

MEMORANDUM

July 15, 2010

TO: City of Boulder Planning Board

FROM: David Driskell, Executive Director of Community Planning and Sustainability
Susan Richstone, Comprehensive Planning Manager
Marie Zuzack, Planner

SUBJECT: Update on Sustainable Boulder - 2010 Major Update to the Boulder Valley Comprehensive Plan (BVCP)

PURPOSE

The purpose of this item is to provide the Planning Board with an update on the BVCP 2010 Major Update and for board feedback on next steps. The overall work plan for the major update (**Attachment A**) is as follows:

- Phase 1 - Kick-Off and Identification of Areas of Focus and Public Requests
Started January 2010
Phase 1 has nearly concluded. The last step, Board of County Commissioners consideration of public requests to further study in the update, is scheduled for July 13.
- Phase 2 - Research and Analysis
June through September 2010
This phase is underway and involves staff analysis and focus group input on the three main components of the update: Sustainability Policy Changes, Land Use Changes, and Urban Form/Community Design. The process and schedule for Phase 2 is provided in **Attachment B**.
- Phase 3 - Public Review
October through December 2010
Phase 3 will seek community input on policy briefing papers, draft plan revisions and potential land use changes.
- Phases 4 and 5 – Direction on Formal Recommendations and Final Adoption of Plan Changes
January through May 2011

The next Planning Board agenda item on the update will be on August 19, with a discussion of progress to-date on the work plan components and the Sustainable Street and Centers project.

BACKGROUND

The last Planning Board agenda item related to the BVCP update was on April 15, when the board reviewed requests from the public and staff for land use changes and policy/text additions or amendments. The board supported further study of 21 of the 26 requests received. A summary of the board's votes is provided in the table in **Attachment C**.

On April 27 the Planning Board had a joint study session with City Council to discuss the areas of focus and work plan for the update. The study session memo may be found online at: www.bouldervalleycompplan.net > 2010 Major Update > April 27 Study Session. The study session summary is provided in **Attachment D**.

On May 25 the City Council provided formal direction on the areas of focus, the work plan and the public requests that should be further studied based on the Planning Board's direction on April 15. The council direction to staff included:

- a) Focus the update on two broad areas:
 - Sustainability policy changes
 - Urban form/community design, and

- b) Proceed with three work plan components:
 - Sustainability policy changes,
 - Land Use and Area I, II and III Map changes
 - Urban form/ community design policies and toolsand
 - The Sustainable Streets and Centers project, which will be concurrent with but separate from the BVCP update.

City Council was in agreement with the Planning Board on all but four of the public requests to carry forward for evaluation in the update. Council did not support further study of the East Ridge Neighborhood request (#4 - to change from low to medium density residential) and 4750 Broadway (#5 - Armory site, to change mixed use residential to mixed use business). Council requested additional information on two requests in the Area III-Planning Reserve: 4756 28th St. (#17 - multi-sport training complex) and 2815 Jay Road (#18 - Palmos property/ Agriburbia). Council concurred with the Planning Board on the remainder of the requests. Council's votes on all the requests are included in **Attachment C**. The May 25 meeting minutes are provided in **Attachment E**.

Regarding the two requests in Area III-Planning Reserve (#17 and #18), City Council asked for additional information, including additional information on the two requests, and options related to a work plan and timeline for considering expansion of the service area into the Planning Reserve. Council and Planning Board will discuss this information on Oct. 12 (see joint study session information in next section).

On June 16 the Boulder County Planning Commission reviewed the land use change requests for properties under Boulder County jurisdiction (six requests in Areas II and

III) and the policy/text change requests. **Attachment C** shows which requests the Planning Commission considered. They were in agreement with the Planning Board on all six land use request changes. While the Area III-Planning Reserve requests (#17 & #18) were not formally forwarded to the county for consideration, the Planning Commission expressed concern about expansion into the Planning Reserve without the city and county first engaging in a broad study of potential uses of the Area III-Planning Reserve. If City Council and the Planning Board support initiating such a study at the Oct. 12 study session, staff must return to all four bodies for formal approval to do so.

The Board of County Commissioners will consider the public requests under county jurisdiction on July 13. Staff will report on the results of their consideration at the Planning Board July 15 meeting.

NEXT STEPS

Phase 2 research and analysis will continue through September and conclude in October, with a joint Planning Board and City Council study session. The Phase 2 work plan for each of the update components – Sustainability Policy Changes, Land Use Changes, and Urban Form/Community Design – is summarized in **Attachment B**. A draft Phase 2 work plan was reviewed and discussed by the BVCP Process Subcommittee on June 29 and their input has been incorporated.

Work Plan Components

Key Phase 2 steps for each work plan component are as follows:

Sustainability Policy Changes:

- *Briefing papers:* Interdepartmental staff teams will prepare briefing papers for each of the three sustainability areas: environmental, social and economic. The papers will analyze key issues identified through the community input process in the first phase of the 2010 BVCP Update, review current comprehensive plan language and policies, and present draft changes to address the issues.
- *Focus groups:* Focus groups will be convened for each of the sustainability areas. These small, informal groups will meet in August to provide input to staff on the briefing papers and more generally on key issues in environmental, social and economic sustainability. Their role will be to assist staff in ensuring that the key issues and policy questions have been identified, that staff's analysis is complete, and that the briefing papers are understandable and address the issues appropriately. They will not be expected to reach consensus or asked to make formal recommendations.

The following is a preliminary list of stakeholder groups that are being invited to provide a focus group representative:

General – all topics or they can choose	Economic	Social	Environmental
<ul style="list-style-type: none"> • Transition Boulder • Community Foundation / Civic Forum • Youth Opportunities Advisory Board (YOAB) • New Era • Boulder Valley School District • CU Planning • Rocky Mt. Peace & Justice Center • Boulder Green Building Guild 	<ul style="list-style-type: none"> • Boulder Chamber • Boulder Economic Council • Downtown Boulder • Boulder Tomorrow • Blue Ribbon Commission Member • Boulder Visitors Convention Bureau Board • CU Leeds School/Deming Center for Entrepreneurship • Boulder Denver New Tech Meetup • Naturally Boulder 	<ul style="list-style-type: none"> • Human Relations Commission • Immigrant Advisory Committee • Affordable Housing Task Force Member • Boulder Housing Partners • Boulder County Community Services • Boulder County Aging • Growing Up Boulder • City Manager’s Advisory Committee of Students • Foothills United Way 	<ul style="list-style-type: none"> • Environmental Advisory Board • CAP Technical Teams • Sierra Club • CU Environmental Center • Boulder Co. Food & Ag Policy Council • Everybody Eats! • Growing Gardens Center for ReSource Conservation • Eco-Cycle • PLAN Boulder County • Water Resources Advisory Board

- *Revisions:* Based on focus group input, staff will refine the briefing papers and other materials to be presented to the Planning Board and City Council in October at the end of Phase 2 and to the public at large in Phase 3.

