



Land Use

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BOULDER COUNTY PLANNING COMMISSION ADENDA ITEM # 4

**December 21, 2016 – 1:30 PM
Commissioners Hearing Room, Third Floor
Boulder County Courthouse**

DIRECTION AND FEEDBACK, NO PUBLIC TESTIMONY

Docket BVCP-15-0001: Boulder Valley Comprehensive Plan General Updates

STAFF PLANNER: Nicole Wobus, Amy Oeth, Steven Giang, Long Range Planning and Policy Team, Boulder County Land Use; Lesli Ellis, City of Boulder Comprehensive Planning Manager

INTRODUCTION AND BACKGROUND

The Boulder Valley Comprehensive Plan Major Update has four tracks of work: 1) public land use requests, 2) policy updates and integration, 3) CU South, and 4) focus areas, including land use scenarios, and policies for housing, jobs, design, etc. Thus far the focus of Planning Commission discussion has been the public land use requests, and staff initiated discussion of policy updates and integration at the November Planning Commission meeting. At the December Planning Commission meeting staff will provide updates on the other two tracks of work: CU South and focus areas, specifically land use scenarios. In addition, staff will provide review the overall schedule for the BVCP update process. November's discussion of policy updates and integration will also continue as a separate December agenda item.

Organization of Memo

This memo is organized into the following sections:

1. Plan process and schedule:
 - This section reviews the anticipated schedule for Planning Commission's review and decision making on BVCP topics, including plans for reconsideration of Twin Lakes land use change requests at the January Planning Commission meeting; a list of upcoming events for city decision-making bodies; and Fall 2016 community engagement events.
2. Land use scenarios and narrowing key policy choices:
 - This section summarizes research and analysis on land use scenarios and the future land use mix; the character for neighborhood centers, commercial centers and light industrial areas; small business retention/protection;

community benefit policy; revisions to the housing policies; and land use descriptions; .

3. CU South

- This section summarizes provides an update on site suitability and transportation research conducted to date, as well as outcomes from recent public engagement activity.

Staff asks that Planning Commission share any feedback for staff to consider across all three topics.

List of Attachments

- A. Current BVCP Schedule(s), pg A1-A5
- B. Land Use Scenarios and Initial Analysis, pg B1-B14
- C. Public Comments, pg C1-C48
- D. Land Use Map Descriptions, pg D1-D8
- E. Centers and Industrial/Innovation Areas and Principles, pg E1-E15
- F. CU South Study Project Approach, pg F1-F5
- G. CU Plans for South Boulder Property Presentation, pg G1-G14

PLAN PROCESS AND SCHEDULE

An updated project schedule is provided in **Attachment A**. The third phase of the plan has focused on preparing alternative scenarios, analysis and updating policies, including multiple community engagement activities as noted below, and a second survey. A major milestone for city decision makers is a joint study session of Planning Board and City Council on Jan. 24, 2017 at which the two bodies will begin to discuss recommendations for key policy choices and initial proposals for changes to address the focus areas of the plan, such as housing. Discussion of those topics by county bodies will follow, and staff will prepare a draft plan for review with decision makers in March. That draft will undergo further revision and is anticipated to be presented at approval hearings beginning in May.

The city's BVCP webpage has been revamped and contains up-to-date information about the project schedule and materials: www.bouldervalleycompplan.net. The county's BVCP-15-0001 docket webpage is undergoing a restructuring to more effectively communicate the large volume of information related to the ongoing BVCP Major Update.

Anticipated Schedule for Planning Commission Review and Decision Making

Table 1 summarizes the anticipated schedule for Planning Commission's review of BVCP-related topics through May, 2017.



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Table 1. Anticipated Schedule for Planning Commission Review and Decision Making

BVCP Update Phase	Planning Commission Meeting	Topics	Format	Request for PC Action	Comments
Phase 3: Land Use Request Analysis, Policy Updates, Focus Areas	January 18, 2017	<u>Reconsideration of September 21,* 2016 Planning Commission Decision on Twin Lakes Parcels:</u> Review testimony and staff recommendation addressing the outstanding issue of the wildlife corridor, and any "new" information. The record of comments and concerns from past hearings will be incorporated and considered in this process.	Public testimony	Decision	Written testimony received by January 5, 2017 will be reviewed by staff during preparation of a staff report to be issued on January 11. All testimony will be submitted through an automated web-based form. Staff will forward PC's decision to the city for continuation of the LU designation map change process. If the PC decision outcome is also approved by city bodies, BOCC would reconsider its September 27 decision on the Twin Lakes parcels under the BVCP reconsideration process.
		<u>Survey Report and Preliminary Recommendations:</u> Summary of findings and outcomes from the random sample survey, as well as recommendations informed by those findings	No public testimony	Direction and Feedback	
	February 15, 2017	<u>CU South:</u> Requests for land use designation changes in response to consultant studies, staff review	Public testimony	Direction and Feedback	
		<u>Policy and General Updates:</u> Summary of policy updates that reflect outcomes of land use scenarios analysis (Section 1- Introduction to plan; 2- Built environment, including community benefit; and 7- Housing), and update on key revisions to other sections. Other general updates as appropriate.	Public testimony	Direction and Feedback	

BVCP Update Phase	Planning Commission Meeting	Topics	Format	Request for PC Action	Comments
Phase 4: Draft Plan	March 15, 2017	None known			
	April 19, 2017	<u>Draft Full Plan</u>	Public Testimony	Direction and Feedback	City bodies have a study session planned for April 11
	May 17, 2017	<u>Full Plan</u>	Public testimony	Decision	Decision by PC will follow decisions by city bodies (Planning Board and City Council); City Council's anticipated decision date is May 2; Policy update and other text changes will be approved as part of the full plan.



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Upcoming Events for City Decision-Making Bodies

The following dates are currently-scheduled events for city decision-making bodies. Additional dates may be added. The list does not yet include dates related to land use designation change decision-making for the Twin Lakes parcels as those dates have not yet been set for Planning Board and City Council.

- Jan. 19, 2017 Planning Board review of remaining policy sections, preparation for joint study session, and initial discussion of CU South land use designation and possible agreement terms
- Jan. 24, 2017 Joint Study Session of the City Council and Planning Board – Survey #2 results, land use scenarios and key policy choices
- Mar. 16, 2017 Planning Board review of initial draft plan and analysis

Community Engagement – Fall 2016

The community has provided input and feedback throughout the fall, as summarized here:

- **Organization Input** - Staff reached out to civic, business, and neighborhood organizations to gather input about scenarios and policy choices, and met with 11 groups and approximately 260 people. The summary of all the input [is here](#).
- **Random Sample Survey (Nov. – Dec.)** The random sample survey sent to 6,000 households closed on Dec. 11; however, the open online (non-statistical) survey available to all members of the public extends through Dec. 18. The link to the online survey is [here](#).
- **Future Forums** – Following a similar format from the listening sessions, the city and county hosted meetings in the community to share land use scenarios and policy choices and facilitate discussions to gather feedback around more local issues. While the participation was lower than fall 2015, input and ideas have been useful. Staff will summarize the input from the three events and make that available and online before the January study session.
- **Joint Boards Workshop (and Public Meeting)** – On Aug. 29, a public open house and joint meeting of the boards and commission was held. The summary is [here](#).
- **Pop Ups** – “Pop up” meetings and discussions at the library and other city facilities are occurring in the month of December to ask people about key topics for potential policy changes around built environment and housing.

LAND USE SCENARIOS AND NARROWING KEY POLICY CHOICES

An important aspect of any major comprehensive plan update is assessing whether the land use designation map and policies (i.e., built form, housing, etc.) are still serving the community, or whether adjustments are necessary to respond to current conditions and trends. Through the past year of community engagement, the project has honed in on focus areas and key choices related to land use including:

- Housing affordability and diversity
- Balance of future jobs and housing
- Climate change, energy and resilience
- Urban design and community benefits
- Addressing local needs (e.g., through area and subcommunity planning)

The citywide scenarios are aimed at addressing those focus areas and objectives of this update and the plan's sustainable urban form policies. Building from earlier work to identify "opportunity areas" in the community – centers, corridors, industrial/innovation areas – three major concepts are being explored in the scenarios to address a range of potential future housing (and jobs/housing balance).

Land Use Scenarios and Analysis

City decision makers began reviewing early research on land use scenarios in August and September. Initial findings from consultant analysis have also been shared with organizations in the community and at public meetings. City planning staff has prepared descriptions of "Possible Locations for Future Jobs and Housing," "Land Use Scenarios" and "Preliminary Housing Concepts." Staff has also worked with consultants to prepare initial analysis of the land uses and housing types. These items can be found in **Attachment B**.

The scenarios A through D (and the "hybrid" Scenario E) explore a future idealized mix of land uses (housing and nonresidential) to address different community objectives around long standing growth management and sustainability goals as well as some of the newer housing affordability goals, and the pace and amount of nonresidential growth. They have been the backdrop for community discussions about the ideal land use mix and jobs and housing balance.

Initial analysis and research indicates that changes to land uses allowing more housing along corridors and in walkable transit-oriented centers can aid in sustainability goals and community values and priorities (e.g., multi-modal transportation, emissions reduction, walkable places, great neighborhoods) while allowing for commercial centers to be better designed and more walkable places. Additionally, enriching the mix of housing and other amenities and services in jobs-rich industrial areas (e.g., Flatiron business park or some parts of Gunbarrel industrial areas) could be positive for creating new neighborhoods, and have the greatest likelihood of being achievable because such lands currently have low intensity and could allow for infill or redevelopment.

Land use changes in any commercial or industrial areas could have implications for small businesses and affordability, and staff is proposing small business policies as suggested by Planning Board and community members, noted in sections below. It is also evident from analysis completed by consulting firm, Keyser Marsten, that other tools to address affordability will be necessary to supplement land use changes that support additional housing.

Additionally, staff continues to analyze the land use mix that may be achievable within certain land use categories (e.g., Commercial Business centers, and within the Light industrial category) based on available lands and potential for redevelopment or infill. Analysis thus far finds that the upper range of housing numbers (i.e., up to 6,160 new units in addition to the current projections or even more in the hybrid approach, Scenario E) may be difficult to achieve given Boulder's fairly built out condition in many commercial areas, mixed community reaction about intensification in certain areas especially near single family neighborhoods, and the market realities of redevelopment and infill. Using CityEngine and other modeling and GIS tools, staff is studying the intensities and mix in different areas in preparation for land use changes to accomplish different objectives.

Attachment B includes the initial analysis for the scenarios including high level housing affordability, transportation, jobs:housing balance, and utility analysis. Early findings indicate there will be tradeoffs for changing land use to support housing, and there would be some advantages to an approach that allows for housing in centers and along corridors while also reducing future nonresidential potential.

Attachment C includes public comments received by county staff on this topic.

***Question:** Does Planning Commission have feedback on the land use scenarios, jobs/housing balance, and/or analysis to be provided for the joint study session?*

Updating Land Use Map Descriptions

An initial draft update of the Land Use Map Descriptions chapter (**Attachment D**) was prepared in late August. In September, city Planning Board members suggested [ideas for additional revisions](#).¹ Staff will continue to make changes to the section through early January to:

- Include new “map interpretation” language noting that the chapter and land use plan should accommodate future transitions toward form based approaches to regulating land use and development,
- Further describe land use ideas that emerge from the scenarios, centers and industrial area character and land use discussions,
- Note resilience as important,
- Acknowledge direction toward a greater mix of uses and to encourage street activation and mixes of uses in commercial areas, and
- Continue editorial changes to descriptions of uses and add a collage of photos for each category.

Open Space-Other category interpretation

Planning Board suggested adding guidance to interpret the Open Space-Other category on the map within Area I and II where the designation on the map doesn't align cleanly with linear

¹ [Attachment B of the September 15, 2016 Planning Board meeting materials](#) includes notes from the Planning Board Discussion of this topic.

resource features such as streams and ditches. City staff prepared the following draft language:

Where the OS-O category appears on the land use map in Area I or II as linear open space near or along a water feature or ditch but does not align with the feature, the center of the OS-O designation should be interpreted to align to the center of the feature with the average width of the OS-O distributed equally on either side of the feature. Such interpretation does not apply to OS-O mapped areas that are not oriented to linear resources. Those areas will need to be interpreted on a case-by-case basis.

***Question:** Does Planning Commission have feedback regarding the land use descriptions, including new or revised categories and the Open Space-Other interpretation language?*

Activity Centers and Industrial/Innovation Areas – Mix of Uses and Character

The packets describing the Boulder Valley Regional Center (BVRC), Neighborhood Centers, and the Light Industrial/Innovation area (**Attachment E**) depict existing conditions and policies for each type of place, draft principles for place making, and visualizations for transforming the mix of land uses and other urban design and character issues. The packets have been used at the community forums to aid in discussion about vision and policies and posing questions about issues such as intensity and building height. Staff seeks feedback from the Planning Commission to refine the principles and visualizations that could ultimately be added to the Built Environment section of the plan to provide guidance on how these places should evolve.

***Question:** Does Planning Commission have feedback to refine the principles and the land use mix, character and design for: (a) the BVRC, (b) neighborhood centers, and the (c) light industrial/innovation areas?*

Other Key Policy Topics

Discussion of Economic Policy – Small Business

Planning Board provided early feedback on the Economy section in summer 2016 and noted several themes including the need to deemphasize the focus on job growth; address impacts of job growth on the city and county; present a balanced perspective on redevelopment and retention of existing businesses; protect small businesses; and clarify the importance of the retail base. Staff incorporated the early feedback in the August 24 draft (policy Section 5).

This fall, comments and input from the community reinforced the idea of strengthening protection of small local businesses and addressing affordable space for retail and industrial uses. At the September 15, 2016 Planning Board meeting, Hollie Rogin shared the results of her survey of 20 businesses in Boulder, noting that the majority of these were concerned about rising rents and redevelopment. Most of the businesses shared with Ms. Rogin that if they lost their leases, they would either close entirely or move outside of Boulder. Ms. Rogin also shared a [report](#) from the Institute for Local Self-Reliance (ISLR), which presents potential policy options regarding affordable space for independent businesses that are being implemented by other cities.

Furthermore, various organizations have offered specific input on this topic, including the following:

- Add housing, retail vibrancy, height and density in East Boulder; turn commercial land into residential uses; provide flexibility to allow housing in industrial areas;
- Maintain manufacturing space while adding housing or retail in East Boulder;
- Be cautious about adding housing in industrial areas because of potential impacts;
- Be protective of small independent businesses;
- Address affordable business space and rent increases;
- Support both the innovation economy and small businesses;
- Protect existing business and remaining industrial uses, including small and service industrial;
- Determine appropriate places to limit new office uses and consider limiting Class A office space, banks, and tech firms; and
- Address cultural land-marking of businesses.

Staff will incorporate the additional feedback and input received this fall into policies for January.

Questions: Does Planning Commission have feedback related to these ideas?

Community Benefit Policy

The Community Benefit policy is largely a topic of focus for city decision-makers. However, a summary of progress related to this topic is included here to keep Planning Commission informed, as the topic relates to regional development pressures that affect both the city and the county. The Planning Board has formed a subcommittee to address the topic of community benefit and how it relates to inclusionary housing requirements. In this case, “community benefit” is defined broadly as a developer-provided item or “benefit” to community above and beyond what the city requires as a condition for a bonus such as additional intensity or height from which the developer could benefit. Such approaches are typically triggered when the developer requests the change and are administered through the Land Use Code or regulations. Based on discussions of the subcommittee to date, the draft policy language for the BVCP can help guide the further work to be done to amend the Land Use Code to achieve additional benefits from development that reflect community values is noted below. Keyser Marsten is performing economic analysis relative to community benefits.

Draft language that may appear in Sec. 1 of the BVCP is proposed as follows:

Policy 1.18 Growth Requirements and Community Benefits

(Add to policy 1.18) The city will develop regulations for incentives for development that further community objectives. The incentives may be granted to developments that create benefit to the community beyond those established by the underlying zoning. The city will determine the thresholds and locations for applying such incentives. The city will develop regulations that will reward, create advantages, or improve community economic, social, and environmental objectives including without limitation to address benefits including but not limited to priorities of affordable housing and affordable commercial space, and other desired benefits including but not limited to arts and culture, dedication of lands for parks, environmental protection or restoration or public spaces, and meeting social needs. *(Note: list to be further defined by the board.)*

CU SOUTH

As part of the BVCP update, the land use designation for the University of Colorado Boulder's "CU South" property is likely to be changed. The university does not have a plan to develop the property at this time, but would like to be able to develop a portion of the site in the future. The university has been working with city staff to explore options based on findings from a site suitability study and preliminary transportation study.

Before any development occurs, the site's land use designations would need to be changed. In addition, the property would need to be annexed to become part of City of Boulder jurisdiction so that utility services could be extended to the site.

Discussion regarding initial land use suitability is scheduled to occur during a Jan. 19, 2017 Planning Board meeting. In January Planning Board will discuss land use suitability and issues to address in an agreement between the city and CU.

About the Site

The 308 acre parcel is owned by the University of Colorado Boulder (CU Boulder). The parcel is located south of Table Mesa Drive and west of U.S. 36. As noted, the property is located in unincorporated Boulder County in Area II of the Boulder Valley Comprehensive Plan (BVCP) planning area. Currently, portions of the property have three land use designations in the BVCP: Low Density Residential (LR), Medium Density Residential (MR) and Open Space-Other (OS-O).

