussion with BHP could include jobs/housing mix and locations particularly suitable for housing (e.g. are there types of housing the Boulder Valley needs?)*
- How accurate were previous projections?

- *Changes have taken place over time and new plans have emerged (e.g. Boulder Junction), so it's hard to trace back in time their accuracy. Projections regarding growth rates have been accurate overall, but it's important to note that the purpose of the projections is to gauge the impact of current policies extended out to the future, not necessarily to predict what growth will actually occur as those policies change over time.*
 - Are master plans or the comprehensive plan the guiding document(s)? How is it resolved if a master plan is updated one year after comp plan update?
 - *The comprehensive plan is the guiding document for other plans, including master plans.*
 - - *It is important that the BVCP is also aligned with the master plans, so as a master plan is updated, the summary of that master plan is included in the comprehensive plan. During the mid-term or 5-year update (whichever comes first), policies from the master plans get integrated.*
 - Do projections reflect a maximum capacity, or do they represent a certain percentage of full build-out?
 - *The projections do not assume that all properties will redevelop, but rather that a percentage of them will.*
 - From BHP perspective, syncing the land use map with BHP housing related goals offers a distinct opportunity for partnership.
 - What is the role of BVSD, CU, and similar organizations in the update process?
 - *Staff collaborates with them on growth, data, and projections.*
 - What steps are the city and county taking to engage the Latino population, and what are the goals for that outreach?
 - *A community engagement plan is available on the project webpage that details the outreach strategy. The outreach strategy for the Latino population has been developed in partnership with the Latino Task Force of Boulder County. The strategy is based on conducting targeted outreach at pop-up events and other meetings, such as the Latina Women's Conference this past weekend.*
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Boulder Area Realtors Association - Nov. 4, 2015

Attendees: BARA Members

Staff: Ellis, Hyser

Presentation Topics:

- Update process
- Focused topics
- Community Engagement

Questions and Discussion Topics:

- Questions, comments, and discussion:
 - How will the work from Housing Boulder be incorporated in the BVCP?

- *Staff response: We are taking guidance from Housing Boulder's action plan, which identified task items for the BVCP. There is also a study underway on middle income housing that will inform BVCP policies on that topic.*
- Is the Boulder Community Hospital site likely to get special attention in the BVCP update?
 - *Staff response: Yes, as will CU South*
- Are there any updates on building height restrictions?
 - *The moratorium that was passed by council earlier this year will be in place until 2017.*
- Will the Area III Planning Reserve be addressed as part of this update?
 - *Staff response: No, not as part of this update. City Council held a public hearing in August and voted to not consider changes to the Planning Reserve as part of the 2015 update.*
- General discussion on the Area I, II, III system and how it works.
- Regulations and policies regarding height, density, and the city's urban footprint mean that creative growth strategies need to be explored. Consider ideas like granny flats, tiny houses, and converting single family homes into duplexes as possible solutions.
- Idea: consider requiring an economic impact analysis for future development to help quantify the impacts.
- Will the Airbnb issue be addressed as part of the BVCP?
 - *Staff response: No, the BVCP focuses more on high-level policy issues. There have been recent decisions on the short term rental issue, including a ballot initiative.*