Land Use & Area I, II, III Map Changes:

- *Parcel analysis:* Staff will analyze and develop a parcel report for each land use change request unanimously approved for further study in the update. The reports will include: the parcel’s current condition and surrounding context; photographs and maps; and relevant zoning and land use designation history and considerations, including the implications of the requested land use change and probable zoning district in terms of character and projected dwelling units and jobs.
- *Property owner and neighborhood outreach:* Staff will meet as needed with the property owners during Phase 2 to fully understand their request and review with them the information and analysis being prepared for their request. Neighborhood meetings will be held in September and October for land use change requests

where significant neighborhood interest is anticipated. These are initially identified as:

- 2475 Topaz Drive
 - RH2 areas: Goss-Grove and 1100 block of Pine
 - University Hill Commercial District
 - Orchard Grove.
- *Planning Reserve analysis:* Concurrently with the steps above, staff analysis for the Area III-Planning Reserve land use change requests #17 and #18 will include the following:
 - Gathering additional information from the requesting property owners;
 - Review of the current BVCP process for changes to the Planning Reserve;
 - Research on what other growth-constrained communities have done regarding “future land”;
 - Brief examination of alternative sites for proposed uses; and
 - Development of options for a process and timeline to study these two requests in particular and the Planning Reserve in general.

Staff will present the results of the analysis to the Planning Board and City Council at an Oct. 12 joint study session. If the board and council indicate support for initiating a Planning Reserve study and/or continuing further study of the specific requests, that proposal will be taken to the Boulder County Planning Commission and Board of County Commissioners for consideration.

Urban Form/Community Design:

- *Briefing paper:* Staff will prepare a briefing paper on the BVCP’s current urban form and community design policies and maps, design-related issues that should be addressed in the update, and suggested changes to address these issues, drawing on community input from Phase 1 activities.
- *Focus group:* A community design focus group will be convened for two meetings in July and August. At the first meeting participants will review and comment on the draft briefing paper, discuss a draft definition of sustainable urban form, and evaluate current community design policies. At the second meeting participants will discuss the City Structure Map, a draft definition and map for Areas of Stability / Areas of Change and draft policy revisions.

The following groups are being asked to send a representative to the focus group meetings:

- Architects and Planners of Boulder (APOB)
- Boulder Chamber
- Downtown Design Advisory Board (DDAB)
- Landmarks Board
- League of Women Voters
- Sierra Club

- Transportation Advisory Board
 - PLAN Boulder County
 - ULI Boulder Chapter
 - Neighborhood groups, including Mapleton Hill, Washington School, University Hill, Whittier, Martin Acres, Orchard Grove, Goss-Grove, Holiday, Steelyards.
- *Sustainable Streets and Centers*: Concurrently with the above work on the BVCP design-related policies and maps, staff will continue research, analysis and outreach on Sustainable Streets and Centers. In July and August targeted groups will be asked to provide input on working-draft street and center prototypes. The Planning Board will review preliminary prototypes on Aug. 19. The prototypes will be revised based on community input and the board's comments for presentation and further discussion at the Oct. 12 joint study session.

Oct. 12 Joint Study Session

The Oct. 12 joint Planning Board and City Council study session is intended to conclude Phase 2 of the BVCP 2010 Major Update and set the stage for the next phase. The following will be presented at the study session for board and council feedback:

- Four briefing papers: environmental, social and economic sustainability and urban form/community design;
- Initial analysis and process options for considering changes to the Area III-Planning Reserve and requests #17 and #18;
- Draft street and center prototypes; and
- Proposed public process for Phase 3.

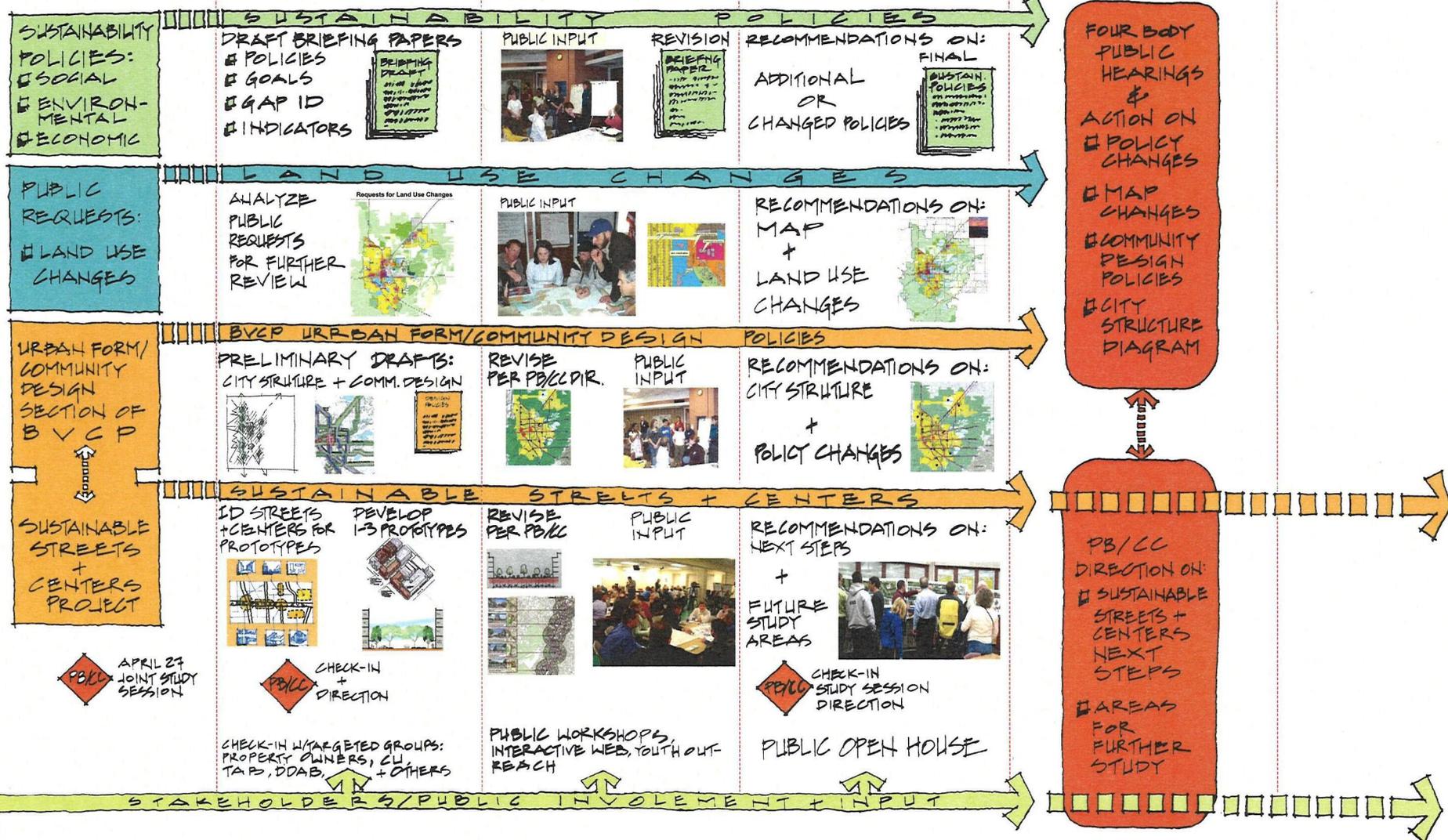
Phase 3 will focus on gathering broad community input on draft plan revisions and land use changes. It will start in October and continue through December. If the Planning Board and City Council wish to continue study of the Area III-Planning Reserve, then staff will return to the County Planning Commission and Board of County Commissioners to get their feedback on if and how to proceed with the study.