During previous updates to the Boulder Valley Comprehensive Plan (BVCP), the city decided not to consider changing the land use designations of the site until after completing the South Boulder Creek Flood Mitigation Study, as CU South is near South Boulder Creek. In August 2015, City Council approved the South Boulder Creek Flood Mitigation Plan.

The plan includes regional detention of flood water upstream of U.S. 36 on the CU South campus and along Colorado Department of Transportation right of way. The approval of the mitigation plan opened the way for CU Boulder and the city to begin evaluating the property's land use designations and discuss potential annexation as part of the BVCP

update. To begin that process, the city prepared a suitability analysis to inform land use changes in the current BVCP update.

Site Suitability and Transportation Studies

City staff are working with city and county officials and boards, CU Boulder, and other agencies such as the Colorado Department of Transportation to evaluate land use designations on the site and further refine the conceptual flood mitigation plan. Specifically, the city worked with two consultants, Biohabitats and Fox Tuttle Hernandez, to prepare a suitability study to identify areas of the CU South site that are suitable or unsuitable for development. Drafts of initial study findings, including initial site suitability maps are available for review on the project webpage at bouldercolorado.gov/bvcp/cu-south.

The analysis addresses environmental characteristics and plant and wildlife ecology, adjacent uses and context, flood and drainage, transportation access, and utilities and services. A second stage of analysis will address potential uses of the site and utilities and service analysis. Initial study findings identify areas of the property that would likely be used for flood mitigation and detention ponds, and areas that would not be considered for development due to their wildlife or ecological value.

Following the site suitability analysis and after initial discussions with the Open Space Board of Trustees, Planning Board and other stakeholders, staff will provide a recommendation for changes to the Boulder Valley Comprehensive Plan (BVCP) land use designations for the CU South site.

A more comprehensive explanation of the CU South work is included as **Attachment F**. In addition, CU has prepared a presentation to provide basic information about their vision for potential development on the property, which is included as **Attachment G**.

Public Engagement

A first public workshop and summary of site suitability study findings took place on September 26. On Dec. 5 a second public workshop regarding the CU land Use change occurred. About 125 community members attended and participated in small group discussions and provided individual comments and suggestions. Input included themes such as:

1. **Flood Mitigation.** Flood mitigation appears to be a top priority for many residents, particularly those impacted by the 2013 flood event. Many attendees stated preference for an expedited process for the construction of flood mitigation measures.
2. **Timing.** Some people are concerned about changing land use designations or approving annexation prior to CU's having completed a master plan for the site because of unknown development impacts.
3. **Recreation.** Recreational users enjoy CU South in its current state. Activities like hiking and cross country skiing are very popular. Users also enjoy allowing dogs to roam off leash and lack of enforcement.

4. **Open Space.** Conservation of open space is a common preference.
5. **Wildlife.** Several comments emphasized the need to closely examine the potential impacts of development to wildlife.

In addition, public comments received by county staff on this topic is available in **Attachment C**. City staff has received many more comments on this topic than the county. The city's summary of comments on CU South is available [here](#).

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BOULDER VALLEY COMPREHENSIVE PLAN

Schedule of Milestones for Phases 3 and 4

Updated – Dec. 9, 2016

This schedule has been updated based on feedback from the public and board members. It carries through spring 2017. Check www.BoulderValleyCompPlan.net webpage for current information on times and locations. These dates may be subject to change.

Upcoming City Council and Planning Board Meetings

This list outlines the City Council and Planning Board meetings. More detail about the tasks is provided on the following pages.

2016

- **Dec. 13** **City Council Agenda Item** (public hearing closed on Nov. 10)
Decision on the 4-body land use request for 3rd Street (after Planning Board decision)
- **Dec. 15** **Planning Board** continued discussion of policy chapters, land use, other key policies

2017

- **Jan. 10** **Joint Study Session of City Council and Planning Board** to discuss housing topics
- **Jan. 19** **Planning Board** discussion of CU South land use change and preparation for joint Study Session
- **Jan. 24** **Joint Study Session of City Council and Planning Board** to review scenarios, analysis, community engagement results from fall, survey results, and CU South
- **Mar. 16** **(tentative) Planning Board** - open house and study session on initial draft plan
- **Apr. 11** **Study Session of City Council** to review draft plan (tent. With Planning Board or Planning Board on April 20)
- **May 2** **Begin Hearings for Draft Plan**

Events by Track are noted in the following sections.

Track 1: Public Land Use Requests

Includes final analysis and recommendations for land use changes, some which require approval by all four bodies (city and county), and some of which require only city approval.

Two-Body (City only) Approval - Completed (Naropa properties at 2130 Arapahoe Ave. and 6287 Arapahoe Ave. (#1), 385 Broadway (#3), 0, 693 and 695 S. Broadway, Table Mesa (#12), and 3485 Stanford Ct. (#13))

This fall, previous events occurred on:

- **Sept. 26, 2016** Public Open House for four city properties and CU South
- **Oct. 13, 2016** Joint Public Hearing of City Council and Planning Board (2 body) - Planning Board Decision
- **Nov. 1, 2016** City Council decision (Planning Board reconsidered on Nov. 17)

Four-Body (City and County) Approval – Note: Twin Lakes Hearings are delayed until early 2017
(3261 3rd St. (#25), 6650, 6655 Twin Lakes Rd. and 0 Kalua Rd. (#35 and 36))

Upcoming Dates:

- **Dec. 13, 2016** City Council Decision on 3rd Street.
- Jan. 18, 2017 Planning Commission reconsideration of Sept. 19 Planning Commission Decision for Twin Lakes requests
- **TBD** (After Jan. 18) Reschedule Joint Hearing of the City Council and Planning Board for Twin Lakes requests

This fall, previous events occurred on:

- **Aug. 8, 2016** Public Open House, 5-7 p.m.
- **Aug. 30, 2016** Joint Public Hearing of Planning Commission and Board of County Commissioners
- **Sept. 21, 2016** Planning Commission (County PC) Decision
- **Sept. 27, 2016** Board of County Commissioners (BOCC) Decision
- **Nov. 10, 2016** City Council hearing on 3261 3rd Street (#25); Twin Lakes delayed

Track 2: Policy Integration

Includes:

- ✓ Updates to Core Values
- ✓ Policy edits to Sections 3-Natural Environment, 4-Energy and Climate, 5-Economy, 6-Transportation, 8-Community Well-Being, and 9-Agriculture and Food to reflect master plans, including some new resilience strategies
- ✓ Amendment Procedures clarification and minor edits
- ✓ Urban Service Criteria minor edits
- ✓ Trails and Open Space map changes

Upcoming Dates:

- **Dec. 14, 2016** OSBT continued discussion and recommendation regarding Sections 3 and 9
- **Dec. 15, 2016** **Planning Board** review of policies in Sections 3 and 9 and OSBT recommendation
- **Dec. 21, 2016** **Planning Commission** continued review and input on policy sections 4, 5, 6, and 8
- **Jan 12, 2016** [Revised draft of other sections noted above](#)
- **Jan. 19, 2017** Planning Board review of revised core values, Sections 4, 5, 6, and 8
- **Jan. 24. 2017** **City Council and Planning Board Study Session** – input on core values and sections noted above
- **Feb. 15, 2017** Planning Commission direction and feedback on sections noted above

This fall, previous events regarding policy integration occurred on:

- **July 28, 2016** Planning Board discussion regarding core values; Sections 3, 4, 5, 6, 8, and 9; and Amendment Procedures
- **Aug. 8, 2016** Transportation Advisory Board (TAB) review and discussion of Section 6
- **Aug. 10, 2016** Open Space Board of Trustees (OSBT) review and discussion of Section 3
- **Aug. 11, 2016** Planning Board continued discussion regarding core values, Sections 3, 4, 5, 6, 8, 9
- **Aug. 29, 2016** Public Open House and online version of revised sections (comments due Oct. 28)
- **Aug. 29, 2016** Joint Boards and Commissions preview of revised sections and request for input on relevant sections
- **Sept. 14, 2016** OSBT review of trails map changes and discussion of Sections 3 and 9
- **Oct. 26, 2016** OSBT review of trails map
- **Nov. 16, 2016** County Planning Commission review and input on Sections 3, 8, and 9, including public hearing

Track 3: CU South Land Use Change

Intended to complete Site Suitability Study for University of Colorado property on US 36, recommendations for a land use change, and recommendations for City/CU agreements for future use and services on property.

Upcoming Dates:

- **Dec. 15, 2015** **Planning Board** update on analysis, flood mitigation background information, public input from Dec. 5.
- **Early Jan.** **Staff and consultant analysis complete; initial discussions about land use suitability**
- **Jan. 11, 2016** **OSBT discussion about initial land use suitability related to open space land use**
- **Jan. 19, 2017** Planning Board discussion about initial land use suitability and topics for City/CU agreement(s)
- **Jan. 24, 2017** Joint Study Session of Planning Board and City Council to review and discuss analysis, Initial discussion of land use and topics for City/CU agreement(s)
- **Feb. 15, 2017** County Planning Commission discussion of CU South
- **Spring** **Tentative - City Council/Planning Board** tour of CU South site
- **Mar. 2017** Land use recommendation as part of draft plan

Previous CU South discussion occurred on:

- **Aug. 10, 2016** Open Space Board of Trustees (OSBT) discussion of process
- **Sept. 14, 2016** OSBT previews draft Site Suitability study and discusses process
- **Sept. 15, 2016** Planning Board lightly discusses process and gets preview of draft Site Suitability Study
- **Sept. 26, 2016** Public open house to review and give input on engagement process, initial analysis and draft Site Suitability analysis
- **Oct. 20, 2016** **Planning Board** general discussion about CU South analysis and engagement process
- **Dec. 5, 2016** Community event for CU South – present analysis and gather additional public input

Track 4: Land Use Scenarios and Key Policy Changes for Focus Areas

To address:

- ✓ Land use scenarios and visualization for choices and preferences that may result in changes to Land Use Designation map and land use descriptions (e.g., industrial and mixed use designations)
- ✓ Analysis of jobs/housing mix and other impacts and benefits of scenarios
- ✓ Key policy options and analysis that may result in changes to Section 2, Built Environment and community benefit or job/housing balance policies, Section 7, Housing policies; and any additional climate or resilience policies, and subcommunity or area planning approach
- ✓ Policies related to Alpine-Balsam site and urban design framework
- ✓ Policies related to Blue Line change approved in Nov. election

Dates:

- **Dec. 15, 2016** **Planning Board** – continued discussion of land use scenarios and analysis, housing, and community benefit policies
- **Dec. 3-18** **Open on-line Survey #2**
- **Jan. 9, 2017** **TBD - Future Choices Forum – Gunbarrel Industrial Area**
- **Jan./Feb.** Other boards and commission input on policies and key choices
- **Jan.** **Survey #2 Report completed and distributed to City Council, Planning Board and County**
- **Jan. 10, 2017** **Joint City Council and Planning Board Study Session** to discuss housing

- **Jan. 24, 2017** **Joint City Council and Planning Board Study Session** to review scenarios, analysis, community engagement results and recommendations
- **Feb. 15, 2017** Planning Commission reviews outcomes of scenarios and analysis

Previous discussion about land use and key choices occurred on:

- **Aug. 25, 2016** Planning Board initial input and discussion on scenarios and housing prototypes
- **Aug. 29, 2016** Public open house and online information for draft scenarios and housing prototypes
- **Aug. 29, 2016** Joint Boards and Commissions input on draft scenarios and housing prototypes
- **Sept. 13, 2016** City Council briefing on topics noted above and draft survey topics
- **Sept. 15, 2016** Planning Board input on key policies and draft survey topics
- **Oct. 11, 2016** **City Council and Planning Board** – Electronic review of draft Survey #2 by Oct. 16
- **Oct. 20, 2016** **Planning Board** – continued discussion of key choices
- **Oct. 24, 2016** Survey #2 Ready for online and print by this date
- **Nov. 1, 2016** **Random Sample - BVCP Survey #2** (open through Dec. 10). Open on-line survey through Dec. 18
- **Nov. 16, 2016** **Future Choices Forum** – South and Southeast Boulder
- **Nov. 30, 2016** **Future Choices Forum** – Central Boulder
- **Dec. 7, 2016** **Future Choices Forum** – North Boulder

Phase 4: Prepare Draft Plan

To synthesize all the work in the four tracks above into draft plan that will:

- ✓ Include policy directions following the second survey and community engagement in the fall
- ✓ Build from discussion at Study Session on Jan. 24
- ✓ Incorporate further analysis for preferred directions on key policies, revised land use plan
- ✓ Be more user-friendly, concise, and clear, including an updated introduction reflecting current issues
- ✓ Reference objectives and metrics and include an Action Plan

Dates:

- **Feb.** **Prepare draft plan**
- **Mar. 16, 2017** **(tentative) Planning Board** open house and study session initial draft plan
- **Mar. (TBD)** **Community open house re: Initial Draft Plan**
- **Mar. (TBD)** **Revise Draft Plan**
- **April 11** **Joint Study Session – Planning Board and City Council**
- **April 19** **Review draft plan with Planning Commission – direction and feedback**
- **May (TBD)** **Begin Draft Plan hearings at city**
- **May 17** **Planning Commission Draft Plan hearing**

IGA

*Begin discussions between city and county – Feb. 2017 - **Dates to be scheduled***

Dates:

- **Feb. 5, 2017** **Begin Discussion – Joint City Council and Board of Commissioners**

UPDATED Dec. 7, 2016



POSSIBLE LOCATIONS FOR FUTURE JOBS AND HOUSING

Most future jobs and housing may occur in four types of places:

- Major Corridors
- Regional Activity Centers
- Neighborhood Activity Centers
- Industrial/Innovation Areas

The generalized location and distinct characteristics of each of these types of places are defined below.

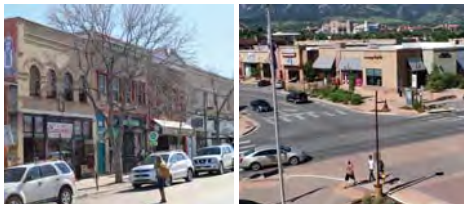
INDUSTRIAL/INNOVATION AREAS

- Located in East Boulder, along Arapahoe between 33rd and South Boulder Creek, and in Gunbarrel along the Diagonal
- Classified as Light Industrial on the Land Use Designation Map and has Industrial General (IG) Zoning designed for "research and development, light manufacturing, larger scale printing and publishing, electronics, or other intensive employment uses" and "industrial parks" according to the 2010 plan
- Accessible by vehicles but are not particularly accessible by transit
- Strong regional connection to the city's greenway system, particularly in East Boulder, making the area accessible for bicycles and pedestrians
- More auto-centric and less walkable/bikeable within these areas due to the disconnected street grid



BOULDER VALLEY REGIONAL CENTER

- Serves as a regional commercial destination with goods and services to meet the needs of the community
- Located in Boulder's Crossroads area along the highways and arterials and is accessible by vehicle, transit, and for pedestrians and bicycles locally and regionally
- Classified as General, Regional, and Mixed Use Business on the Land Use Designation Map and generally has Business Regional (BR-1) Zoning with the highest level of commercial
- Contains the regional mall, some larger big box commercial uses, a multitude of other restaurants and retail, offices, and some residential and is over 200 acres in size



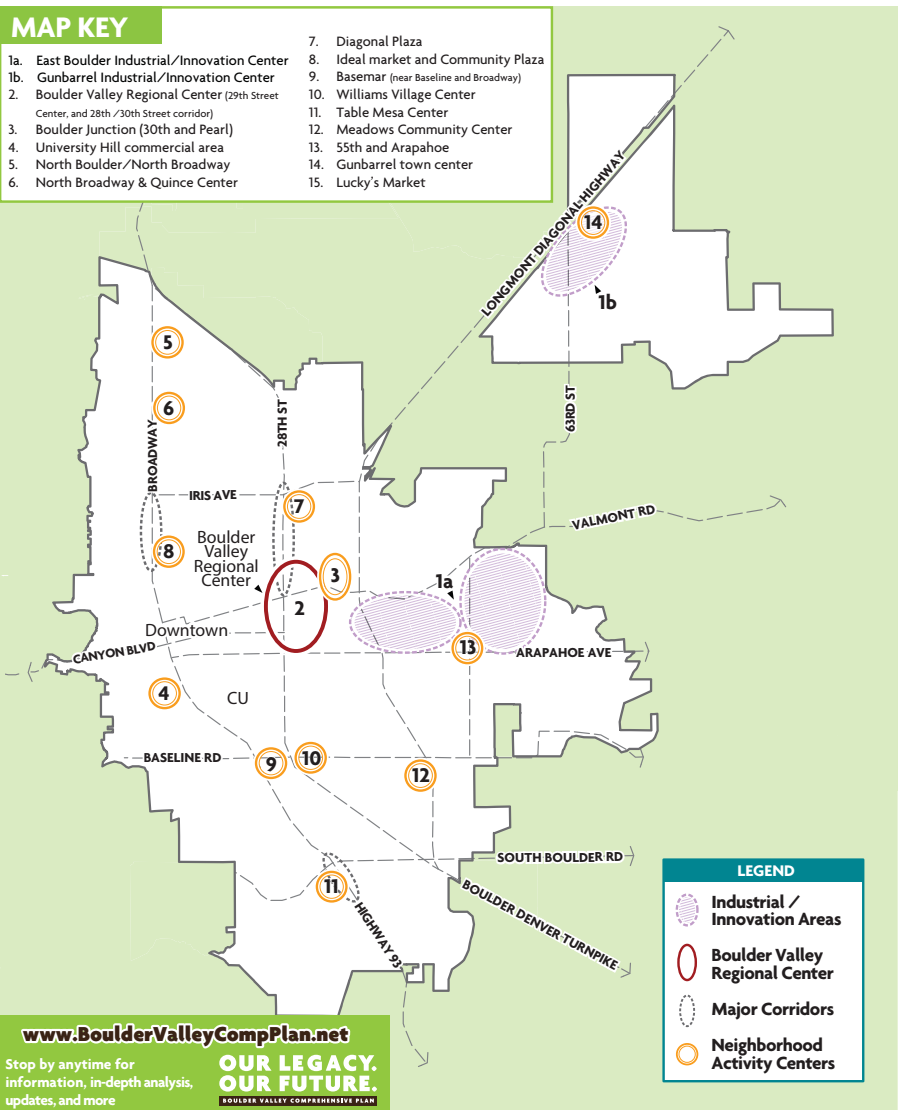
MAJOR CORRIDORS

- Varied in use. May be commercial transitioning to mixed-use or medium density housing
- Served by high frequency transit connecting the centers
- Fairly walkable/bikeable in most locations
- Abutting established neighborhoods
- Examples: 28th Street, Broadway