ATTACHMENTS

- Attachment A:** BVCP 2010 Major Update Work Plan Chart
- Attachment B:** Phase 2 Process and Schedule
- Attachment C:** Public Request Selection for Further Study
- Attachment D:** April 27, 2010 Joint Study Session Summary
- Attachment E:** May 25, 2010 City Council Meeting Minutes

PHASE 1: KICK-OFF PHASE 2: RESEARCH PHASE 3: PUBLIC REVIEW PHASE 4: REC./DIRECTION PHASE 5: ADOPTION PHASE 6: SUST. STREETS/CTRS.

JANUARY - MAY JUNE - SEPTEMBER OCTOBER - DECEMBER JANUARY - MARCH APRIL - MAY JUNE - ???



Phase 2 Process and Schedule

June – October 2010

	June	July	August	September	October
Policy Changes	Staff analysis, develop draft briefing papers, identify key policy questions around key issues		Meet with focus groups for input on briefing papers	Revise briefing papers for PB/CC	Oct. 12 Joint SS: PB & CC feedback before next phase of full public review: <ul style="list-style-type: none"> • 4 Briefing Papers; • Draft Prototypes; • Area III PR initial analysis and process • Public Process approach for next phase
Urban Form & Community Design Section	Complete analysis and draft briefing paper	Meet with Focus Groups – 2 meetings on definition of sustainable urban form, maps, policy revisions	Revise briefing papers and develop policy changes		
Sustainable Streets & Centers	Summarize and ID centers & streets	Research / analysis Meet with targeted groups	Draft preliminary prototypes Aug. 19 PB check-in and review of draft prototypes. Check-in with targeted groups.	Revisions per PB to draft prototypes	
Area III Planning Reserve Requests	Staff analysis including: <ul style="list-style-type: none"> • Gather additional information from property owners on requests • Outline current BVCP process for changes in the Planning Reserve • Research what other growth constrained communities do regarding “future land” • Briefly examine alternatives sites for proposed uses • Develop a potential work plan for moving forward if that is desired by City Council 				
Public Requests: Land Use Changes	Begin staff analysis and outreach to neighborhoods and property owners		Draft parcel reports and analysis; begin meeting with property owners and plan for neighborhood meetings	Neighborhood meetings for key sites: <ul style="list-style-type: none"> • Topaz / NBSP RR Area • RH2 areas: Goss-Grove / 1100 block of Pine • Uni-Hill – work with established groups • Orchard Grove 	
Text changes, Trails Map, etc.	Work with graphic designer to set up new web-based structure		Begin work on text changes, master plan and program summaries, Trails Map revisions and start Board review. This work will continue into next phase.		

Public Request Selection for Further Study
 Planning Board, City Council, & Planning Commission Action
 July 9, 2010

#	Description	Staff Recommendation (further study?)	Planning Board Action April 15, 2010	City Council Action May 25, 2010	Planning Commission Action June 16, 2010
1	2800 Block of Mapleton: Land use designation change from Transitional Business to Mixed Use Business	Yes	Yes	Yes	
2	2475 Topaz Dr (Area II): Inconsistency between BVCP Land Use and NBSP Land Use Maps	Yes	Yes	Yes	Yes
3	805, 825, 835 Walnut Land use designation change from Transitional Business to General Business	No	No	No	
4	East Ridge Neighborhood: Land use designation change from low to medium density residential	No	Yes	No	
5	4750 Broadway: Land use designation change from mixed use residential to mixed use business, and expansion of mixed use residential	Yes	Yes	No	
6	2641 4th Street: Land use designation change from public to low density residential	Yes	Yes	Yes	
7	3003 Valmont Rd: Land Use designation change from medium density residential to manufactured housing	Yes	Yes	Yes	

#	Description	Staff Recommendation (further study?)	Planning Board Action April 15, 2010	City Council Action May 25, 2010	Planning Commission Action June 16, 2010
8	Transit Village Area Plan: Land Use designation changes consistent with the adopted TVAP land use plan. (staff initiated)	Yes	Yes	Yes	
9	Goss-Grove Neighborhood: Land Use designation change from High Density Residential to Mixed Density Residential as follow-up from the RH-2 zoning project. (staff initiated)	Yes	Yes	Yes	
10	1100 Block of Pine: Land Use designation change from High Density Residential to Mixed Density Residential as follow-up from the RH-2 zoning project. (staff initiated)	Yes	Yes	Yes	
11	3300 Airport Rd: Land Use designation change for a portion of the site from Public to Light Industrial or Residential (staff initiated)	Yes	Yes	Yes	
12	University Hill Commercial Dist.: Land Use change from High Density Residential to Mixed Use Business (staff initiated)	Yes	Yes	Yes	
13	Various Map Corrections: Map corrections including changes in OSMP lands and Washington Village Land Use (staff initiated)	Yes	Yes	Yes	
15	5399 Kewanee & 5697 S. Boulder Rd.: Area II to Area III-Rural Preserve	No	No	No	No
16	Entire Planning Reserve: Change the entire Area III-Planning Reserve to Area IIA.	No	No	No	No

#	Description	Staff Recommendation (further study?)	Planning Board Action April 15, 2010	City Council Action May 25, 2010	Planning Commission Action June 16, 2010
17	4756 28 th St. (Multi-Sport Training Complex): Area III-Planning Preserve to Area IIA	No	No	Add'l info ¹	- ²
18	2815 Jay Rd (Palms Property): Area III-Planning Reserve to Area IIA	No	No	Add'l info ¹	- ²
19	Lakecentre Subdivision: Minor adjustment to the service area boundary.	Yes	Yes	Yes	Yes
20	Policy & text changes: Request for specific issues to be discussed including higher intensity development along transit corridors, importance of Boulder's regional role, affordable housing, business and job growth, and increased city/CU coordination on land use and development issues.	Yes	Yes	Yes	Yes

¹ City Council requested additional information regarding this proposal as well as a work plan and timeline for considering expansion of the service area in the Area III-Planning Reserve. After reviewing this information, if council and the Planning Board request initiation of a Planning Reserve study and/or further study of this proposal, that request will be presented to the Planning Commission and Boulder of County Commissioners for consideration.

² While the Area III-Planning Reserve requests (#17 & #18) were not formally forwarded to the county for consideration, the Planning Commission expressed concern about expansion into the Planning Reserve without the city and county first engaging in a broad study of potential uses of the Area III-Planning Reserve.

#	Description	Staff Recommendation (further study?)	Planning Board Action April 15, 2010	City Council Action May 25, 2010	Planning Commission Action June 16, 2010
21	Policy & text changes: Policy changes including addressing sources of revenue, reframing taxes, employee and consumer cooperatives and alternative exchanges, sustainable business, a job website, increasing the number of people allowed in a household, increasing affordable rental housing, housing provision for the homeless, alternative health care and nutritional education, and bus passes.	Yes	Yes	Yes	Yes
22	Policy & text changes: New policy addressing the development of medium/long range policies encouraging sustainable agricultural practices; revision of policy statements regarding water supply	Yes	Yes	Yes	Yes
23	Policy & text changes: Change to the Land Use Map description for "Manufactured Housing" to clarify intent.	Yes	Yes	Yes	Yes
24	Policy & text changes: Policy amendment to Policy 7.02 Supply of Affordable Housing.	Yes	Yes	Yes	Yes
25	Policy & text changes: Policy amendment to Policy 1.03 Economic Sustainability to include explicit references to job creation and recognition of regional competitiveness.	Yes	Yes	Yes	Yes
26	Policy & text changes: New policy to promote home occupations	Yes	Yes	Yes	Yes
27	Trails Map: Update trails map to reflect changes since 2005 update. (staff initiated)	Yes	Yes	Yes	Yes

Agenda Item # 6A Page # 12

**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: May 18, 2010

AGENDA TITLE: Consideration of a motion to accept the summary of the April 27, 2010 Joint City Council and Planning Board Study Session regarding the 2010 Major Update to the Boulder Valley Comprehensive Plan (BVCP)

PRESENTERS:

Jane S. Brautigam, City Manager
Paul J. Fetherston, Deputy City Manager
David Driskell, Executive Director of Community Planning & Sustainability
Susan Richstone, Manager Comprehensive Planning
Samuel Assefa, Senior Urban Designer
Jean Gatza, Sustainability Planner
Chris Meschuk, Planner

EXECUTIVE SUMMARY:

The purpose of the April 27, 2010 Joint City Council and Planning Board Study Session was for Planning Board and City Council to discuss the scope and focus of the 2010 Major Update to the Boulder Valley Comprehensive Plan, including:

- recommended areas of focus for the update, and
- proposed approach and outcomes for each focus area.

STAFF RECOMMENDATION:

Suggested Motion Language:

Staff requests council consideration of this item and action in the form of the following motion:

Motion to accept the summary of the April 27, 2010 Joint City Council and Planning Board Study Session on the 2010 Major Update to the Boulder Valley Comprehensive Plan
(Attachment D1)

NEXT STEPS:

City Council will hold a public hearing and provide direction on the major update at its May 25 meeting.

Approved by:

Jane S. Brautigam
City Manager

ATTACHMENT:

D1 Summary of the April 27, 2010 Joint Study Session on the 2010 Major Update to the Boulder Valley Comprehensive Plan

April 27, 2010
Joint City Council & Planning Board Study Session
2010 Major Update to the Boulder Valley Comprehensive Plan

Study Session Summary

PRESENT

Planning Board: Bill Holicky, Chair Willa Johnson, Elise Jones, Tim Plass, Danica Powell, Vice Chair Andrew Shoemaker, Mary Young

City Council: Suzy Ageton, Matthew Appelbaum, KC Becker, Macon Cowles, Crystal Gray, George Karakehian, Lisa Morzel, Mayor Susan Osborne, Deputy Mayor Ken Wilson

Staff presenters: Samuel Assefa, David Driskell, Susan Richstone

PURPOSE

The purpose of the study session was for Planning Board and City Council to discuss the scope and focus of the 2010 Major Update to the Boulder Valley Comprehensive Plan (BVCP) including:

- recommended areas of focus for the update, and
- proposed approach and outcomes for each focus area.

OVERVIEW OF THE PRESENTATION

David Driskell, Executive Director of Community Planning and Sustainability, introduced the item. The overarching theme for the update is “Sustainable Boulder: Creating Our Future.”

Susan Richstone, Comprehensive Planning Manager, reviewed the Phase 1 outreach efforts, public input, and context for this update, including a series of slides that illustrated where existing housing units and jobs are located and where additional units and jobs could be added in the future under existing plans and zoning. The presentation outlined the two broad recommended areas of focus for the update:

- Sustainability policy changes
- Urban form/ community design

The update will have three main work plan components that will move forward parallel to one another:

- *Sustainability Policy Changes:* Strengthen and better integrate social, economic and environmental sustainability policies, and define indicators for measuring success in their implementation.

- *Land Use Map Changes:* Analyze and make staff recommendations on the public and staff land use change requests that are approved for further study in this update. Planning Board considered which public requests should be further studied in this update on April 15, and City Council will do so on May 25. .
- *Urban Form/ Community Design:* Enhance the policies and tools to guide quality urban design and a sustainable pattern for development and redevelopment, integrated with transportation improvements.

Samuel Assefa, Senior Urban Designer, presented the work plan for the Urban Form/ Community Design component of the update and the Sustainable Streets and Centers project. This component will entail:

- *Revising the City Structure Map and description* to articulate our desired future, instead of existing conditions, including areas of relative stability and areas of change.
- *Revising and expanding the Community Design policies* to ensure they reflect the city's desired urban design goals, particularly those related to: centers, city/University of Colorado (CU) coordination; disparities between the west and east sides of the city; integration of land use, travel demand management (TDM) and transportation policies; and enhanced illustration of policies and concepts.
- *Using Arapahoe Avenue east of Folsom as a demonstration corridor* for the initial phase of the Sustainable Streets and Centers Project, which will develop and test design prototypes for selected street segments and centers that can be applied to similar streets and centers elsewhere in the city.

RESPONSES TO STUDY SESSION QUESTIONS

1. *Do you have any feedback on the recommended areas of focus?*
2. *Do you have any feedback on the proposed scope and process for the three components of the update?*

Andrew Shoemaker summarized Planning Board's discussion: Overall, the board is in general agreement with the staff recommended areas of focus. The sustainability policies need strengthening. In regard to urban design and growth management, the board agrees that the place-based, character-focused approach is the right way to go, and likes the concept of areas of stability and change. Regarding the Land Use Map and Area III-Planning Reserve issues, some innovative ideas came forward for the Planning Reserve, but now is not the time. The process for considering requests in the Planning Reserve is frustrating and we should consider refining and clarifying the process.