MAP KEY

- | | |
|--|---|
| 1a. East Boulder Industrial/Innovation Center | 7. Diagonal Plaza |
| 1b. Gunbarrel Industrial/Innovation Center | 8. Ideal market and Community Plaza |
| 2. Boulder Valley Regional Center (29th Street Center, and 28th /30th Street corridor) | 9. Basemar (near Baseline and Broadway) |
| 3. Boulder Junction (30th and Pearl) | 10. Williams Village Center |
| 4. University Hill commercial area | 11. Table Mesa Center |
| 5. North Boulder/North Broadway | 12. Meadows Community Center |
| 6. North Broadway & Quince Center | 13. 55th and Arapahoe |
| | 14. Gunbarrel town center |
| | 15. Lucky's Market |



NEIGHBORHOOD ACTIVITY CENTERS

- Serve as a focal point for neighborhoods. They provide goods and services to meet the day-to-day needs of nearby residents, workers, and students
- Located throughout Boulder, generally along major corridors
- Accessible from surrounding areas by vehicle, walking, bike, and transit
- Generally classified as Community Business on the Land Use Designation Map and have Business Commercial (BC-1 and BC-2) Zoning
- Have distinct identities and are important to the nearby neighborhoods
- Sometimes contain community services and functions such as libraries, or public spaces
- Generally, do not include housing; and
- Range in size from small locally serving commercial to larger grocery stores or anchor stores. Total area ranges from 4-acres (Willows Shopping Center) to 30+ acres (Meadows)



About Established Neighborhoods

- Places where people live and with most of the community's housing
- May contain some services, public spaces, parks, other community facilities
- Heart of the community- varied and distinctive, includes:
 - Historic and pre-World War II housing organized around a street grid pattern in and near downtown
 - Post World War II neighborhoods with a curvilinear street and cul de sac pattern, and
 - Neo-traditional, New Urbanist neighborhoods that contain a mix of housing types and more compact street design

Most changes will occur outside of established neighborhoods. However, some limited housing will continue to occur in neighborhoods as retrofits or built on individual lots.



LAND USE SCENARIOS

NOV. & DEC. 2016

DRAFT

The land use scenarios are illustrations to test different ways of achieving community objectives.

They can be blended to achieve different goals. The scenarios incorporate input received throughout the plan update and are intended to contribute to sustainability goals such as:

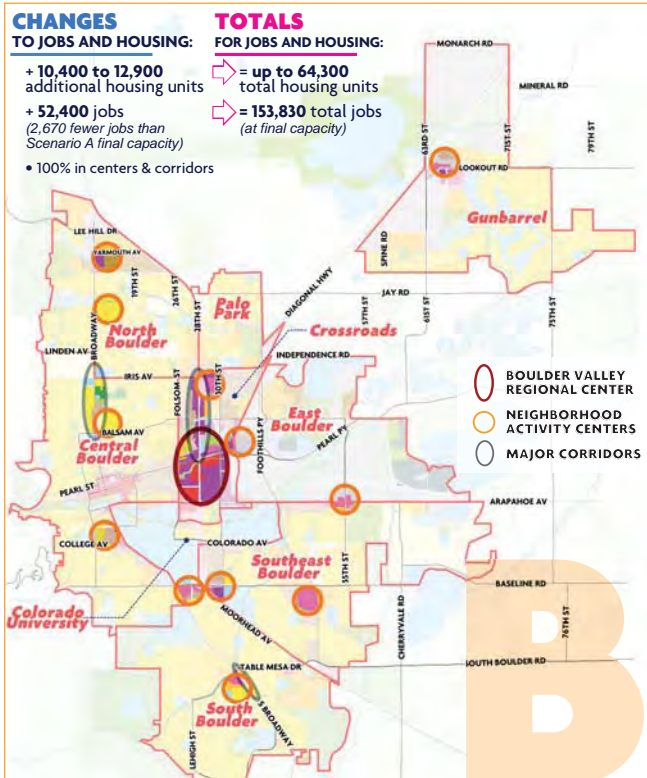
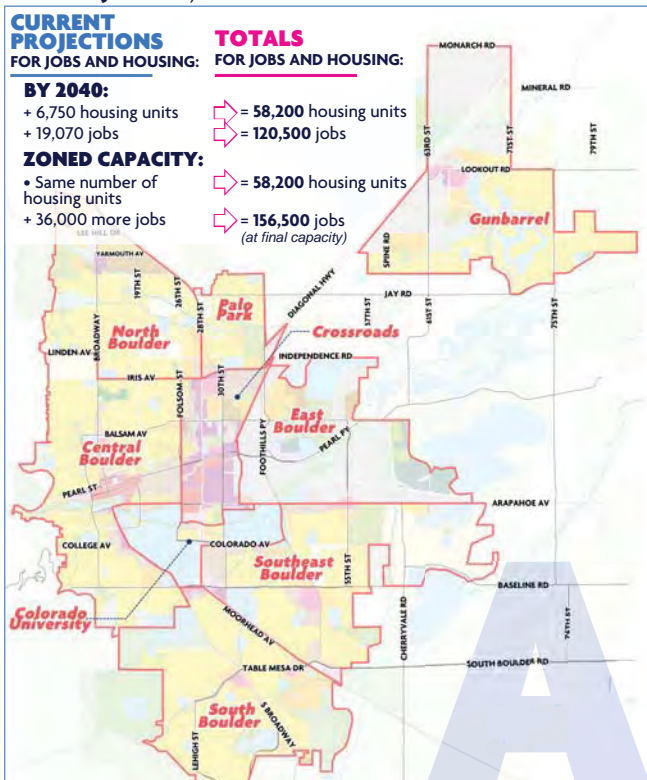
- Maintaining a compact form and protecting open space and the natural environment;

- Providing a diversity of housing types, sizes and prices (including those affordable for middle incomes) while protecting neighborhoods;
- Better balancing jobs and housing and mixing uses to reduce vehicle trips (regionally and locally);
- Improving access to daily needs, destinations, and transit from home or work;
- Reducing greenhouse gas emissions and expanding renewable energy;
- Minimizing fiscal impacts of land use changes on revenues and cost of services; and
- Maintaining economic vitality, employment diversity, and small businesses.

The analysis is under separate cover. Generally, additional housing is not projected in established single family neighborhoods in these scenarios.

In 2015, the city and its service area had an estimated 51,450 housing units (116,840 people) and 101,430 jobs. Job estimates and projections are based on nonresidential development potential. Colorado's Front Range has been in a period of growth since the recession in the late 2000s, and demographers expect the region to grow from 2.8 million people in 2016 to 4 million by 2035.*

EXISTING HOUSING UNITS: 51,450
EXISTING JOBS: 101,430



SCENARIO A: Current Land Use Policy

This scenario continues the current land use plan and projections for future jobs and housing, with more potential for jobs than for housing.

6,750 new housing units (including over 1,000 units in CU dorms) and 19,070 new jobs are projected by 2040. Beyond 2040, the city has nonresidential capacity for an additional 36,000 jobs and no remaining capacity for housing units.

What current policy leads to:

- **Compact Community Footprint.** Maintain a community with a defined community edge and protect the surrounding open space. The community is relatively built out. Development occurs as infill and redevelopment according to the land use plan and zoning, not as outward expansion. *This is true for all the scenarios.*
- **Future Jobs and Housing Balance.** Job capacity (based on zoning for non-residential uses) exceeds that for housing which will further imbalance jobs and housing and make it difficult to accommodate housing affordability and transportation goals.
- **Established Neighborhoods and Areas of Change.** Most of the potential for residential units is located in either mixed use or medium/high density residential zoning districts in the Crossroads subcommunity and along major commercial corridors and in centers. Most single family neighborhoods will not see major changes but may see some new residential units on scattered parcels or home renovations. The Boulder Valley Regional Center may see additional offices and commercial uses and little housing.
- **Transportation.** Relative to the other scenarios, the current policy may yield higher vehicle miles travelled (VMT) per resident and employee.
- **Fiscal and Economic Impacts.** May produce a net positive fiscal impact due to emphasis on job growth.



SCENARIO B: Current Land Use Policy + Housing in Centers and Corridors

This scenario accommodates more housing variety than Scenario A in the Boulder Valley Regional Center, neighborhood commercial centers, and along some of the major corridors, such as 28th Street, while slightly reducing commercial/offices in those areas.

Initial analysis suggests this scenario, compared with the current policy, might lead to outcomes such as:

- **Additional Housing in Centers and Commercial Corridors.** Allows for diverse and "missing middle" housing types (e.g., townhomes, rowhomes, apartments, live-work, etc.) that may be made affordable to low, moderate, and middle incomes. New attached housing types would be primarily in centers and along commercial corridors, outside of established low density neighborhoods.
- **Future Jobs and Housing Balance.** Improves the jobs:housing balance.
- **Transportation.** Increases mixed use and housing where it is accessible to services, destinations, and transit. More than three-quarters of new housing units are concentrated in walking distances of transit. May reduce VMT per resident and employee relative to Scenario A.
- **Fiscal and Economic Impacts.** May produce a net negative fiscal impact, however, fiscal impacts of residential development vary depending on the circumstance. Non-residential development often generates tax revenues while typically placing less demand on city services than do residents. Infill often produces more positive fiscal results than expanding the urban footprint.

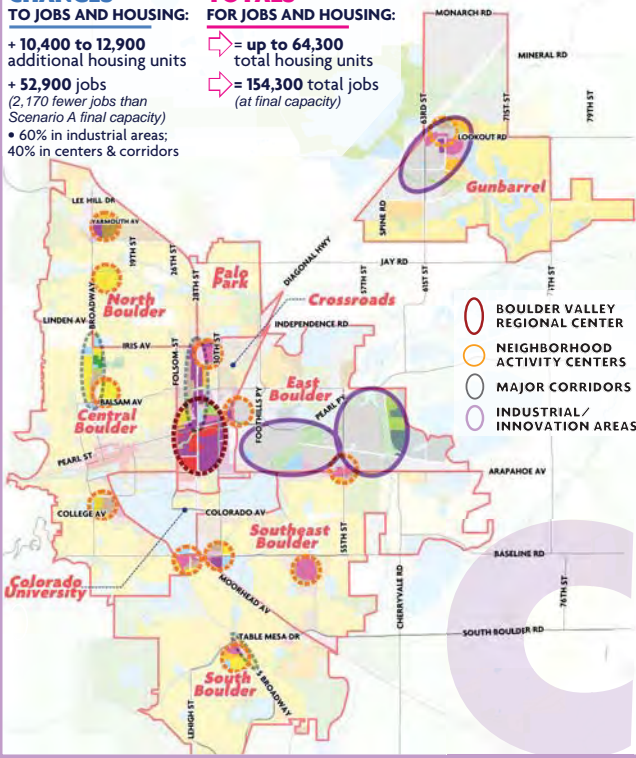
What might it take to accomplish?

- **Changes to land use designations** Change designation descriptions or apply new categories (i.e. Community Business, Mixed Use Residential, General Business) describing intended mix of uses in the commercial centers (e.g., 70% commercial/30% residential, including townhomes, rowhomes and live/work).
- **Policies and regulatory changes to address land use changes, intensity, incentive-based zoning** to achieve affordable housing (underway) and address community benefits
- **Followed by Changes to Land Use Code or new districts (BC-1, BC-2, BR-1).** Standards regarding the mix, intensity, and functions. Incentivize or require new affordable housing.
- **Additional guidelines or principles** describing character of centers and corridors and transitions.
- **Additional local area planning may be necessary.**

* The scenarios are based off the official projections completed as part of the BVCP foundations work in 2015. For 2016 data on housing units and jobs, please refer to the Boulder Community Profile: www.bouldercolorado.gov/business/community-profile.

CHANGES TO JOBS AND HOUSING:
+ 10,400 to 12,900 additional housing units
+ 52,900 jobs (2,170 fewer jobs than Scenario A final capacity)
• 60% in industrial areas; 40% in centers & corridors

TOTALS FOR JOBS AND HOUSING:
= up to 64,300 total housing units
= 154,300 total jobs (at final capacity)



SCENARIO C: Current Land Use Policy + Housing/Industrial Innovation

This scenario allows more housing, mixed uses and amenities in light industrial areas than Scenario A. It would support live-work units and condominiums closer to workplaces and address transportation needs in industrial areas. It would also support a mix of local services in industrial areas, which would serve the workforce as well as adjacent residential neighborhoods. Initial analysis suggests this scenario, compared with the current policy, might lead to the following outcomes:

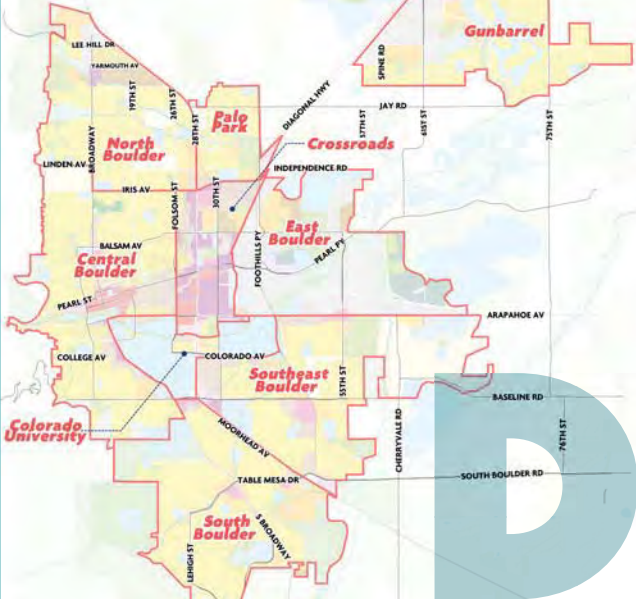
- **Additional Housing and Mix of Uses in Light Industrial Areas.** Provides additional capacity for diverse, "missing middle" housing types (e.g. rowhomes, live-work) in some light industrial areas. These types may become affordable if they are smaller units. May lead to a mix of 70% light industrial and services (such as restaurants, groceries, and day care) and approximately 30% housing in those places.
- **Future Jobs and Housing Balance.** Reduces jobs imbalance a bit by adding housing in a jobs-rich area.
- **Transportation.** Mixing uses can reduce vehicular trips if arranged to be walkable, bikeable, and/or served by transit; so this scenario performs better than A but not as well as B. The industrial areas need additional transportation services and planning to connect with the community and regional system. May reduce VMT per resident and employee relative to Scenario A.
- **Fiscal and Economic Impacts.** As noted above, a scenario that increases housing and reduces jobs may produce a net negative fiscal impact.

What might it take to accomplish?

- **Land Use Designation Change.** Modify some areas within the Light Industrial areas (LI) to encourage housing and a mix of locally serving uses or add a new land use category.
- **Changes to Land Use Code- General Industrial District (IG).** following policy changes, code would need to be revised to incentivize or require new housing and allow other supporting commercial uses.
- **Policies Regarding Small Business.** Develop new policies regarding small-business retention and affordability to retain the viability of businesses within industrial areas (note: may apply elsewhere as well).
- **Planning transportation services and infrastructure.**
- **Additional local area planning maybe be necessary.**

CHANGES TO JOBS AND HOUSING:
Limits jobs to 1% growth rate (no more than total for 2040)

TOTALS FOR JOBS AND HOUSING:
= up to 58,200 total housing units (= final capacity in Scenario A)
= 156,500 total jobs (= final capacity in Scenario A)



SCENARIO D: Current Land Use Policy + Commercial Growth Management

This scenario limits the rate of commercial growth (i.e., not to exceed 1% annually). It also assumes some reduction to overall jobs potential. Relative to the current policy, initial analysis suggests this scenario (standing alone or in combination with others above) may lead to the following outcomes:

- **Future Jobs and Housing Balance:** Does not change the mix of land uses or accommodate new affordable housing, but would limit the rate of job growth by 2040 thus improving the balance. Addresses community concerns about commercial development outpacing housing.
- **Transportation.** This scenario may reduce VMTs per employee by pacing nonresidential growth.
- **Fiscal and Economic Impacts.** May produce a net negative fiscal impact.

What might it take to accomplish?

- **Tools for Nonresidential Growth Management.** Developing the policies and doing further analysis of the regulatory tools and approaches.
- **Land Use Changes and Standards.** In combination with other scenarios, certain commercial land use categories could be modified to reduce overall nonresidential potential. Also in combination with other scenarios, standards to reduce height limits (or remove height modification exemptions) for the Boulder Valley Regional Center could address the amount and location of commercial and offices. (See scenario below.)