Council members indicated support for the proposed areas of focus, proposed scope and process for the three components. Specific comments included:

1. Like concept of areas of stability and areas of change.

2. Particularly glad we are focusing on urban design.
3. Be innovative.
4. Need to address not just form, but function.
5. Strengthen social and environmental sustainability policies.
6. Involve broader community, not just selected stakeholders.
7. University is a catalyst and needs to be a key part of this update.
8. Expand policy focus to include climate adaptation.
9. Don't just add policies, look at opportunities to shorten the plan.
10. Affordability and diversity – need to look at land use regulations, e.g. occupancy.
11. Don't accelerate the aging of our population through the lack of planning - we need places for hip young people.
12. Areas of stability may take 1/2 the city off the table: maybe talk about allowing duplexes, explore how much change might be okay. Relative stability - contemplate ADUs, OAU's.
13. Need to continue to address jobs: housing imbalance and need to work with other communities in the region.
14. Be careful not to expand scope too far.

Council and Planning Board members indicated a desire to start the discussion about the Area III Planning Reserve some time after this update is complete, and that we should make small process changes in this update to provide flexibility and change the process for automatically soliciting requests from Area III – Planning Reserve property owners.

3. *Do you have any comments on the draft Urban Form/ Community Design Work Plan in Attachment C, including the key assumptions and preliminary goals?*
4. *Do you have any comments on the proposal to use the Arapahoe corridor east of Folsom as the demonstration corridor for the Sustainable Streets and Centers project?*

Bill Holicky summarized Planning Board's discussion. The board is excited about the focus on urban form and the new urban designer. Holicky acknowledged Charlie Zucker's role in this project. Arapahoe is not working, and it will be good to include many types of areas as well as the north-south axis. Looking at patterns resonates with the Planning Board. Different areas have different uses and functions. Leave room for innovation. Putting the comp plan text into illustrations will be very helpful and result in better understanding. We have to be careful not to eliminate uses (such as service commercial) that can be pushed out during redevelopment. Planning Board generally supports the staff direction. The board originally had some questions about the selection of the Arapahoe Corridor, however, after understanding the rationale, the board agrees.

Council members indicated general support for the draft Urban Form/ Community Design Work Plan and the proposal to use Arapahoe as the demonstration corridor for Sustainable Streets and Centers. Specific comments included:

1. There are challenges on Arapahoe, including that it is a state highway.
2. Like the pattern book - return to patterns that work.
3. Find room for quirky and personal spaces- allow for a block to be something special. Not everything looking the same.

4. Connections plan is important. Need to take a hard look at what we want to retain and not push services out.
5. Include the county properties – look at annexing.
6. Need both how it looks as well as how it works. Important to allow flexibility in the template but will be good to have the pattern / template.

INFORMATION REQUESTS FROM COUNCIL

Current and Projected Population and Employment Maps

The maps on projected dwelling unit and employment growth are posted to the city website, and can be downloaded here:

http://www.bouldercolorado.gov/files/PDS/BVCP/2010_Major_Update/BVCP_2010_Pattern_Form_Maps-Current_and_Projected_Dwelling_Units.pdf

http://www.bouldercolorado.gov/files/PDS/BVCP/2010_Major_Update/BVCP_2010_Pattern_Form_Maps-Current_and_Projected_Jobs.pdf

University of Colorado Projections

The University of Colorado at Boulder projects enrollment growth to increase. In the recent Flagship 2030 Strategic Plan, the University projected to increase enrollment by 6,500 additional students by 2030. The University is currently developing a master plan, which also includes enrollment projections. The projections include a low, mid, and high projection. The low projection scenario is essentially minimal growth beyond the current enrollment of approximately 30,000 students. The mid projection scenario estimates growth of approximately 5,000 students by 2030, to 35,000. The high projection scenario estimates growth of an additional 13,000 students by 2030 to 44,000. Based on the increase in enrollment, staffing levels are anticipated to change. However, because the university is research-focused, staffing levels often fluctuate more based on the research grants and projects the university is awarded or begins. Because of this, they have not developed estimates of staffing levels in relation to enrollment projections.

Projections Methodology

The Boulder Valley Comprehensive Plan has a planning timeframe of 15 years, but calls for growth projections to be extend 20 years beyond the last update of the plan. In 2002, as part of the Jobs to Population project, the city developed a new way of performing projections. Prior to this project, growth projections were done by identifying vacant land, opportunity sites and areas of anticipated growth. A review of this method determined that it was not very accurate. One of the defined roles of the Jobs to Population Task Force was to examine the growth projections, and methodology and assumptions, and to offer advice on how to improve the accuracy and quality of the projections. The task force reviewed and provided guidance on developing a new method of projections, using a combination of a land use model and economic model. They requested to examine the total non-residential development that could occur under existing zoning. This zoning capacity (or buildout) number is useful to determine whether building under our current zoning regulations results in the amount and mix of development that is desired for the future. It is the result of this work that our 20-year projections are based upon.

The projections begin with establishing an accurate base of existing dwelling units, population, and employment. This is done on an annual basis, and is summarized in the chart below:

Estimates of Existing Population and Employment	
Dwelling Units	Developed using current assessor unit data, new units constructed and units demolished in the past year, annexations, and changes to the count of mobile homes. Unit counts are verified when possible to the rental license and accessory unit databases.
Population	Population is developed according to the US Census Bureau method. An occupancy rate of 97.22% is applied to the existing dwelling units, and then a factor of 2.20 persons per household is calculated. These factors are revised with every decennial census. The population living in group quarters ¹ facilities is then added, to give a total current population estimate.
Employment	The city uses 2 nd quarter Bureau of Labor Statistics data from DRCOG to establish the base employment. This data is from the Quarterly Census on Employment and Wages (QCEW, formerly ES-202), which is reported by 98% of all businesses. An assumption (developed by the city and a consultant using Census and Colorado Dept. of Labor information) of self-employed workers not included in this data (10% of CQEW employees) is then added to give a total estimated current employment.

Projecting future population and employment uses a detailed set of assumptions and methodologies, based off of the existing estimates. The method for projecting future dwelling units and population is performed differently than the employment growth. The two are generally outlined below:

Projections on future dwelling units and population

Future population is estimated using the same methods for developing existing estimates, which begin with the number of dwelling units. Future dwelling units are identified by examining vacant residentially zoned property, approved area plans, BVCP land use (for Area II properties), and anticipated development projects. Areas of higher density zoning which have the capacity for additional dwelling units are also identified. These site specific and geographic estimates are then totaled, to give an estimate of the total number of additional dwelling units. Additional on-campus student housing added by the University of Colorado at Boulder is also included in this estimate. Using a historic growth rate of 268 units per year (which is within the Residential Growth Management System limits) is used to project additional dwelling units into the future, until the maximum total is reached. This maximum number of units is anticipated to be reached within the 20 year projections timeframe. Using the same occupancy rate and persons per household factor, a total population count is developed.

¹ Group quarters include dormitories, sororities and fraternities, jail, nursing homes, and shelters.

Employment

Future employment begins with a GIS analysis by parcel and zoning district to establish the development capacity (square footage) remaining in the city. The zoning capacity is generally developed using the following process:

1. Remove all parcels where projections should not be made (public land, parks, open space, rights-of-way, etc).
2. Remove unique parcels which require individual assessment.
3. Calculate the existing square footage based on assessor data.
4. Calculate remaining capacity square footage using a future reasonable floor area ratio by zone, developed with consulting assistance.
5. Factor the percentage of properties that will redevelop (ranges from 80-100%).
6. Calculate by an assumed square footage by employee, which was developed with consulting resources and ground-truthed by city staff (varies from 285 to 303 square feet/employee).
7. Factor in a vacancy rate.

This process results in the zoning capacity (buildout) of employment. An annual growth rate is then applied to the existing employment to project into the future. This growth rate is developed as an economic model with input and information from state economists, the State Demographer's office, and DRCOG's regional land use model. This results in our 20-year employment projection.

The city's method is different than DRCOG's land use model, which is a regional allocation model. This begins with the projected population and employment growth for the entire region, which is then applied to small geographic areas within the entire DRCOG region based on the "attractiveness" of each geographic area within the model. See the attached background and summary assumptions handout from DRCOG for more information on the DRCOG land use model.



Background and Summary Assumptions Underlying DRCOG's Land Use Model

Why does DRCOG have a Land Use Model?

Federal law requires DRCOG to update our Regional Transportation Plan (RTP) approximately every four years. DRCOG works with local member governments, the Colorado Department of Transportation and the Regional Transportation District to determine which regional transportation projects to include in the plan based on limited funding. Compass, DRCOG's regional travel model, analyzes the effects that RTP projects will have on the regional transportation system as well as federal air quality standards. A critical input to the travel model is the regional socioeconomic forecast (Land Use Model). The forecast provides the jobs and people that are connected by the regional roadways

What is the Land Use Model?

The Land Use Model is a regional allocation model. DRCOG relied on market-based behavioral theory to develop the model, which uses three basic components to forecast future land use development patterns. The first component determines the utility of each Transportation Analysis Zone (TAZ). The second component determines each TAZ's land constraint. The third component uses the output of steps one and two to determine growth over time and ultimate build out for each TAZ.

Who is involved with the model?

Three groups are involved in the development of the regional forecasts. DRCOG staff develops the variables that measure the utility of a TAZ. The Economic Development Task Force, a group of economists and policy makers, assisted in the development of the weights, or coefficients, of the measured variables. Lastly, communities and local planning staff provide vacant land totals, land density and available land usage data (community plans).

What is the methodology of the model?

The model involves several steps. First, we start with a regional forecast developed by an external group. The forecast is a regional control total for jobs and households. We then evaluate and estimate the demand variables used to determine the utility, or attractiveness, of each Transportation Analysis Zone (TAZ). Next, we use the weights, which were determined by an Economic Task Force, of these variables to rank the desirability of each TAZ's. Next, we identify the supply of buildable land in the region. This supply of buildable land is provided by the local member governments. Lastly, by knowing the total amount of employment and households, the most desired zones, and the amount of available land we can run the model into equilibrium by allocating development to zones according to the attractiveness of the zone until all the demand for future development is satisfied.

Establishing the Regional Control Totals:

The regional control totals are developed by an independent group outside of DRCOG. The forecast projects the region's total job and households. The forecast was reviewed by a task force of Denver-area economists and planners. The DRCOG forecast area includes the 9 counties in the DRCOG region-Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Gilpin and Jefferson-as well as peripheral areas in surrounding counties where the a large share of residents work in the DRCOG region.

The following steps distribute the total job and household forecasts across the 2,800-plus TAZs included in the model area.

Identifying the utility function:

To determine the demand, or utility, of each TAZ, we estimate several variables that indicate the desirability of development in a given TAZ. We adjust and standardize the values of the variables to maintain the variance within the data. The table below gives a brief description of the variables.

Land Use Model Variables

• Households within 20 min by highway	• Distribution of household income	• Share of an area within the UGB
• Households within 20 min by transit		• Rate of household growth
• Jobs within 20 min by highway		• Average value of houses in area
• Jobs within 20 min by transit	• Share of an area with ½ mile of rail and BRT station	• Pedestrian friendly areas
• Share of regional and urban centers	• Change in housing value	• Environmental constraints
• Current total employment	• Access to open space	• Access to social/cultural amenities
• Rate of employment growth	• Semi-urban and rural areas	• Current total households
		• Share of land impacted by highway interchange

The utility of each TAZ equals the sum of each of the variables multiplied by their individual weights.

Identifying the supply of buildable land:

Local governments send DRCOG their total existing amounts of vacant land by residential, commercial and retail use. The communities also provide information concerning existing development density.

Bringing the model to equilibrium:

To find equilibrium we adjust the actual build out rate for each TAZ based on its utility. Currently the build out rate is a function of utility rank. This build-out reflects the value, or desirability of each parcel of land, as well as the build-ability of this same land. We group the 2,800-plus zones by hundreds and the highest utility group has the highest build out rate. Each successive group has a slightly lower build out rate based on the build out rate of the previous group, the decay rate and the share.

Output of the Land Use Model:

The model's final outcomes include new commercial growth, as well as new residential growth. From these final numbers we derive other useful numbers. From the employment growth in the commercial sector we can determine retail, production, service, contract, and self-employment. From residential growth we can determine population, average household size, and group quarters. We also use the household growth to split each TAZ into low, middle, and high income households.

We check the final TAZ allocations of population, household, and employment growth to ensure they add up to the regional control totals. This final step ensures that our regional forecast matches the state, and therefore the national totals.

Contact Information

Jennifer Newcomer at jnewcomer@drcog.org

or

Louis Pino at lpino@drcog.org

Created on 10/03/2008

CITY COUNCIL PROCEEDINGS
Special Meeting
Tuesday, May 25, 2010

1. **CALL TO ORDER AND ROLL CALL**

Deputy Mayor Wilson called the Special May 25, 2010 City Council meeting to order at 6:15 P.M. in the Council Chambers.

Those present were: Deputy Mayor Wilson and Council Members Ageton, Appelbaum, Becker, Cowles, Gray, Karakehian and Morzel.

Mayor Osborne was absent.

2. **PUBLIC HEARING**

A. CONSIDERATION OF THE FOLLOWING ITEMS RELATING TO THE 2010 MAJOR UPDATE OF THE BOULDER VALLEY COMPREHENSIVE PLAN (BVCP):- 6:02 P.M.

Susan Richstone and Chris Meschuk presented the item.

Matt Appelbaum requested that when this item returned to Council that staff include the implications for the zoning changes (e.g. how will the character change and what can be built that could not be built before.)

Requestors Comments

1. Chris Hansen spoke in support of further study of Request #1 - 2800 Block of Mapleton.
2. Daniel Ong spoke in support of further study of Request #4 - East Ridge Neighborhood.
3. Bruce Dierking spoke in support of further study of Request #5 - Armory Property.
4. Kit Basom spoke in support of further study of Request #7 - Orchard Grove (pooling time).
5. Alan Villavicencio spoke in support of further study of Request #17 - Multi-Sport Training Complex.
6. Nolan Rosall spoke in support of further study of Request #18.
7. Quint Redman spoke in support of further study of Request #18.