HYBRID SCENARIO: B + C + D

The city also is working with consultants to test a hybrid scenario that combines attributes of B, C, and D – adding more housing potential to centers, corridors, and industrial areas, further reducing jobs or nonresidential potential in the Boulder Valley Regional Center and in the other neighborhood centers and industrial areas, and pacing commercial growth.

CHANGES TO JOBS AND HOUSING:
+ 16,570 additional housing units
+ 46,800 jobs (9,200 fewer jobs than Scenario A final capacity)
• 60% in centers and corridors; 40% in industrial areas
• Limits jobs to 1% growth rate (no more than total for 2040)

TOTALS FOR JOBS AND HOUSING:
= up to 58,200 total housing units (= final capacity in Scenario A)
= 156,500 total jobs (= final capacity in Scenario A)

SCENARIO A: “The Baseline”

CURRENT DISTRIBUTION OF PROJECTED JOBS AND HOUSING

	2015 Dwelling Units	Additional Dwelling Units to Zoning Capacity	Additional Jobs by 2040	Additional Jobs to Zoning Capacity	YOUR NOTES
Central Boulder	13,370	730	1,330	3,820	
Colorado University	2,020	1,080	1,220	3,510	
Crossroads	4,250	1,250	3,820	10,950	
East Boulder	1,400	800	6,010	17,260	
Gunbarrel	5,600	200	4,480	12,850	
North Boulder	6,080	620	390	1,120	
Palo Park	1,720	480	110	310	
South Boulder	7,320	480	600	1,730	
Southeast Boulder	9,680	1,120	1,120	3,210	

Total Projected Housing Units: 6,750

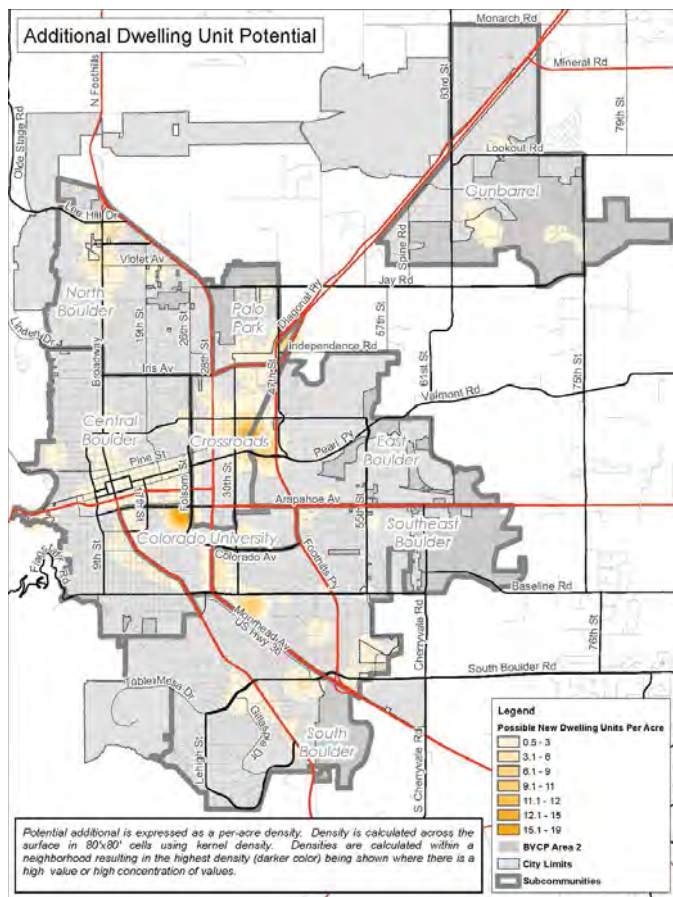


Figure 1: Additional Dwelling Unit Potential at Zoning Capacity

Total Jobs Projected for 2040: 19,070

Total Jobs at Zoning Capacity: 54,760

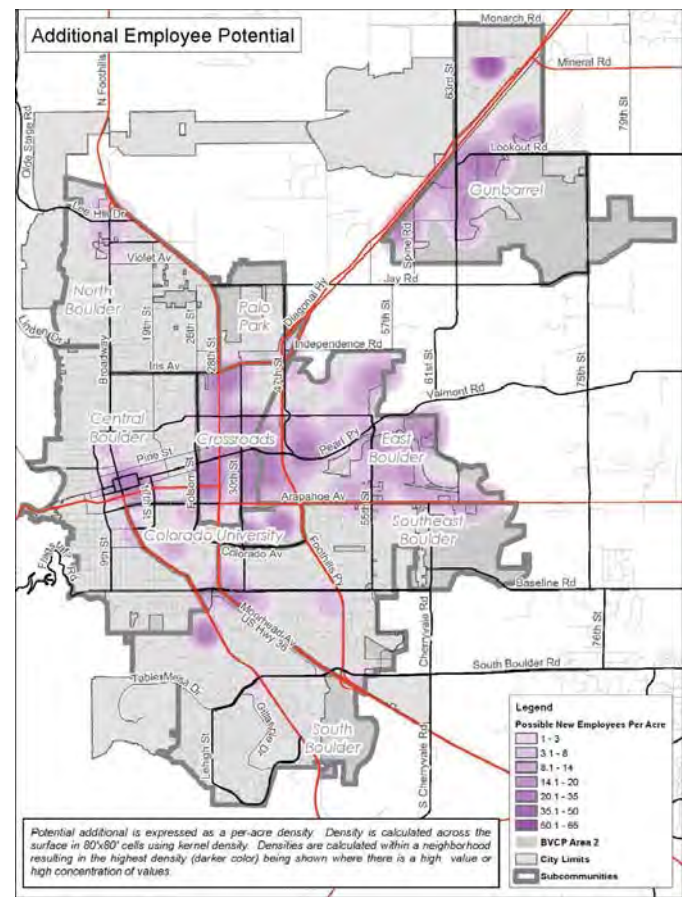


Figure 2: Additional Employee Potential at Zoning Capacity

PRELIMINARY HOUSING CONCEPTS

multifamily housing concepts

These ideas are being analyzed as part of the land use scenarios.

These types of housing could take place in neighborhood and regional activity centers, industrial/innovation areas or along major commercial corridors. They are not intended for neighborhoods.

Housing Diversity The BVCP includes a core value of achieving a “diversity of housing types and price ranges.” In addition, the 2015 BVCP survey and focus group results concluded that this core value was the **community’s #1 priority**.

Missing Middle refers to middle-density housing prototypes. Illustrated to the right is the range of “missing middle” housing types that could be incorporated as part of the city’s centers, corridors, and industrial/innovation areas to help achieve housing priorities and support other community goals.

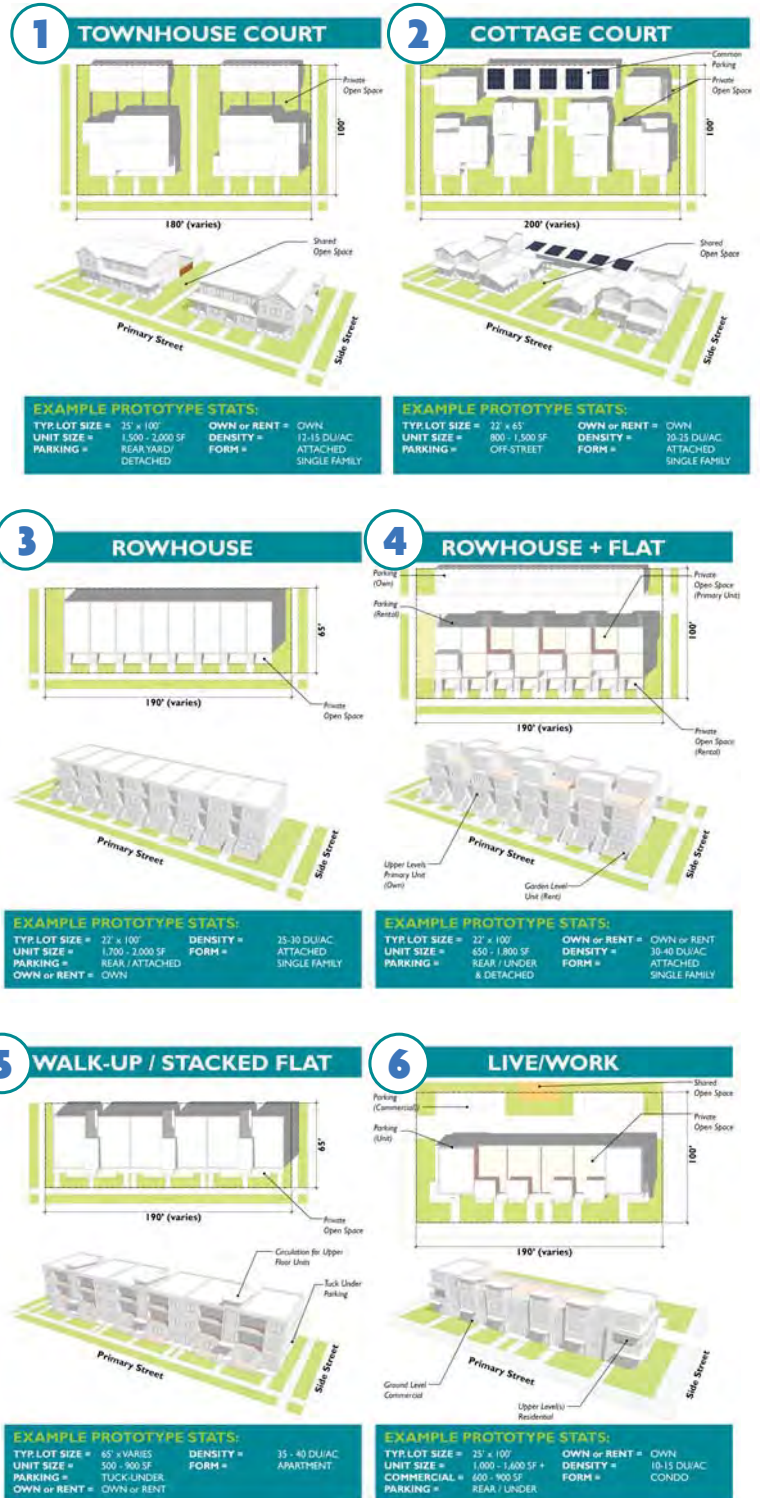
These prototypes:

- offer densities between single family detached homes and mid-rise apartment buildings;
- are lower in scale than traditional apartment buildings, providing a compatible solution to transitions from single family neighborhoods;
- incorporate amenities like private small yards or terraces that the market is demanding in Boulder;
- fall within a more affordable price range than single family homes; and
- are appropriate for young professionals entering the workforce, young couples and families, and the aging population.



How does this relate to the citywide scenarios and policy choices?

To include more diverse housing options in close proximity to existing jobs and retail services, these prototypes are relevant in the centers, corridors, and industrial/innovation areas.



This paper addresses how the land use scenarios (described briefly below and under separate cover) may perform relative to the following objectives.

1. Provide a diversity of housing and affordability
2. Protect and strengthen neighborhoods
3. Make progress on transportation objectives (e.g., reducing vehicle miles traveled and greenhouse gas emissions; managing congestion; expanding options; increasing the share of residents living in complete, walkable neighborhoods; increase transportation alternatives commensurate with the rate of employee growth)
4. Balance jobs and housing (to reduce vehicle trips and address other regional impacts)
5. Protect open space and the natural environment
6. Reduce greenhouse gas emissions and expanding renewable energy
7. Minimize fiscal impacts of development; ensure development pays its own way and that city can adequately serve new development; and
8. Maintain economic vitality, employment diversity and small business

Additional analysis is underway, particularly related to the mix of uses and whether scenarios are achievable or may need adjustments to assumptions about the land uses.

Scenario Overview

The scenarios were formed to test ideas, and while they are largely about land use (e.g., housing and commercial/industrial) they also help frame a conversation about the kind of community Boulder aims to be.

Scenario A – Current Land Use Policy, which continues the current land use plan and projections for future housing and nonresidential land uses (translating to jobs) with more potential for jobs than for housing. It anticipates approximate 6,750 new housing units (including CU's approximately 1,000 units) and 19,070 new jobs by 2040. Beyond 2040, the city has non-residential capacity for an additional 36,000 jobs and no projected remaining capacity for housing units.

Scenario B – Current Land Use Policy + Housing in Centers and Along Corridors, which accommodates more housing variety than Scenario A in the Boulder Valley Regional Center, neighborhood commercial centers, and along some of the major corridors such as 28th Street, while slightly reducing commercial/office development potential in those areas. This scenario could add 10,400 to 12,900 additional housing units and may reduce job potential by about 2,670. The changes would occur in centers (65%) and along corridors (35%).

Scenario C – Current Land Use Policy + Housing/Industrial Innovation, which accommodates more housing, mixed uses, and amenities in light industrial areas than Scenario A. It would support live-work units and a variety of housing types closer to workplaces and address transportation needs in industrial areas such as Flatiron Business Park area or some parts of Gunbarrel industrial areas. This scenario could add 10,400 to 12,900 additional housing units, with 60% of them in the industrial areas and 40% in centers and along corridors.

Scenario D – Current Policy + Commercial Growth Management, limits the rate of commercial growth (i.e., not to exceed one percent annually) and does not change current housing projections. It could also result in some reduction to overall job potential in combination with other land use scenarios.

Scenario E – Hybrid (B+C+D), combines land use and housing attributes of the above scenarios, further reducing jobs or nonresidential growth potential in the centers and industrial areas.

Analysis

Housing Affordability

Will changing land uses to encourage more middle income housing products support housing goals?

- ✓ The scenarios (B, C, and E) that add potential for more townhomes, rowhomes and flats beyond the 6,750 units currently anticipated will improve the outlook for middle income housing.

However, additional inclusionary housing/affordable housing policies and regulations will be necessary to ensure that a portion of new housing built is permanently affordable and/or market rate affordable to middle income households.

The higher range of housing numbers in each scenario (B, C, and E) is ambitious based on analysis of redevelopment potential and rates, and depends to a great deal on desired future intensity (i.e., if the housing mix shifts toward more townhomes and low rise buildings for instance, the number of units possible would be lower). The following estimates may get adjusted with further study of the land use mix:

- Scenario B could yield from 1,040 to 1,760 new townhomes and live-work units and from 1,600 to 2,680 rowhomes and flats.
- Scenario C could yield from 1,300 to 2,220 new townhomes and live-work units and from 1,530 to 2,590 rowhomes and flats
- Scenario E, the hybrid, could yield up to 3,290 townhomes and live-work units and 4,170 rowhomes and flats and assumes greater levels of redevelopment than the previous options.

Boulder's current housing mix is approximately 44% detached (single family and mobile homes) and 56% attached products, with less than 10% of the attached products as duplex/triplex or townhomes. These lower-density attached walk-up types of housing products have been identified as the "missing middle" housing type for which there is large demand according to the Housing Boulder studies (i.e., *Housing*

Choice Survey, 2014 and *Housing Market Analysis*, 2013, BBC, Inc.). Attached housing types are typically more affordable than detached products. Consultant, Keyser Marsten, prepared an initial analysis of housing prototypes (i.e., townhomes, live-work, small lot single family, micro units and accessory dwelling units) to determine their relative affordability for Boulder. The firm found that the townhomes/rowhomes that could be built in commercial and industrial areas (Scenarios B and C) are less likely to be affordable compared to smaller apartment units. However, depending on land costs and assuming smaller units, those types of housing could remain affordable into the future. Additional analysis is underway.

The city is also working on policies and regulations to ensure that land use changes result in a higher percentage of permanently affordable units. Three particular policies are being studied and discussed:

- (1) a requirement that for any increase in residential land use intensity, the city would require that a portion of the additional housing units allowed be permanently affordable;
- (2) amendment to Inclusionary Housing requirement to require middle income housing to be included in all new development – in addition to the current 20% requirement for low and moderate income housing; and
- (3) providing an incentive for developers to provide additional community benefits (e.g., open space, trails, historic preservation, arts, etc.) as a condition for higher intensity or other flexible standards.

Protecting and Strengthening Neighborhoods

Do any of the land use changes directly affect established low density neighborhoods?

- ✓ None of the land use scenarios directly affect established low density neighborhoods.

The land use changes to add housing potential are aimed within commercial (Scenario B) and industrial areas (Scenario C); however, their proximity to residential areas in some cases may create transition pressures or concerns about spill over impacts that will need to be addressed. Scenario D, aimed at decreasing commercial potential also does not directly benefit or impact neighborhoods, however reducing the overall pace of development in the community may be beneficial to community character and retaining the assets and places the community cherishes. Policy discussions about infill, local area/neighborhood planning, neighborhood protection policies are occurring parallel with the land use scenario analysis and would be more pertinent to protecting and strengthening neighborhoods. Scenario C, with amenities in industrial/innovation areas, might contribute to creating new neighborhoods that have a mix of activities.

Transportation Progress

Can the addition of housing, better overall jobs/housing balance, or mix of land use in certain locations have a positive effect on progress toward transportation objectives?

- ✓ Land use changes and urban form can make a significant difference in travel choices.

- ✓ Regional transportation planning that is underway will also be necessary to make progress on transportation objectives identified in the Transportation Master Plan.
- ✓ Scenario B, with its focus on concentrating mixed uses in “centers” and along commercial corridors with transit outperforms A, C, and D.
- ✓ Scenario E (the hybrid scenario that combines B+C and offsets housing increases +9,800 with job reductions -9,200) seems to perform best of all.