General Comments

1. Ruth Blackmore, on behalf of PLAN Boulder County, spoke in support of the sustainability policies (suggesting that a Climate Action Plan be

integrated with the policies) and the urban forum and community design. She stated that PLAN Boulder County did not support changes to the Planning Reserve at this time. On a personal note, she spoke in support of the change in land use designation for the Goss/Grove neighborhood (Request #9) from high density residential to mixed density residential for the RMX-1 zone. She also asked how a recent Planning Board decision on the Table Mesa Armory Reserve site ties into the Comp Plan update.

Comments on Specific Request #'s

1. Mick Shopritz, Request #2 - 2475 Topaz, spoke in support of the annexation, but in opposition to subdividing the lot. He also stated that the subdivision is not in compliance with the North Boulder Subcommunity Plan.
2. Howard Bittman, Request #2 - 2475 Topaz, spoke in opposition to subdividing the lot and of further study of Request #2. He added that the proposal is inconsistent with the North Boulder Subcommunity Plan.
3. Peter Mazula, Request #2 - 2475 Topaz, spoke in opposition to subdividing the lot and did not support further study of Request #2. He also stated that the proposal is inconsistent with the North Boulder Subcommunity Plan.
4. Kathy Snow, Request #2 - 2475 Topaz, spoke in opposition to further study of Request #2.
5. James Snow, Request #2 - 2475 Topaz, spoke in opposition to further study of Request #2. He also expressed concern over the notification process of this meeting.
6. Don Koplen, Request #4 - East Ridge Subdivision, (pooling time), spoke in support of further study of Request #4. He said there is significant neighborhood support in favor of the proposed change.
7. Mary Hey, Request #9 - Goss/Grove Neighborhood, spoke in support of further study of Request #9.
8. Jerrie Hurd, Request #9 - Goss/Grove Neighborhood, spoke in support of further study of Request #9.
9. Dave Williams, Request #15 - Hogan Pancost, on behalf of the owner, spoke in opposition to the proposed change from Area IIA to Area III and in opposition to further study of this request.
10. Barry Siff, Request #17 - Multi-Sport Training Complex (pooling time), spoke in support of further study of Request #17. He said there is an unmet need in our community for such a complex. He added that the complex is a positive environmental, economic, and social opportunity for the City of Boulder.
11. Mary Roosevelt, Request #18 - Agriburbia, spoke in support of further study of Request #18.
12. Sam Alschuler, Request #23 - Orchard Grove, spoke in support of further study of Request #23.

13. Jan McRoberts, Request #4 - East Ridge Subdivision, spoke in support of further study of Request #4.

There being no further speakers the public hearing was closed.

Council Deliberation

1. Areas of Focus and Work Program

Motion

Council Member Cowles moved, seconded by Council Member Morzel, to direct staff to move forward with A) the following two broad areas of focus: Sustainability Policy Changes, Urban Form/Community Design; B) the following three main work plan components as outlined in the process chart: Sustainability Policy Changes, Land Use & Area I, II, III Map Changes, Urban Form/Community Design; and C) the continuation of the BVCP Process Subcommittee to provide input on the public process through the remaining phases of the update. The motion carried 8-0. Mayor Osborne was absent.

Council Member Cowles said the approach outlined for the Major Update to the 2010 BVCP made sense.

2. Public Requests

Council Members discussed potential conflicts of interests. No recusals were made.

Council Members discussed the following requests:

Request #2 – 2405 Topaz Drive

Council Member Cowles moved, seconded by Council Member Morzel, to direct staff not to include Parcel 2 in the list of requests to be studied further for the Comprehensive Plan update.8:40 pm

Acting City Attorney David Gehr said what he heard from the testimony was that the speakers preferred the North Boulder Subcommunity Plan rather than what's

in the Comprehensive Plan. He clarified that the Comprehensive Plan was a more permissive land use designation and was regulatory with respect to initial zoning/annexations. He thought that the speakers were requesting that the Comprehensive Plan be consistent with the North Boulder Subcommunity Plan.

Council Member Morzel stated it was very expensive to do single annexations. She discouraged single annexations in Githens Acres and encouraged staff to work towards a comprehensive annexation agreement with the neighbors.

Council Member Ageton suggested focusing on resolving the land use mapping discrepancy, and not adopting Low Density Residential.

Council Member Cowles offered an substitute motion to direct staff to analyze the land use mapping discrepancy between the Boulder Valley Comprehensive Plan mapping and the North Boulder Subcommunity Plan mapping.

Susan Richstone instead suggested including this parcel for further study in the motion with the other parcels.

Council Member Cowles withdrew his motion.

Request # 4 - East Ridge Subdivision

Council Member Gray was concerned that if the designation was changed from low to medium density it would allow additional units. She said if additional units were allowed, there might be some desired outcomes such as affordable units, certain building types, etc. She was concerned about how this request was proposed. As an alternative, she suggested that Council add it to the work program.

Council Member Appelbaum agreed with Council Member Gray and did not recommend that this request be included on the list for further study. He would like to discuss the three to four unrelated occupancy rule and questioned whether there are places to change from low density residential to medium density residential with an eye towards building duplexes and triplexes.

Council Member Morzel wanted to see this request move forward. She said the area was occupied by students and there was little impact affecting the surrounding neighborhoods. She was interested in taking some of the student housing off the Hill and providing additional student housing east of 28th Street.

Council Member Becker said the neighborhood was completely surrounded by higher density. She said she generally favored finding new opportunities for single-family homes, but said this area does not make sense for single-family. She wanted to see this request move forward.

Council Member Karakehian agreed that this area needed attention. He said this area was a logical place to densify. He also wanted to see this request move forward.

Council Member Cowles indicated support for the request to move forward to higher density.

Council Member Appelbaum agreed that it should probably go to higher density. However, he expressed concerns over changing the occupancy from three to four unrelated occupants block by block, stating that it could be a big mistake. He wanted to ensure that the proper policies were in place before moving forward.

Council Member Ageton agreed with Council Members Gray and Appelbaum. She was concerned about setting a precedent and said the process could be long and messy. She favored adding this item to the Council Work Plan for next year.

Council Member Becker was not interested in looking anew at the three to four unrelated occupancy rule, but would support adding the item to the Council Work Plan to specifically look at the policies and potential upzoning.

Council Member Wilson said the area was appropriate for student housing and supported adding this item to the Council Work Plan.

Council Member Morzel moved, seconded by Council Member Karakehian, to keep Parcel #4 on the list for further study. The motion failed, 3 : 5 Gray, Cowles Appelbaum, Becker, Ageton opposed, Mayor Osborne absent. 9:18 pm

Council requested that this item be added to the Council Work Plan.

Request # 5 – 4057 Broadway (Armory Property)

Council Member Cowles did not support using staff resources to future study this request. He was concerned about attenuating the commercial space.