Research and practice in cities has long showed that mixing uses together at higher intensities near transit and with good access to pedestrian and bicycle infrastructure can help reduce local congestion and improve mobility and livability. Building on the work done for the Transportation Master Plan, Nelson Nygaard has performed an initial comparison the four scenarios plus a hybrid scenario. The model outcomes suggest that locating housing and mix of uses in centers and along corridors (Scenario B) have a slight positive effect on:

- a. Placing more new units in 15-minute neighborhoods – places with access to goods and services and destinations,
- b. reducing vehicle miles traveled and congestion,
- c. locating more future housing within a quarter mile of existing and planned transit,
- d. placing more new units within access districts (places with transportation options programs such as EcoPasses and pricing of parking to manage supply and demand), and
- e. addressing pedestrian and bicycle safety.

Additionally:

- locating housing in industrial areas where there is not good infrastructure (Scenario C) will not necessarily improve local access unless local connections are improved but might benefit overall jobs/housing balance.
- Transportation Demand Management and parking management will play an important role related to the results. Where the density and mix of uses supports TDM and parking management, they can have a significant impact on mode share and travel.
- It is unknown if reducing potential for nonresidential growth and jobs (Scenario D) will have a beneficial impact on vehicle miles travelled (VMT) or managing congestion. Ultimately reducing the number of jobs in Boulder may reduce travel in/out of Boulder. However, those jobs may increase elsewhere in the surrounding region which could actually increase VMT countywide (and GhGs associated with vehicle travel) particularly if the jobs are located in surrounding communities with fewer travel options.

(Note: The consultant anticipates doing another model run to compare the 2040 outcomes vs. zoned capacity because the different time horizons may have skewed results favorably toward Scenario D. That scenario reflects a 2040 horizon whereas other scenarios are based on zoned capacity beyond 2040 with each having a higher jobs projection.)

Jobs/Housing Balance

Can changing land uses better balance jobs and housing and thus yield other benefits, as addressed in Policy 1.19? What is an optimal balance?

- ✓ Scenario D outperforms each of the scenarios by 2040, resulting in a jobs/housing balance of 2.4 (vs. 2.46 to 2.76), however the final number is not really a fair comparison because it is a 2040 figure whereas the others are based on zoned capacity.
- ✓ Of the scenarios comparing zoned capacity, Scenario E, the hybrid with its higher amount of new housing and greater reduction of non-residential potential, outperforms A, B and C, with a balance of 2.22.

Cities have not identified an optimal balance or universal standard for jobs and housing balance – the mix is really driven by individual community goals and values, according to research. BVCP Policy 1.19 states that Boulder is an employment center and will seek opportunities to improve the balance of jobs and housing while maintaining a healthy economy. Each of the scenarios aim for better balance, recognizing that the mix and locations of land uses (e.g., creating more housing in jobs-rich areas) can affect transportation systems in particular and possibly shift the tradeoff of housing/travel costs for some workers and residents. Boulder’s current balance of jobs to housing in the community is 2.04, and with the current policy (Scenario A), the future imbalance is expected to grow closer to 2.76. The city’s land use GIS model and Nelson Nygaard transportation model indicate that Scenarios B, C, and D could each have some benefit toward shifting the future imbalance of jobs and housing that may have small positive other effects on regional transportation and demand for housing and overall affordability.

Fiscal Impacts

Will shifting the balance of future housing and jobs and changing land uses have fiscal impacts to the community’s revenues?

It is unknown how the scenarios perform relative to each other without a detailed fiscal impact model that is not scoped for this comprehensive plan update; however, from previous models the city may have some ideas how the scenarios may perform.

Residential can have a net fiscal negative impact whereas commercial and industrial often has a net fiscal positive impact according to a fiscal impact model prepared for the city in the early 2000s. Keyser Marsten reviewed that model and observes that land use changes that add more housing/reduce jobs could yield slight negative fiscal impacts (Scenarios B and C), but infill and redevelopment tends to have less of a negative fiscal impact on revenues than greenfield development, so the negative impact could be offset. Using the same assumptions, reducing the potential for nonresidential space also may have a slight negative fiscal impact (Scenario D).

Land Use Change Effects on Water/Wastewater and Stormwater Utilities

Does the city have the water and infrastructure to serve land use changes brought on by each of the scenarios?

- ✓ The city has adequate water and the infrastructure to serve Scenarios A, B, C, and D. The range of projected units for each are supportable by city utilities. Scenario B may perform slightly better where new housing is concentrated in centers near existing infrastructure and largely in Tiers 1 and 2 of city service areas.
- ✓ Scenario E may be more challenging for the city to provide utilities over the long term because more units are anticipated.

Initial input from city utilities indicates that water demand in the community has been flat in recent years despite increases in population and jobs. That is in part due to efficiencies and upgrades in appliances and more outdoor water conservation or less outdoor use due to higher density developments. Both the water and wastewater systems are designed to support the city's current projections for growth (Scenario A) and could accommodate an increase in general terms that would support either Scenarios B or C. However, a scenario that projects additional units into East Boulder (into service Zone 3) may require additional infrastructure upgrades that would need to be funded by development. The hybrid scenario (combination of B and C, that adds an additional 9,800 housing units in centers and the industrial areas) would maximize the water system's potential at 10B gallons/year. Finally, the city's stormwater system has unfunded system needs that would need to be addressed in any case.

Energy and GhG Reductions

How do the scenarios affect energy conservation, GhG reductions, and/or the potential to increase renewable energy production?

- ✓ None of the scenarios shine or fail from an energy and climate standpoint. The implementation details are what matter most – building energy use and site planning to optimize renewable energy production.
- ✓ Scenario B may have some benefit to reducing GhGs related to transportation energy use.

The city has worked with Integral Group on an Energy System Transformation Strategy and land use case studies. Integral's study of an industrial area do not suggest that land uses changes will largely affect transformations to energy use and renewables. Other policies, codes (e.g., Energy Code update) and strategies and programs will have a greater effect. The city sees a large GhG impact from non-resident employees who average travel of 28 miles a day versus 11 for a Boulder resident. The TMP analysis shows almost a third of the city's transportation GhG emissions come from the non-residential employees. Such emissions would grow significantly with most of the scenarios. A scenario that mixes uses to reduce VMT (i.e., Scenario B) may have some benefit to reducing GhGs related to transportation

energy, especially if combined with Electric Vehicle (EV) adoption, passenger vehicle fuel efficiency improvements and mode shifts (which, as noted above, can be supported by land use changes).

Open Space and Natural Environment

Do any of the land use changes or scenarios affect open space or the natural environment?

- ✓ All of the scenarios retain existing city or county open space and focus on infill and redevelopment. All scenarios assume that future building would be outside of floodplains.

Boulder's compact development pattern, urban service boundary, and thousands of acres of acquired and permanently protected open space is a foundation for continued protection of local environmental qualities and biodiversity. The land use changes in the scenarios, because they are in-ward focused and rely on redevelopment in existing built areas such as commercial centers and industrial areas, do not have direct impacts on open space lands. Allowing for additional housing in such areas may alleviate pressure outside the urban area to build housing in greenfields, but increased population or workforce in the city (Scenarios A, B, C) may also create higher demands on the already well-loved open spaces and trails. Open Space and Mountain Parks will be developing a master plan to continue to address visitor management on open space lands, and other city plans and programs address other natural system management needs.

Economic Vitality

Do any of the scenarios affect employment diversity or economic vitality?

- ✓ Scenario A, the current policy, projects a higher number of future jobs than any of the other scenarios so it may yield the greatest employment diversity.
- ✓ Scenario D most strongly manages or limits commercial and industrial growth which could affect economic vitality.

Land use changes that allow for or encourage additional housing in commercial/industrial areas may diminish business potential or viability; however, housing availability and affordability is also an important need for workforce recruitment retention and economic vitality in Boulder. Scenarios that result in some additional permanent affordability for housing are also positive in terms of economic vitality.

Other Community Services – Parks, Fire/Police, etc.

Do any of the scenarios require attention to additional community services or needs?

- ✓ Scenario C, which places more housing in the industrial area would require additional park planning and consideration of how additional fire, police, and other services would be provided to the east side and Gunbarrel business areas.

Land use changes that allow for or encourage additional housing in areas that have traditionally been employment focused but lacking neighborhood amenities will require further planning. For instance, the Flatiron Business Park area has trails that connect to open spaces but not traditional parks and recreation. Similarly, the area does not have schools or other residential services nor small scale retail or grocers. Such uses and services would need to be planned as new housing is introduced.

Scenarios	A	B	C	D	E
	Current Policy (Zoned Capacity)	+ Housing in Centers and Commercial Cor.	+ Housing in Industrial/Innovation Areas	Commercial Growth Management (2040)	Combined B and C (+ housing, - jobs)
INDICATORS					
Housing and Livability					
Balance jobs:housing (Ratio – jobs: dwelling units) (Source: City of Boulder (City), Nelson Nygaard)	2.76	2.46	2.46	2.14	2.22
Possible new housing units (City)	6,750	10,400 to 12,900	10,400 to 12,900	6,750	Up to 16,570
Range of types and affordability of dwelling units (assuming 20% affordable for current policy and 40% for new scenarios) (City)	1,150	1,850 – 2,460	1,850 – 2,460	1,150	3,930
Transportation					
New housing units near services, destinations, transit (Nelson Nygaard)	21%	81%	65%	21%	64%
New housing dwelling units in areas with high street connectivity (Nelson Nygaard)	72%	72%	62%	72%	64%
New housing units within ¼ mile of transit - Community Transit Network (CTN) (Nelson Nygaard)	65%	79%	65%	65%	71%
Vehicle Miles Traveled (VMT) – relative comparison (Nelson Nygaard qualitative)	OK	Better	Better	Better	best
New dwelling units within access districts (ability for Transportation Demand Management and managed parking) (Nelson Nygaard)	16%	46%	35%	16%	56%
Environment and Energy					
Acres of city open space lands maintained (no loss all scenarios) (City)					
Greenhouse gas emissions from transportation (related to VMT) (Nelson Nygaard, Integral Group)					
Economic					
Number of future new jobs based on changes to nonresidential lands (City)	56,000	52,400	52,900	19,020 (2040)	46,800
Fiscal impact to general fund (Ratio of revenues to expenditures) (City, Keyser Marsten based on qualitative research)					
Safety and Infrastructure					
Water and wastewater level of service (City utilities in initial exploration)					

Key: Least favorable Moderately favorable More favorable

Other topics for further evaluation or policy development:

- Location of dwelling units within ¼ mile space and trails (GIS analysis)
- Location of dwelling units within ¼ mile schools and other community facilities (health, government) (GIS analysis)
- Location of new units in or within ¼ mile of neighborhoods (GIS analysis)
- Location of new units related to fire station and ability to serve
- Renewable energy generation (policy development)
- Building energy use (Building Code)
- Commercial and small business retention and affordability (policies)

Boulder Valley Comprehensive Plan - CU South

Public Comments



Earlier this year the City of Boulder began a public dialogue with the community, stakeholders and University of Colorado Boulder about the future of the CU Boulder site. This process is intended to inform changes to the Boulder Valley Comprehensive Plan land use designations and may help inform future annexation and agreements between the city and the CU Boulder relating to future development.

Many people have taken the time to offer input about the future direction of the CU site. Some common themes are described below, followed by a compilation of all comments the city has received. To respect privacy, personal contact information has been removed.

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Common Themes of Public Input:

Below are a handful of common themes seen throughout the project. Over 50 emails and letters have been received since September 2016 on this project and 76 residents provided feedback via comment cards during the September 26 open house. To weigh in on this project yourself, please email BVCChanges@bouldercolorado.gov.

Flood Mitigation

- Many comments focused solely on flood mitigation on the CU South site, primarily concerning the public safety risks of future flooding.
- Residents commented that flood protection measures on the CU South site should be expedited.

Open Space Conservation

- There is general agreement that CU Boulder should protect and conserve land for open space on the site.
- Viewsheds and wildlife emerged as important considerations.

- Many residents commented that sensitive environmental areas and portions of the site critical to wildlife habitat should remain undisturbed by future development.

Trail Access

- Most prefer that existing trails remain available to the public regardless of how the site is developed.
- The CU South site offers one of the only flat hiking opportunities in Boulder, which is particularly helpful for children and elderly residents.
- CU South is one of the few cross-country skiing sites in Boulder.

Traffic and Congestion

- A common concern among nearby residents in the Table Mesa area is traffic congestion. Numerous comments describe nearby streets as becoming increasingly congested over the years and therefore may be unable to accommodate more traffic from the CU South site.
- Some residents think that access site may be problematic.

Site Uses

- Some residents commented that any level of development on the CU Boulder site is not appropriate and would negatively impact surrounding neighborhoods. Others prefer to have a better understanding of development intentions prior to changing a land use designation.
- Some commented that CU Boulder should consider workforce or faculty housing on the site.
- Residents in the Table Mesa area, particularly those adjacent to the CU South site, are concerned about future development impacting views from their properties.

Additional Information:

- Please visit the project webpage (<https://bouldercolorado.gov/bvcp/cu-south>) for additional information such as meeting dates and recent studies.
- In August 2015, City Council accepted the [South Boulder Creek Major Drainageway and Flood Mitigation Plan](#) that included several options that were used in portions of the CU South property for flood mitigation. The preferred design relating to the CU South site has informally been referred to as [Option D](#).
- A recent [site suitability analysis](#) identifies areas on the site that are potentially suitable for development and areas that should be preserved.
- The City received a [preliminary transportation and access analysis](#) in September and is aiming for additional analysis with CU Boulder, including potential traffic impacts, later this year.
- Many residents would like more detailed information about CU Boulder's future development plans for the site. Some comments include requests for specific land uses, site development standards and impacts to existing views. There are no immediate plans to develop the property, but CU would like to have the ability to plan for the property's future, annex the property, and potentially develop portions of it. Feedback received through this process will help inform future agreements between the City and CU at the time of annexation. These agreements will establish guidelines that future development will meet, such as land uses, building location, vehicle and pedestrian circulation, and landscaping.

Emails & Letters

E-mail Date	9/14/2016
E-mail Detail	<p>To the Council:</p> <p>The studies re the impacts of development on the CU South Campus site finally came out only a day or two ago. Thus, both the OSBT (on Wednesday) and the Planning Board (on Thursday) are supposed to review and comment on this material with essentially zero lead time. And of course those citizens who want to be involved will first have to know that this material is now available, after numerous delays, and then read it, absorb it, discuss it, and then provide input on it, all within a very, very abbreviated period.</p> <p>This process does not work. As you all know (or should know), once the initial direction is set, it's almost impossible to alter course. So you all should tell your staff to table any hearings on this material until both the ordinary citizens and those on the boards have a chance to properly consider this. The possible development of CU South is a VERY big deal and will certainly have a lot of issues that need to be worked over. It deserves special consideration and very careful inspection, not this abbreviated and rushed process.</p> <p>Some of you may not remember, but this land was almost purchased by the City for Open Space, but CU managed to cut a deal behind the scenes to get this land. The County turned it down in a 1041 process review (I think that's the number). So it's not something that has been in the works as a development area, quite the contrary. It is an area that has had a lot of controversy surrounding it's use, and deserves serious and thoughtful analysis, not some rush job.</p>
E-mail Date	9/14/2016
E-mail Detail	<p>As a counterpoint to the City's concern for habitat and the natural environment, please view the attached slides of the work CU performed to destroy existing and emerging wetlands on the depleted Flatiron Gravel Pits (CU South). These slides illustrate CU's lack of respect and concern for good environmental design. The Daily Camera quote on the last slide is a good example of disingenuous statements made by the CU representative for the site. You can expect more of the same.</p>
E-mail Date	9/14/2016
E-mail Detail	<p>Hello, Council Members: as amendments to the Comp Plan are formulated, let me emphasize the importance that the amended Plan NOT be inconsistent with the timely construction of the (Council approved location) flood control/retention dam located primarily on UCB's South Campus. This structure is critical to taking much of southeast Boulder out of the 100 year flood plain, mitigating against loss of life and reducing residents' flood insurance premia by hundreds of thousands of dollars per year.</p> <p>In the case of one major institution in southeast Boulder, Frasier Meadows Retirement Community (FMRC) of which I am a resident, timely construction of the flood control/retention dam would reduce the probability of loss of life from a Sept. '13 type event (close and very lucky in Sept 2013),</p>

	<p>preclude the need for FMRC's construction of a currently planned flood wall around that property at a cost of several million dollars, and save at least \$100,000 in FMRC's annual flood insurance premia. In addition, current flood plain constraints on construction on the FMRC campus would be eliminated.</p> <p>I write to you as a resident of FMRC and former member of Boulder's Water Resources Advisory Board, not in any official capacity.</p>
E-mail Date	9/14/2016
E-mail Detail	<p>As a counterpoint to the City's concern for habitat and the natural environment, please view the attached slides of the work CU performed to destroy existing and emerging wetlands on the depleted Flatiron Gravel Pits (CU South). These slides illustrate CU's lack of respect and concern for good environmental design. The Daily Camera quote on the last slide is a good example of disingenuous statements made by the CU representative for the site. You can expect more of the same.</p>
E-mail Date	9/21/2016
E-mail Detail	<p>The city of Boulder should purchase the necessary parts of this land to extend Foothills Pkwy around the homes in South Boulder to connect with Hgwy 93 south to Golden.</p> <p>This would eliminate a tremendous amount of traffic, from Table Mesa Drive and Cherryvale Rd of commuters using these routes to continue further south along Hgwy 93.</p> <p>This needs to be done while the land is still not developed, as it should have been done before CU bought this property. Where is the foresight of Boulder's planning?</p> <p>Do some traffic studies of Table Mesa Drive?</p>
E-mail Date	9/21/2016
E-mail Detail	<p>At what point in the planning process will staff have ears and attention to listen to concerns from Shanahan Ridge dwellers about the potential for negative impact from CU South lighting, and what may be done to protect against that potential?</p>
E-mail Date	9/21/2016
E-mail Detail	<p>This is likely a premature question but I thought I should ask: do you know what type of buildings might be planned for CU South-would it be housing for students or academic buildings and an extension of campus?</p>
Letter Date	9/21/2016
E-mail Detail	<p>I have lived in Boulder and attended the University of CO on & off since the Seventies. The last 21 years I have been a home owner & resident of South Boulder. I have witnessed the changes in our wonderful city first hand. Progress & development are fine, but when they negatively impact the quality of life where I live, as I feel the proposed annexation & development of South CU would do, I have to give my opinion.</p> <p>South Boulder along Table Mesa corridor has become extremely congested over the years. There was the loss of the swim club off of Martin Drive which gave way to an apartment building; the loss of the recruiting station on Table Mesa (ok, so that was an eyesore), and the addition of the Memory Care Facility; and</p>

	<p>all the development currently going on in the Table Mesa shopping center at Broadway. Traffic & parking are becoming a nightmare. Granted, these properties were already developed, but the recent redevelopment has added great density. I would hate to see South CU given the recent redevelopment has added greater density. I would hate to see South CU given over to this obsession with packing more people into every available square in of Boulder!</p> <p>I'm in my sixties now, and my objection to this plan aside from congestion, not to mention the displacement of wildlife, is purely personal. When I was younger, I enjoyed the mountain trails. But now, with bad knees and less time, I enjoy having a place to walk several days a week that is close to my home & easy on my knees. I could walk in my neighborhood, but that's not why I live in Boulder. I like the easy accessibility to trails. If I wanted to walk on sidewalks next to traffic I could live anywhere.</p> <p>I have found a community of friends at South CU. I may not know all their names, nor they mine, but we know each other by sight & each other's dogs. We seem to coexist rather well with joggers & bikers who also use the trail. It's a gathering place; literally a watering hole for our 4-legged companions. To begin most days there means everything to me. We greet the day with each other discussing everything from politics to fashion, business to pleasure, and everything in between.</p> <p>It's a place where I can enjoy the beauty of the seasons and feel like I'm a part of nature, without having to travel far from my home.</p> <p>It's part of what's so special about living in South Boulder.</p>
E-mail Date	9/23/2016
E-mail Detail	I am concerned that the first public meeting regarding developing this property is being held on the night of the presidential debate the date of which has been known for months.
E-mail Date	9/23/2016
E-mail Detail	<p>What are the plans for traffic mitigation?</p> <p>This is a heavily trafficked area now. Adding more cars will complicate this. Can US 36, Table Mesa Dr./South Boulder Rd, and 28th St. handle the additional traffic? Have you considered the traffic on game days or other special events at CU.</p>
E-mail Date	9/24/2016
E-mail Detail	<p>I'm writing to express my objection to CU South Development.</p> <p>Let's leave what makes Boulder unique: open areas without ugly, dense developments like the ones that ruined Golden.</p>
E-mail Date	9/24/2016
E-mail Detail	<p>We only learned today about the CU South proposal. We are unable to attend the meeting on Monday, but want to know a lot more about the logistics of getting people into and out of this new neighborhood. Our neighborhood, South Creek 7, abuts the project. We have one, and only one, access via Tantra off of Table Mesa. Along our route we have a middle school, making ingress and egress difficult at drop-off and pick-up times. To add many more households to this back up would be problematic. Rumors are 1000 new households, but I cannot verify that from your information. How many houses would be proposed if this project continues?</p>

	<p>There is also the consideration of the number of people who utilize the multi-use trails in this area and the wildlife that live there. This was one of our major considerations in purchasing a home in this area 10 years ago, and we greatly appreciate the views, the pathways, and the wildlife. We want to know a lot more about how any proposed changes would impact our ability to utilize these lands and how it would change the feel of our "wild" backyard".</p> <p>Thank you for your consideration and any information you can forward to me. I have read the information currently available on the website, but need to be kept in the loop on further developments, hopefully with more than 36 hours of notice before meetings.</p>
Letter Date	9/25/2016
E-mail Detail	<p>I am writing to implore the City of Boulder to protect the CU South Campus Open Space Park. This is a unique piece of open space that is heavily used by walkers, joggers, and Nordic skiers. While the City offers a number of incredible trails in the foothills, there are relatively few flat, natural trails that are accessible to our City's elderly, handicapped, and very young population. The CU South Campus Open Space trail is smooth and flat, making it the perfect location for people in wheelchairs, infants being pushed in strollers, and seniors who are not able to hike on steep, rocky trails.</p> <p>Not only is the CU South Campus Open Space Park an incredible recreational asset, it also protects an amazing ecosystem that is quite different from that found in the foothills. This open space is home to coyotes, deer, song birds, and prairie grassland, making it an invaluable addition to the land that has already been preserved by the City of Boulder.</p> <p>I understand that City's desire to create additional housing, especially low income housing. I wish the City would consider alternative measures to increase affordable housing within pre-existing neighborhoods. For instance perhaps the City could offer incentives to people who construct and rent granny units. Allowing multiple family to live in some of the City's larger homes could be another creative way to increase housing without taking away from Boulder's unique open space properties.</p> <p>I have been recreating in the CU South Campus Open Space for the past fifteen years and hope to continue to share this magical spot with my young child. Over the years my son has searched for cattails, learned about birds and enjoyed beautiful sunrises on this property. I thank you for your consideration.</p>
E-mail Date	9/26/2016
E-mail Detail	<p>I will be out of town on Sept 26 and can't attend the open house, so I'm sending you a brief comment.</p> <p>At a glance, I'm in favor of the city annexing CU South. As it is now, Boulder leash laws don't apply, so many dog walkers love it out there, but it's mayhem for people who don't want out-of-control off leash dogs being overly aggressive towards our own dogs and our own selves. I look forward to a day when leash laws and/or voice and sight rules apply to this CU south campus area to make it more welcoming for all people at and pets.</p>

	I do like the Boulder Nordic Club grooming the trails out there during snowy times. I hope that can still happen in the future, and skiing will be even better without out-of-control dogs, in my opinion.
E-mail Date	9/26/2016
E-mail Detail	<p>Dear Planning Board</p> <p>Thank you so much for this meeting tonight and for all the effort that went into these plans.</p> <p>I want to thank you specifically for the South Boulder Creek flood mitigation plans.</p> <p>My life was in danger at the flood three years ago. I lost 60-70% of my belongings, my house was devastated and the lower part totally destroyed. I incurred a shoulder injury that after 2 years of physical therapy, lots of time and money lost, had to be surgically repaired.</p> <p>We are still concerned for our safety and our lives.</p> <p>Please build the retention wall sooner then later.</p>
E-mail Date	9/26/2016
E-mail Detail	<p>http://bcn.boulder.co.us/environment/fosc/history.html</p> <div data-bbox="446 877 1323 1260" data-label="Complex-Block"> <p>A Brief History of the Flatirons Property - bcn.boulder.co.us</p> <p>bcn.boulder.co.us</p> <p>Flatirons Open Space Committee, Boulder, Colorado, A Brief History of the Flatirons Property.</p> </div> <p>The individual listed as the author, Gary Wederspahn, no longer lives in CO. He is a very responsible and intelligent individual. In the past he ran the Peace Corps program in Peru or Ecuador (I don't recall which.)</p> <p>Please distribute this history widely, as you wish.</p>
E-mail Date	9/26/2016
E-mail Detail	<p>My name is [REDACTED] and I serve as the current board president for the Boulder Nordic Club (http://bouldernordic.org). I am introducing myself and the BNC to you because we are the entity who grooms (mechanically prepares) the CU South property for cross-country skiing when conditions permit.</p> <p>On this email are two additional BNC BOD members who are crucial to BNC operations at CU South.</p>

	<p>At this time, the BNC has no opinions nor intentions regarding the process that recently began around CU South. Importantly, the BNC defers to the property manager of the parcel who permits BNC operations.</p> <p>At your convenience, you may contact any of us anytime the BNC can aid in the efforts around CU South. I wish you luck in the public process and thank you in advance for your efforts.</p> <p>Kind Regards</p>
E-mail Date	9/26/2016
E-mail Detail	<p>I am distressed to learn - rather by accident - about the CU South Open House tonight. I am a neighbor on Tantra Drive and am surprised to have received no notice from the city about this. I received frequent mailings during the discussions about rezoning the former Armory site on Table Mesa, and would expect at least the same consideration for this rather larger-looming issue for our neighborhood.</p> <p>Unfortunately I have prior commitments and cannot attend. I have signed up for the planning emails to receive further notice, but want to register my disappointment at the lack of public notice about this meeting and specifically the lack of notice to neighbors (as well as the poor timing in conflict with a national presidential debate!)</p>
E-mail Date	9/26/2016
E-mail Detail	<p>Sorry to bother you but I didn't find a automatic email address to post to. My comment is that the university has loaned the city a much beloved recreational area in CUSouth over the past years, used by runners, walkers(with and without dogs) skiers and some, but fewer cyclists as part of larger trails.</p> <p>I hope that CU and the city reach an amicable agreement on the lands and that future plans include and maintain the recreation, as well as the conservation aspects of the site.</p>
E-mail Date	9/26/2016
E-mail Detail	<p>I can't make it to the meetings about the plan for the Cu-south property but I wanted to put in a vote for very seriously considering using some of the space for workforce housing for CU faculty and staff. The current faculty housing is in terrible shape, like college dorms, and faculty and staff are truly unable to afford to buy in Boulder so are moving to Longmont, Lafayette, Louisville. Having subsidized and market rate options for rental or for purchase on the cu south property will keep the community of CU workers living in Boulder and also can create great community among faculty and staff that doesn't happen the same way when people are spread out. If anything CU should help its own workers live in Boulder. Of course, open space, retail, park space, all this is good too. But CU has the opportunity to help CU's own employees and it should not pass up this opportunity. We want Boulder to be a place where academics and university staff live, not only a place that high tech types can afford.</p>
E-mail Date	9/26/2016
E-mail Detail	To whom it may concern,

	<p>I am a resident of South Boulder, at [REDACTED]. I'm unable to attend the Planning Board meeting tonight, so I wanted to register my opposition to the potential development of the CU South Campus Open Space. In no way will such a plan enhance Boulder. And it will certainly negatively affect the lives of all current residents on this side of town. One of the things that makes Boulder such a wonderful place to live is the town's embrace of Open Space. Development of the CU South Campus flies directly in the face of this. In addition, the problems related to a population increase (e.g., more traffic, more pollution, reduction of habitats for wildlife, etc.) will rob Boulder of the very things that residents love about it.</p> <p>If the town moves forward with its development plans, I can promise that I will fight it every step of the way arm in arm with my neighbors.</p>
Letter Date	9/27/2016
E-mail Detail	<p>Our family would like to voice the importance of the CU South open space park. This space is enjoyed daily by one of use, plus our lucky dog. It has become the highlight of our neighborhood!</p> <p>I love running on the amazing, soft dirt and skate skiing when condition permit. Out 3 yr old enjoys throwing rocks in the Lake. Our dog runs at full speed putting a smile on our faces.</p> <p>We love and appreciate that CU has allowed undeveloped areas in the heart of South Boulder and hope it can staff that way in the future! We were unable to make the meeting and hope the community voiced the importance of such an amazing place!</p>
E-mail Date	9/27/2016
E-mail Detail	<p>Need for quick action on the flood control part of the South Campus plans. Cheers!</p> <p>Hi, Leslie: (hope spelling is right!): I'll just attach the letter I sent to City Council last week. It's obvious purpose was (is) to urge quick agreement between City and CU on design and construction of the dam. Until the dam is in place, lives are at risk and very large costs to SE Boulder residents will continue.</p> <p>Many thanks.</p> <p><u>Attachment:</u> Draft letter to City Counsel re importance of adequate flood retention west of Route 36.</p> <p>Honorable Members of Council:</p> <ol style="list-style-type: none"> 1) As a member of WRAB, I was on the original task force along with Utility Staff and consultants that investigated some 8 to 12 alternative plans for mitigating the SBC flood threat. It was clear then that substantial flood retention west of Route 36 was a vital component of any effective SBC flood mitigation plan.

	<p>2) The most heavily damaged area of the City were the neighborhoods of southeast Boulder, starting with Qualla Drive and extending along Thunderbird Drive to the Frasier Meadows Retirement Community.</p> <p>3) These areas were devastated by the torrents of water that built up and then over-topped Route 36.</p> <p>4) It is clear that substantial flood retention west of Route 36 is the only effective way of protecting from repetition of this flood pattern.</p> <p>5) City Staff and consultants are working to determine whether some design of storage areas could avoid the use of City Open Space for flood storage.</p> <p>6) Whatever the outcome of these studies, the City Charter tasks the City to promote public health, safety and welfare by minimizing flood losses...from uncontrolled storm water runoff.</p> <p>Hopefully, the City and University can quickly come to agreement on plans that meet these obligations in the most effective way.</p>
E-mail Date	9/27/2016
E-mail Detail	<p>I am an owner of a house in the Tantra park development. I would like to give you my feedback on the access proposed to the area where the development in CU South may happen.</p> <p>USING TANTRA DR AS AN ACCESS TO THE NEW PROPOSED DEVELOPMENT ON CU SOUTH IS A WRONG IDEA!</p> <p>I have leaved there for 15 years and raised my family. This neighborhood is one of the remaining little quiet spot in Boulder. By opening it to the access of new 800 units like it is proposed is going to destroy the quality life of that neighborhood and make it very unsafe for children especially the ones going to Summit school.</p> <p>This 800 units project is already going to have a huge impact in that neighborhood. You don't need to make it even more dramatic especially when looking at the plan, an access along the new beam- where the actual entrance of the land is- is totally possible and will have no impact on the "quiet and safe" actual Tantra dr.</p> <p>Why creating chaos when you have a total other option just there which will have no such bad impact?</p> <p>Could you please let me know why this option has not been chosen in a first place? Tantra dr is not meant to receive such a heavy traffic. Keep it safe and quiet, PLEASE! For our children and our elderlies (don't forget there is a new elders complex next to Summit school).</p> <p>I am looking for your answer.</p> <p>Please keep me informed in any news on this project.</p>

E-mail Date	9/30/2016
E-mail Detail	<p>I am writing to express my concern with regards to the proposed annexation of the CU South property. I attended the open house at St Paul's on Monday, September 26, and felt that very little was made clear about the situation surrounding the University's desire for annexation of the property. Upon completion of the meeting, I still had little understanding as to why CU is proposing annexation and land use changes...what is it that they are hoping to accomplish with this?</p> <p>Once the flood mitigation has been completed, will a larger portion of the property then be rendered safe for development? If so, how much of the property? Will there be any area left as open space? The current land use designation map likely holds no bearing on what the map will look like post-flood mitigation, and I would very much like to see this projected future map.</p> <p>Is CU hoping to sell the land back to the City, or do they want to develop it themselves? If they are developing it themselves, what and where are they planning to build? And if they are planning on selling all or a portion of the land back to the City, what would the future of the property be then? I am concerned that there is more going on here than the public is being told...it was concerning to me that CU, the very organization who is behind these requests, was not present for Monday's meeting.</p> <p>As someone who frequents the CU South open space daily, I would be absolutely devastated to see it developed. The flat trails at CU South are one of the few places I have been able to walk over the past several years as I have been struggling with ongoing knee issues. The time I spend with my dog on these trails is often the highlight of my day...the open space fills me and comforts me and makes me so grateful to live in this town. Boulder is such a special place with its open spaces spread throughout the city...the open spaces being the very feature that draw so many people here and make the area so desirable. In taking these spaces away, we are taking away the very element that makes Boulder what it is.</p> <p>I urge the City to do what it can to keep as much of this land intact as it has authority to. I will be in attendance at the meeting on October 20th, and I sincerely hope that the public will be given more information with regards to the plans that are in play for this property than we were given at the last meeting; I also hope we will be given a chance to dialogue with CU directly.</p>
E-mail Date	10/6/2016
E-mail Detail	<p>I am writing to thank you for your very informative presentation regarding the future of the Flatirons/CU South property. I went to the meeting simply looking for information (since the deceptive signs posted around the area had me a little worried), and came away feeling like I understand much more about the process, the stakeholders, and what the planning department is trying to accomplish. I am very impressed by the thoroughness of your process! I am</p>