Council Member Cowles moved, seconded by Council Member Morzel, to direct staff not to include Parcel 5 in the list of requests to be studied further for the Comprehensive Plan update. Motion fails 4 -4 with Ageton, Becker, Karakehian and Wilson opposed. Mayor Osborne absent 9:44 pm

Council Member Morzel said the proposal would elongate the retail and make it more of a strip mall and less of a part of the North Boulder Village. She noted that the North Boulder Subcommunity Plan residential and office designations for this property was appropriate. If Council voted to move forward with this request, she would highly recommend strong citizen involvement.

Council Member Appelbaum questioned if this request was worth the staff time and said was it likely that the proposed change would result in something much better than what was currently allowed.

Council decided to vote on this item after discussion of the other requests.

Request #9 – Goss/Grove

Council Member Gray asked if this was kept on the Work Plan with a land use designation change from High Density Residential to Mixed Density, could Council consider, as part of zoning discussion, going from RH2 (in parts) to RMX1. She would support changing the land use designation and having the zoning discussion later.

Request #15 – Hogan Pancost

Council Member Cowles said this property should be taken out of Area II and moved to Area III due to serious problems with the floodplain and groundwater.

He said the neighbors in the area report pumping a significant amount of water out of their basements in the spring and summer.

Council Member Cowles moved, seconded by Council Member Gray, to direct staff to include Parcel 15 in the list of requests to be studied further for the Comprehensive Plan update and moving the designation from Area II to Area III.

Council Member Ageton said that Council Member Cowles points about the environmental issues may be correct. However, she said property owners were moving forward with an environmental assessment that would go to the Planning Board for consideration. She said from a procedural perspective, it did not make sense to spend staff resources on this request.

Council Member Wilson noted that in a recent conversation with the Planning Board Chair, Willa Johnson, several Planning Board members expressed concerns over the process component of this request.

Council Member Appelbaum concurred with Council Member Ageton. He added that the annexation process should run its course.

Council Member Karakehian concurred and would not be in favor of moving the designation from Area II to Area III.

Vote was taken on the motion to direct staff to include Parcel 15 in the list of requests to be studied further for the Comprehensive Plan update and moving the designation from Area II to Area III. The motion failed, 3:5, with Cowles, Gray and Karakehien in favor and Mayor Osborne was absent. 9:45 pm

Council Member Becker added that it would be important to see the environmental analysis.

Request #17 - Multi-Sport Training Complex
Request #18 - Agriburbia

Council Member Cowles asked that Requests #17 and #18 be further explored.

Council Member Becker liked both of the proposals. She said the city's pools were overcrowded and park use was limited. She said there was no greater need by the city than for affordable workforce housing and that's what Agriburbia was all about. She stated that she loved the concept of integrating housing with urban agriculture. She said the proposal is innovative, exciting and a real opportunity for the city. She said both requests met an important need within the existing service area and added that these proposals had real community benefit.

Council Member Appelbaum said Council needed to be clear regarding what it was asking for as further study, stating that a full analysis was no small feat. He said the idea of a Sports Facility was interesting, but would split the Planning Reserve Area in half. He added that splitting the Planning Reserve Area had big implications for future development and was troubling. He was not interested in further study of Request #18.

Council Member Karakehian did not know how long the city should hold this land aside for new ideas. If the city decided not to move forward on proposals like this, he said the city should then consider purchasing the property. He was very excited about both proposals and would support further study of these requests. He added that the ideas are exciting and fit within Boulder's lifestyle. In particular, he said Request #18 was a really exciting project.

Council Member Cowles agreed that the urban agriculture and workforce housing concept is a neat idea.

Council Member Ageton shared many of the sentiments expressed. She too was concerned about splitting the Planning Reserve Area. However, she was very interested in exploring the idea of Request #17. She said it was time to have a larger conversation about this area and what the community wants. If the community decides to keep the area as Open Space or Agricultural, then the city should state that and not continue to invite applicants to submit proposals that would not be approved. She suggested that staff provide a scope of work to Council before a full analysis or exploration of community need is completed.

Council Member Wilson said the projects were interesting and he would like to see Requests #17 and 18 further explored.

Council Member Gray said while the projects were interesting, the process outlined in the Comprehensive Plan made it difficult to have a conversation about whether these projects belong in the Planning Reserve.

Council Member Cowles moved, seconded by Council Member Morzel, to direct staff to include Parcels 17 and 18 in the list of requests to be studied further for the Comprehensive Plan update.

Council Member Gray offered an amendment for staff to come back with a Work Program relating to these two sites. The amendment failed for lack of a second.

Council Member Ageton said she would like to see more information on transportation, alternative sites, combining some of the pieces and the business plans.

Council Member Appelbaum, added that he would like to see information on the implications of Request #17 splitting the Planning Reserve. He would like to understand the business plan for Request #18, specifically how much affordable housing would there be above and beyond what the city would expect and what was the community benefit.

Staff agreed to gather and come back with additional information that council members identified regarding #17 and #18, and the planning reserve in general, and to lay out some options related to the planning reserve process and properties.

Vote was taken on the motion to direct staff to include Parcels 17 and 18 in the list of requests to be studied further for the Comprehensive Plan update. The motion carried, 7:0. Council Member Morzel and Mayor Osborne absent. 10:27 pm.

Council returned to the discussion of Request #5

Council Member Cowles moved, seconded by Council Member Gray, to direct staff not to include Parcel #5 in the list of requests to be studied further for the Comprehensive Plan update. The motion carried 7 -1 Karakehian opposed, Mayor Osborne was absent 10:33 pm.

Other Requests

Council Member Wilson moved, seconded by Council Member Karakehian, to direct staff to include Parcels #1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 19, 20-27 in the list of requests to be studied further for the Comprehensive Plan update. The motion carried, 8:0, Mayor Osborne was absent.10:34 pm.

Council Member Ageton moved, seconded by Council Member Gray, to continue the meeting. The motion carried, 4:3, Becker, Morzel and Karakehian opposed Mayor Osborne was absent. 10:35 pm

B. DIRECTION ON THE POTENTIAL CHANGES TO THE RH-2 ZONE DISTRICT, INCLUDING:

- 1) POTENTIAL CHANGES TO THE RH-2 ZONE DISTRICT REGULATIONS, INCLUDING PARKING REQUIREMENTS, CALCULATION OF DENSITY AND FLOOR AREA; AND**

2) POTENTIAL BOULDER VALLEY COMPREHENSIVE PLAN LAND USE DESIGNATION AND ZONING CHANGES IN SPECIFIC AREAS CURRENTLY ZONED RH-2.

Council continued this item to a later date.

3. ADJOURNMENT

There being no further business to come before Council at this time, BY MOTION REGULARLY ADOPTED, THE MEETING WAS ADJOURNED AT 10:44 P.M.

APPROVED BY:

Ken Wilson
Acting Mayor

ATTEST:

Alisa D. Lewis,
City Clerk