	<p>really very impressed that you would take view-shed analysis into account, as well as wildlife migration patterns, when zoning the area in the future.</p> <p>I also was amazed at the intensity of the anti-development voice in the room (and at the rudeness of one concerned citizen who didn't even let the presentation get started before loudly complaining that he didn't know what the meeting was for). I, for one, just moved here from the San Francisco area and am all too familiar with what the future of Boulder looks like if the anti-development folks have their way all the time. People think the rent is too high now, but they have no idea how bad it can get. So, I applaud you in your efforts to develop responsibly.</p>
E-mail Date	10/10/2016
E-mail Detail	In your upcoming discussions of annexation of the CU South property I urge you to remember how fortunate Boulder was in avoiding deaths from the devastating flood of 2013. Those of us living in this area of potential future flooding urge your support of the annexation and also urge you to proceed in all due speed.
E-mail Date	10/11/2016
E-mail Detail	As a citizen of Boulder, I urge your support for annexation of the CU South for flood mitigation like what happened in 2013. Many people lost their cars at Frasier. The sooner something that is meaningful can be done, the better the situation for the people living in this flood plain regarding their health and safety as well as their property. The next flood might come much sooner than 100yrs.
E-mail Date	10/11/2016
E-mail Detail	Dear planning board, I urge you to expedite the annexation of CU South for flood mitigation.
E-mail Date	10/11/2016
E-mail Detail	<p>I agree with [REDACTED] email below 100%. Please try to complete the South Boulder Flood Mitigation Program ASAP. TY.</p> <p>Dear Sirs,</p> <p>My wife Ann and I are most concerned that it has been three years since the South Boulder Creek 9Sep13 flooding and yet nothing constructive has been done by public officials to properly deal with this serious situation. I, at age 90, was helping drive cars out of the North Frasier parking garage at midnight. Frasier staff was valiantly carrying in their arms the residents of the Health Care Center to higher ground. Fortunately no lives were lost. Ninety seven cars were totally destroyed in the Frasier Central and South parking garages. Many in our neighborhood suffered serious damage. Engineers have determined a berm needs to be built on the south side of Highway #36 to prevent this flooding when we have heavy rainfalls. For Heaven's sake please get on with the CU South flood mitigation plan!</p>
E-mail Date	10/11/2016
E-mail Detail	Dear Sirs,

	<p>My wife [REDACTED] and I are most concerned that it has been three years since the South Boulder Creek 9Sep13 flooding and yet nothing constructive has been done by public officials to properly deal with this serious situation. I, at age 90, was helping drive cars out of the North Frasier parking garage at midnight. Frasier staff was valiantly carrying in their arms the residents of the Health Care Center to higher ground. Fortunately no lives were lost. Ninety seven cars were totally destroyed in the Frasier Central and South parking garages. Many in our neighborhood suffered serious damage. Engineers have determined a berm needs to be built on the south side of Highway #36 to prevent this flooding when we have heavy rainfalls. For Heaven's sake please get on with the CU South flood mitigation plan!</p>
E-mail Date	10/11/2016
E-mail Detail	<p>Hello:</p> <p>I am requesting the Boulder Planning Board to do whatever it takes to keep the above referenced project moving swiftly forward.</p> <p>Why?</p> <p>If another event similar to the one that occurred in September 2013 occurs, it is highly likely someone will be killed. No one was killed in 2013, but most agree this was a MIRICLE.</p> <p>Secondly, if this project is delayed whatsoever the funding budgeted could disappear.</p> <p>Please complete your involvement by the end of this year.</p>
E-mail Date	10/12/2016
E-mail Detail	<p>As a resident of Frasier Meadows Retirement Community, I support the annexation of the CU South property, in furtherance of flood mitigation to protect Frasier Meadows and surrounding properties from severe damage in the event of another severe flood. As you know, the damage to Frasier Meadows was very severe, resulting in condemnation of an entire large residential building. It is also very fortunate that no lives were lost in the flooded underground parking areas.</p>
E-mail Date	10/12/2016
E-mail Detail	<p>Greetings All, I'd like to commend your efforts to work with CU, CDOT and the County to proceed as fast as possible to complete the comprehensive plan/annexation process for flood mitigation of South Boulder Creek. As you all know many of us were lucky to escape with our lives in the 2013 flooding when waters from SBC overtopped US36 and devastated our neighborhoods. There are 3000+ of us here today that need your actions to help us. Please continue to get this project underway. Thanks!</p>
E-mail Date	10/12/2016
E-mail Detail	Ladies and Gentlemen:

	<p>Please continue to expedite annexation of the CU South property into the city so that Plan D regarding the critical berm/dam to protect the lives of homeowners, apartment dwellers and the senior citizens north of Highway 36 along Thunderbird Drive can proceed on schedule. We were SO LUCKY that no-one among the several hundred affected residents was killed in our area by the catastrophic 2013 FLOOD that overtopped Highway 36 without warning. Climate change raises the risks that such a flood may happen again sooner rather than later.</p>
E-mail Date	10/12/2016
E-mail Detail	<p>Hello,</p> <p>I support your efforts to protect our neighborhood from catastrophic flooding by building a flood control berm at CU South.</p> <p>I urge a speedy resolution to this.</p>
E-mail Date	10/12/2016
E-mail Detail	<p>URGENT ! URGENT!</p> <p>For the safety of thousands of citizens it is urgent that a flood control berm be built at CU South. Please speed up the process and move with haste'</p>
E-mail Date	10/12/2016
E-mail Detail	<p>Please act expeditiously in construction of the flood control berm on the CU South Campus to avoid the flooding we had in 2013.</p> <p>Thank you.</p>
E-mail Date	10/12/2016
E-mail Detail	<p>We encourage you to support the annexation of CU South for flood mitigation!</p> <p>We are residents of Frasier Meadows Retirement Community. As you well know, we were fortunate to avoid any loss of life in the September 2013 flood, but we are still trying to get our heads above water with all the expenses incurred from this flood. Please safeguard our Boulder's citizens.</p> <p>And please get going on this action immediately to protect us before the next unexpected flood. We urge your support, right now.</p>
E-mail Date	10/12/2016
E-mail Detail	<p>To all decision makers:</p> <p>I support the annexation of CU South to expedite flood mitigation. We need a berm. We need reassurance that this area will not again be subject to life threatening flooding.</p>

	I am a resident of the Frasier Retirement Community. We were flooded out of our apartment and escaped with only loss of some possessions. It could have been terribly worse.
E-mail Date	10/12/2016
E-mail Detail	<p>Please move ahead quickly on plans for flood mitigation to avoid another catastrophe like the one that flooded our area of South Boulder in Sept., 2013. I live at Frasier Meadows Retirement Community. My husband was evacuated from the ground level of Health Care, in a wheel chair and in the pouring rain the night of the flood. It was a traumatic experience for more than 50 residents; my husband was relocated but died four months later.</p> <p>The flood danger still exists for our neighborhood. If a first step in getting a flood barrier in place is to annex the CU South property and cooperate with the university to allow a flood basin on part of that property, then please expedite this process. We need a berm along U.S. 36 to keep flood water from crossing that highway again!</p>
E-mail Date	10/12/2016
E-mail Detail	<p>Please act soon on this issue!</p> <p>---</p> <p>Please move ahead quickly on plans for flood mitigation to avoid another catastrophe like the one that flooded our area of South Boulder in Sept., 2013. I live at Frasier Meadows Retirement Community. My husband was evacuated from the ground level of Health Care, in a wheel chair and in the pouring rain the night of the flood. It was a traumatic experience for more than 50 residents; my husband was relocated but died four months later.</p> <p>The flood danger still exists for our neighborhood. If a first step in getting a flood barrier in place is to annex the CU South property and cooperate with the university to allow a flood basin on part of that property, then please expedite this process. We need a berm along U.S. 36 to keep flood water from crossing that highway again!</p>
E-mail Date	10/12/2016
E-mail Detail	<p>I am writing to support the annexation of CU South for flood mitigation purposes. I am a resident of the Frasier Meadows Retirement Community, which suffered catastrophic conditions during the flood of September, 2013. Specifically, 14 independent living apartments were flooded and destroyed, and the occupants had to be re-located to other facilities or go live with family members for several months. Likewise, the entire Assisted Living facility was lost (about 32 residents had to be re-located to other facilities or go live with family members.) Worst of all, fully half of the skilled-nursing beds (54 of 108, which existed at the time) had to be evacuated and are considered permanently lost. Along with these impacts, 40 - 45 staff members were immediately (and permanently) laid off.</p> <p>Approximately 100 cars, which were parked in two underground garages, were destroyed. (These garages filled with water.)</p>

	<p>I understand that governmental entities are intrinsically slow-moving, but a full three years has passed in which nothing tangible has been done for flood mitigation in this neighborhood. To me this is unacceptable!</p> <p>Please "get on with it." I urge you to make Plan D happen.</p>
E-mail Date	10/12/2016
E-mail Detail	<p>I urge the City to move with all expediency to implement the flood mitigation (Option D) approved by the City Council and city boards in 2015. Option D is dependent on the annexation of CU South to implement. We encourage you to move ahead with annexation and flood mitigation as quickly as possible. People's health and safety is at risk!</p>
E-mail Date	10/12/2016
E-mail Detail	<p>I am sending this to the BVCP Organization to tell you that I and my friends in South Boulder support your efforts to protect "Life and Limb" of South Boulder residents by preventing another 9/2013 flood from happening again. Without action on your plan we may not be as lucky as we were in the past.</p> <p>Thank you for your efforts.</p>
E-mail Date	10/12/2016
E-mail Detail	<p>Decision Makers:</p> <p>I strongly support the construction of a berm along US36 (option D) to mitigate the flood risk to South Boulder. We were extremely lucky that no lives were lost in the flood two years ago, although there was substantial property damage. Videos of the flood show the tremendous power of rapidly moving water. The first obligation of government is to protect the safety and security of its citizens. The danger of another flood has not decreased in the two years since the last one, and may have increased because of climate change. This is not a development issue. I urge prompt action.</p>
E-mail Date	10/13/2016
E-mail Detail	<p>To whom it may concern:</p> <p>Please build a flood control berm at CU south. The flood of 2013 displaced many people in Frasier Meadows Retirement Community, destroyed many low lying parts of the building, and destroyed many cars. The inhabitants of FMRC low lying parts had to be moved to other retirement homes, and the lower part of the Health Care Center was essentially destroyed. Fortunately no lives were lost, but a repeat flood would be devastating.</p> <p>Please, please build the berm.</p>
E-mail Date	10/16/2016
E-mail Detail	<p>Council and Planning Board,</p> <p>Is Boulder polluting the world or is the world polluting Boulder?</p>

	<p>After researching the Jan Burton opinion that Boulder has an F in air quality, it appears to be a selective opinion on interpreting the Federal guideline on ozone that the EPA has arbitrarily raised recently. I found that Boulder's higher readings on particulates the last two years are the result of the fires on the west coast. And that our higher ozone readings are the result of local colder, wetter weather caused by world climate change and pollution reaching us from as far as China.</p> <p>I think the growth of CU's student population is now skewing the stats of Boulder's life styles. We have a large population of temporary 18-25 year olds that is growing without CU addressing their housing needs. Single family homes pay much of property tax that funds this city. If we reduce them, we lose that revenue. Hirt's political treatise on zoning appears biased to me, as she was raised in Eastern Europe and uncomfortable with American tradition as she states herself. We need some perspective before destroying Boulder's neighborhoods.</p> <p>One step we do need is to require developers to place their affordable housing on site and to see that it is incorporated when approved rather than building a huge reserve for later construction. Also, to recognize that some industrial zones need reconsideration of designation for added housing for our in- commuters. It's the only spare land we have.</p>
E-mail Date	10/16/2016
E-mail Detail	I support the annexation of CU South for flood mitigation--without delay. I live in the Frasier Meadows Retirement facility that was badly flooded in 2013 and could be again at any time. I urge annexation now.
E-mail Date	10/17/2016
E-mail Detail	<p>To the members of the City Council and the City Manager:</p> <p>we support the quick annexation of the South Boulder CU property to help the City complete the live and money saving flood mitigation plans for that area in the very near future.</p> <p>We have recently moved to Frasier Meadows Retirement Community which was severely affected by the Sep 2013 flooding event.</p>
E-mail Date	10/17/2016
E-mail Detail	<p>Over the past couple of years I've attended most of the public meetings regarding South Boulder Creek flooding. I think there were over a dozen. It was a long, frustrating journey for those of us in the neighborhoods impacted by the 2013 flood. But the decision made in August 2015 to pursue Option D seemed like a win-win for the neighborhoods, the city and for CU.</p> <p>As we move forward with the plan, I urge planners to keep in mind what's critical: South Boulder Creek flooding presented the city with a public safety nightmare and the plan provides lifesaving flood mitigation to many residents.</p>

	<p>I was surprised by the huge participation at the August 26 community outreach meeting. A large number of attendees seemed largely concerned about the impact that the CU-South residential areas would have on their neighborhood. There didn't seem to be much knowledge about the public safety concerns caused by South Boulder Creek.</p> <p>The important thing here is flood mitigation. If the zoning issues are viewed to delay implementation of Option D, I encourage the planners to separate the CU-South into two activities – the annexation needed for flood mitigation and then annexation of whatever property is left.</p>
E-mail Date	10/24/2016
E-mail Detail	<p>Thanks for serving on the planning board.</p> <p>We request that Planning Board move soon on considering building a berm on CU property bordering US 36. The 2013 flood damaged our neighborhood severely but without loss of life fortunately.</p> <p>Next time we may not be so fortunate.</p>
E-mail Date	10/24/2016
E-mail Detail	<p>Planning Board:</p> <p>I urge your support for the berm along US36 (option D) to mitigate the flood danger to South Boulder. The flood 3 years ago caused great property damage, and we were very fortunate that no lives were lost. Videos taken that night show the power of the rushing water and the danger it posed. This is not a development issue, it is a public safety issue. We are now more than 3 years since the flood, and not a single shovel of dirt has been moved to reduce the danger. It is time to get on with it!</p>
Letter Date	10/26/2016
Letter Detail	<p>To whom it may concern,</p> <p>I have just seen pictures and read of the unpredictability of the storms that hit North Carolina and the East Coast and the destruction they have caused. As a resident of Frasier Meadows who lived through the chaos during and after the 2013 storm, it is inconceivable to me that the Boulder Planning Board is not doing everything in its power to expedite the building of the Bern so that this neighborhood will not face the danger of another flood in the future. We were lucky in that no lives were lost here in Frasier Meadows, but there is no guarantee that we will be so fortunate in the future. You have a solution to this dangerous problem- it should be a top priority for your commission. I urge you to act on this problem in the most efficient manner.</p>
E-mail Date	10/31/2016

E-mail Detail	I have been eagerly following your efforts to protect Frasier Meadows Retirement Community and our neighbors from repeated flooding. The flood control berm at CU South will save lives and protect us all. Please move forward deliberately and quickly to ensure our safety.
Phone Message Date	11/01/2016
Message Detail	Building any houses is a poor decision for the city. Our son learned to ride his bike on the site. One of last great places to walk dogs and ski in the winter. In addition, the homes do not fit the area, particularly higher density.
E-mail Date	11/01/2016
E-mail Detail	<p>Good afternoon, Planning Board members,</p> <p>We would like to extend an invitation to you to meet with our group--the South Boulder Creek Action Group—regarding the South Boulder Creek flood mitigation project. We have been fortunate enough to meet with four of board members so far.</p> <p>Our group has been working for three years in support of the timely implementation of effective flood control for Boulder residents now living in harm's way in the South Boulder Creek drainageway. In particular, we are hopeful that Option D--approved by City Council, WRAB and OSBT in 2015—will continue to move along toward implementation as quickly as possible.</p> <p>If you could find the time to meet with us on this issue (either individually, together, or with another Planning Board member), we would very much appreciate having a little more time for input than the Planning Board meetings allow. We'd like to share more information on our current situation and potential flood impacts due to existing conditions affecting our neighborhoods.</p> <p>We can work around your schedules and can provide meeting space (one of the churches in our neighborhood has been most generous with space). We would very much appreciate the opportunity to sit down with you for a short time, usually 30-60 minutes at most.</p> <p>Thanks in advance...we hope to meet with you soon.</p>
E-mail Date	11/02/2016
E-mail Detail	<p>On September 13, 2013, I stood at the window of my Frasier Meadows Retirement Community apartment and watched the water flow into the garage ramp immediately below. It filled the 35 car garage in a matter of minutes. Soon it also flooded the floor of my apartment. We were fortunate that no one died.</p> <p>That was over 3 years ago and nothing has been done to mitigate a possible repetition of that flood! The city must take action quickly to prevent loss of life and millions of dollars worth of damage.</p>

	My concern is that not only is the retirement home in danger but the many homes and apartments in the neighborhood are as well.
E-mail Date	11/07/2016
E-mail Detail	Please erect this berm to protect properties on the other side of the US 36. I live in Frasier Meadows retirement community, and it suffered badly in the 2013 flood. A berm will protect it and other properties which suffered greatly during the flood.
E-mail Date	11/07/2016
E-mail Detail	<p>I urge you to do all within your power to hasten the construction of a flood mitigation berm in South Boulder. It was a miracle that there was no loss of life in our area during the 2013 flood.</p> <p>I am a resident of Frasier Retirement Community where many of us are fragile. It was only with the heroic efforts of our staff that none of our neighbors died that rainy night.</p> <p>It would be criminally negligent to ignore the hazard of a future storm.</p>
E-mail Date	11/17/2016
E-mail Detail	I join many of our neighbors and fellow residents at Frasier Meadows Retirement Community in encouraging all of you to please expedite whatever you need to do to proceed with Plan D that will build a flood-protection berm adjacent to and including part of the CU South property. It was pure luck that no-one drowned in the submerged basements in the Qualla area, and in the underground parking garages at Frasier, in the September 2013 flood. The city/county have a critical responsibility to preserve lives of residents in their jurisdictions from natural events such as THE FLOOD. Please assure this part of South Boulder that you will do your best to prevent loss of life from any future comparable flood by expeditiously moving forward with Plan D. Climate is changing and events like this may be more frequent than historical records suggest.
E-mail Date	11/29/2016
E-mail Detail	<p>Ladies & Gentlemen: no need to remind you of the destructiveness of the Sept 13th flood and very fortunate fact that no lives were lost. All of Southeast Boulder is still subject to the risk of a similar repeat event.</p> <p>It is critical that the Comp Plan in its current or modified form be consistent with the placement of the planned dam on the C.U. South Campus. Thanks for your serious consideration of this issue.</p>
E-mail Date	12/05/2016
E-mail Detail	<p>I can't attend the community meeting tonight, Dec 5, so I thought I write to share a few comments on CU South.</p> <p>I live very close and have walked and skied on the CU south campus. I've also enjoyed watching the CU cross country running meet there every fall. Here are my hopes for the CU south campus.</p>

	<ol style="list-style-type: none"> 1. I hope the CU cross country team can continue to have meets there. 2. I hope the Boulder Nordic Club will continue to groom nordic skiing trails when there is enough snow. 3. I hope that annexing the property to the City of Boulder would mean that city open space leash laws apply. I've stopped walking out there because there are too many off leash dogs.
E-mail Date	12/05/2016
E-mail Detail	<p>I have been a South Boulder Resident and member of the CU community in the Department of Philosophy for 14 years.</p> <p>As you probably know, the CU South area is one of the very best places for exercising dogs. Dogs can interact, sniff around, and play in that area with a freedom that they cannot really get anywhere else in the Boulder area, even in the established dog parks or other open space trails. For the most part, dog owners seem to be very respectful of the area and of other people in terms of picking up dog waste and not allowing bad-tempered animals to roam free. CU South is one of our dog's favorite places to go, and I am hoping that with any future development, this special zone for doggy fun will be preserved.</p> <p>Thank you for your time and attention.</p>

Comments from the September 26, 2016 Open House

<ol style="list-style-type: none"> 1. Zero Population Growth because: homo sapiens are a cancer and spreading destructively on earth- destroying the planet and other species. We named ourselves well: sapient means pretending to be full of wisdom. What wisdom is there in lower quality of life because of traffic, pollution, noise, stress, crime, less connection to wildlife and mother nature. Only re-developers in Boulder-NO developers re do infrastructure, energy, inefficient structures, add wind and solar energy sources. NOMSI-not one more square inch of wild, undeveloped land to be destroyed. Boulder city count and CU all should stop population growth-be leaders and shine the way to sanity. Read Don Browns "Inferno"- a book of fiction – or is it fact? Should be required for all politicians and policy makers. My name Is not important. What is important is that some 50 years ago I made a very difficult decision not to have children because my 3 siblings had 7 children. 2. Leave it alone! 3. I support the talks between the city and CU to help with flood mitigation!! 4. The land is "open space" that is precious and scare in S. Boulder. My friends and I enjoy walking our dogs off leash, which is increasingly difficult to do anywhere in the city. We see happy dog owners and their pets, tons of birds and other wild life. I've read that it's home to small carnivores and moose, as well. Importantly, this space boasts spectacular unobstructed views of the flatirons, which will disappear if condos or other residential units are built here. As a resident of this community, I feel there is no room for the addition of this number of people, residential units or cars. Our grocery store parking lot has not parking spots open many times of day as it is. Our roads, big and small, are very heavily trafficked to the point

that I'm afraid my 9 and 11 yr old children will be run over if out of my site (even at designated cross-walks!) The residents should have more power to affect the process of proposed development in the place where we live. Boulder is rapidly becoming less of a "college town" where nature lovers enjoy life and raising children and more of a small "city" with untenable density!

5. Please continue talks with CU to annex and use the property to build a berm and protect property and lives. Don't let people confuse the fact that cu property used by the public is not 100% open space. Berm is not on open space.
6. I understand both the need for affordable housing and the need for preservation of "open space" and trail access. I believe that with conscious planning this site could actually be improved from its current state. I enjoy my runs here several times weekly but I think that the trails could be improved. I also think that there should be a limit to the number of units on the property. It is already a densely residential area with insufficient access to amenities and too much traffic. Plan carefully please. We love our home.
7. Strongly support agreement w/ CU to annex. The RTD stops make the CU South Property a good spot for student/faculty housing and indeed for some classes. The flood mitigation plan should go forward as quickly as possible- CU, CDOT and the city need to get that done before another flood kills people in that area.
8. I attended presentation and aware of the challenges, goals, and needs. My concern is with habitat, recreation and impact on community and quality of life. I can't imagine that development w/ housing would improve flood mitigation.
9. The CU South land is one of the best recreational open space areas in the whole city/county. This is largely because it is "unofficial" and is largely self-policed by conscientious residents and their canine companies. To alter that would be a travesty so please help ensure that any development or flood mitigation avoids any restriction or regulation on existing recreational open space use.
10. Annexation and land use changes should not be considered as part of this BVCP update. They should be considered when CU indicates its intentions. The consultant's transportation study tells us nothing because the intended use (and impact) are not considered.
11. Thank you for protecting us from future flooding!
12. 1. What role will current recreation use play in development? 2. Has the city inventoried recreational use patterns? Summer and winter. 2. How many residential units are possible with current zoning? Public needs a clear range of max + minimum number of units and of other possible buildings. 4000 units plus? Need numbers. 4. How will the above number of units vary if flood detention is not put on CU south land? In other words, how much of CU Souths open land are we losing to development by agreeing to put flood detention on CU land instead of OSMP land? Would it be plausible to keep flood detention on OSMP land and not have to make so many development concerns to CU for development of CU South?
13. It is inappropriate to consider annexation and land us changes in tandem with flood mitigation. These are separate issues. Any annexation beyond what is necessary for flood control development or any proposed development beyond flood control, should be discussed separately and public meeting specifically on those topics should be held. The west side of the CU Boulder South property should be left intact for recreational use. Those trails provide important connectors to other Boulder recreational paths: To the north, across Table Mesa, the foothills path and apache road with its connections to Bear Creek Path and the path next to Williams Village; and to the South, Marshall Rd and the South Boulder Creek trail.
14. It would be a tragedy to change or impose development on CU South. This area is such an ecological gem. I have seen box turtles, redeared sliders, snapping turtles, newts, kingfishers,

night hawks, owls, herons, red-tailed hawks, coyotes and so many bird species I can't count. If you can't cross country ski in a city park where there are prairie dogs – How could you let development occur here? I have loved this land since 2000. I clean up dog poop. I give informal walks + talks. Please don't change anything. It is very important that OSMP never manages this property. *Snakes and fish too. Crayfish. Skunks.

15. I am against adding additional housing units @ CU South. Traffic congestion is already bad. More Housing will just make a bad problem worse.
16. Do not develop
17. Please do not annex this property without a legal guarantee of open space etc, by the university.
18. Please leave this property at CU South alone. We don't want the city involved in any way with CU-South other than to rezone CU -South to make clear that there will be no residential development whatsoever on CU South
19. CU needs to be part of the solution. Additional flood water detention is essential. Option D looks promising. I don't want to go through the destruction and displacement that happened in 2013
20. One of the appeals of living in Boulder, paying taxes, supporting CU with tuition etc is open space. More development is not necessary. Traffic is already out of hand and has business and people leaving. Decreasing open space is a terrible precedent.
21. I would very much like to keep CU South as is. Please do not put any housing on this site. Flood mitigation option D looks good- but please do not allow this to negatively impact the existing ponds and small streams. I also suggest minimizing the "fill" to make the "bathtub" bigger. Climate change predicts larger, more intense storms and Boulder should prepare for this. If the site is annexed, I believe CU will develop the site with housing similar to Williams Village & Bear Creek apartments. Thus, I would prefer the city buy the property and turn it into something like Chatfield State Park- which combines flood mitigation and recreation. I am a WRV volunteer and would love the opportunity to help restore this site. Thank you!
22. Can we get an idea of CU's future plans for the property before we agree to annex and provide city services? It is difficult to accept changes when we have no idea what they are looking to do. I am in support of flood mitigation.
23. CU Boulder adds more and more students every year. I would like to see more CU housing for students, to alleviate the student takeover of the hill and martin park houses. This could be accomplished by adding new grad student and married housing at CU South, and re-designing the housing on Arapahoe to be high density student housing. This would also alleviate traffic as you would allow more students to live near campus and shopping.
24. Please put option/plan D in operation ASAP for the safety of Boulder South Residents. Thank you
25. Please do not build houses at CU South... Horrible idea! Too many people and not enough open-recreational space as it is. This plan will result in a poorer quality of life for south Boulder residents.
26. Please turn CU South into public open space and leave the trails open
27. As a family who moved to the Tantra area specifically because of the presence and accessibility to the CU open space, we are very concerned to learn of the university's desire to annex and build on the property. As an individual with chronic illness, the CU South area has been one of very few places I have been able to enjoy the outdoors over the last few years (due to its level and easy gradient). We as a family are at the open space on average 2 times a day and it has become possibly the most enjoyable part of living in Boulder for us- the easy access we have to this scenic, peaceful, undeveloped land. Boulder has been inundated over

the past decades with more and more people and more and more houses. The roads have become congested beyond where they were ever intended to be during weekday traffic, and the travel time between destinations throughout the city has become prohibitive and unbelievably frustrating. Adding a potential of 800-950 new homes/units off of table mesa/36th would increase traffic in South Boulder to a level beyond what people could tolerate. I for one would no longer want to live in the area with that level of traffic increase and that loss of wildness and recreation area. CU South is a unique, beautiful space in Boulder and it would be absolutely devastating to see it developed.

28. I've lived in High view for 13 years and have thoroughly enjoyed the undeveloped S. Boulder Campus. I run, bike, walk my dogs... My kids (9 & 12) have spent many hours with me or exploring the creek and watching wildlife. When friends visit, they comment in wonder at this undeveloped area devoted to nothing but its existence. Please jettison these plans to develop this lovely area. It is wonderful as is. Thank you.
29. I'm heartbroken to think this property, CU South, will be used for housing. The plant, insect wildlife, birds needs this space. Not to mention biking, skiing, tennis, dog walking.
30. I support the city talking to CU about flood
31. While I recognize the probability of development of the area I hope you retain the recreational component and maintain access for a wide range of users
32. The "MR" student/staff housing sounds OK. A bus like Williams Village will run to campus I assume. The open space would be great to keep. Not as sure about the "LR"
33. A connecting road between Hwy 93 and foothills parkway needs to be installed. There's too much cut-through traffic on Table Mesa.
34. South Boulder and particularly the Tantra Park Neighborhood is the "lowest" income housing and great for young families. How will this affect the area? Will plain college housing be built? The area can barely support current residents and add more would also require more infrastructure which we don't have.
35. Please put Bern in to protect lives
36. The city prides itself on saving open space. So what are you thinking to build on this wonderful "close in" open space? Please think again!
37. Thank you to the planning board. I love option D for flood mitigation. Our home was destroyed in the flood and we need protection and safety. Thank you for all your efforts in working with CU to make this happen. Please move forward as soon as possible we need protection now!
38. I am in favor of option D concept for flood mitigation in order to protect the lives and property of 3000 + residents who were seriously impacted during the 2013 flood. The plan appears to respect our open space and the rendering looks natural and lovely. Given City Council, Open Space + CU are supporting this solution, please move forward as soon as possible.
39. Thank you for all the work you've done so far on this project! Option D will save lives during a future flood event and I encourage you to move forward swiftly in moving from concept to completion. It would be tragic if we had another flood without making the changes we can to improve the future outcomes. We were very lucky in 2012. I hope to see progress on this project in the near future! Many thanks!
40. Very concerned about increased traffic at Table Mesa + Moorhead etc. Area is barely possible for peds and bikes as well. If CU housing is built, offer shuttle off-site to campus. Protect views & quiet of existing surrounding neighborhoods. Allow some open space for the public-maybe a dog park like foothills community park has -grassy for small dogs, huge running area for big dogs. Facilitate walk/bike ways to existing surrounding areas.

41. Perhaps this was covered in the presentation- I was not able to stay for all of it. I was hoping to hear more about the intersection of CU< Student Housing, the perceived Housing Crisis in Boulder and how CU could address this in their development of the CU South property. Student housing on the CU South parcel should relieve housing pressure on other Boulder neighborhoods. So we get a “win-win-win” situation: 1. CU brings more students “under their umbrella” by being a part of their housing. 2. Students have housing and other services available-possibly at reduced costs. 3. Boulder re-gains hundred if not thousands of housing options to assist in the pursuit of affordable housing and diversity- not to forget housing for CU Employees.
42. MR Zoning is incompatible with the surrounding neighborhoods. There will unacceptable traffic one Table Mesa Dr Under this increase in population with MR zoning. 2. The Flood Mitigation approved as Option D includes a 9-acre detention pond at Manhattan Middle School. This post is not feasible due to shallow groundwater in the area and a new track at the school. These items render the approved South Boulder Creek flood mitigation plan invalid and must be re-evaluated. 3. MR Zoning is incompatible with South Boulder Creek Flood detention upstream of Highway 36. The land use and zoning for that rea proposed for flood detention should change to open space. 4. Climate change must be incorporated into land use and zoning for this historic floodplain
43. Due to the environmental, transportation and recreational impacts of this project known at this time I oppose any building of housing units in this area (land use changes). I want to see and ensure that this land stays as an open space area. Historic investigation has already proven that this land is not appropriate for any housing. Even with flood mitigation in place, at least half is subject to major flooding. Do not make land use changes to this area/land.
44. Mis-information was prevalent! Should have started by clarifying- no current changes in development proposed. Many were confused that map of development zones were “proposed” when they are actually “current”. Change being proposed now is flood mitigation Berm. Separately, CU already has zoning for development and any future changes would consider flood and master plan analysis needed to clarify basic terms- “Annexation does not equal change of owner. If the city and CU agree to annex any expansion to provide utilities should include gas to neighborhood to provide benefits to neighboring community residents. Horrible Presentation. Didn’t clarify information just cause more confusion and upheaval.
45. After years of periodic flooding flood by periodic flood mitigation studies, South Boulder Creek flood mitigation needs to be the top priority of the city and county of Boulder to ensure the safety of residents of the impacted South Boulder neighborhood. Many lives were threatened and property was severely damaged in the September 2013 flood when SB creek overflowed it overtopped US 36 and raged into our community. Option D has now been approved by Boulder City Council, Boulder Open Space, Bond of Trustees and Boulder Water Resources advisory board. Now is the time to annex CU South to use part of that property to impound flood water from S. Boulder creek and prevent water from US 36 and flooding homes, apartments, residential communities, churches and businesses. The project is essential for the safety of the residents in this rea
46. My name is Dan Hester and am a Boulder county resident. I use CU South for recreation (walking our dog, running) and request that the city not be allowed to annex the CU South property until we know more about intended land use. I oppose residential and commercial development on this site. Thanks.
47. I’d love to have services at the tennis courts and expansion of indoor courts to serve the community. Something I wanted to see at Valmont, but biking community won out, as always!!

48. I'm not opposed to CU developing this property but I do have concerns. The annexation agreement will be the most important component. In addition to density, please incorporate height limitations, maintain public access to trails and ponds, make sure the connection to the RTD bus stop/skip ramp is easy (even though there is a berm in the way) and other detailed considerations. And please, PB and Council: I don't kowtow to the neighbors re: traffic and views. Yes, development will be different than opens space – but it was never guaranteed open space w/ CU as the owner. Those neighbors had a good run and they should be thankful it lasted as long as it did. CU has had a huge impact on the housing situation and they should be doing more to provide housing for faculty, staff and students.
49. There is an obvious lack of trust between the people and you all (City, Cu, consultants) – how will you change this? Comment to the environmental person- The color coded map leads to thinking that the lighter colors are open for development—I think that is leading us in the wrong direction. All land is valuable. Additional Information – Yes! Please we want additional information in areas that are suitable for restoration. We want site restoration possibilities. Why doesn't the designation of LR and MR make sense? Does CU want to increase it's potential to develop more land? Or with more density? This makes me suspicious. What is the rush? IS there a second professional opinion on the effectiveness of the flood mitigation plan? You want to make sure it works...
50. Thank you for the informative presentation! I am a renter in the area and chose to live here mostly due to the access to the flatirons property, on which I walk my dog 2-4 times a day. As you move forward with this process, I wonder if it's possible to use eminent domain to build the flood control structure and deal w/ CU and annexation later, once the university has a real plan?
51. Thanks for the presentation. My concern is that your wildlife study doesn't sound as though it really considered larger mammals like coyotes and the moose that I saw on the property this summer. A moose in Sobo! Incredible. I noticed on you wildlife density map that why you deem as more important species were further east- it seems an obvious correlation between less dense habitat to the west where neighborhoods encroach on national wildlife. This property is a true gem. Some of the best views in Boulder. Multi-use trails where walkers, runners, bikers, skiers, dog people all get along.
52. The 404 permit for the flood component will trigger the first question (in the regulations) as to whether the "basic project purpose" is flood control or reducing flooding on the CU property for future buildout? The flood study should be concerned about looking at the least damaging alternative (projects not affecting waters, including wetlands- either directly or indirectly!) for abating flooding downstream. Dual projects will have to be considered as a single and complete project. Flooding on improving site development for CU. Indirect impacts to the other CU owned wetlands could be "significant"-EIS level- with excavation of bathtub and removing hydrology from pit-wetlands.
53. As a homeowner of a property adjacent to the CU South property I am opposed to the proposed land use change. I think it will negatively impact me in several ways. If the areas indicated are developed as low and medium density residential areas. My enjoyment of the area will be decreased because I walk through the proposed residential area almost on a daily basis. Increased population in the area will increase congestion and usage of roads, businesses and the remaining open space. Finally, property values of existing homes may decrease significantly. These are my concerns.
54. The perimeter neighborhoods are very motivated in maintaining the open areas (habitats, recreation, etc) of the CU South land. If there are forums for communities to send representatives to speak w/ CC or OSBT those dates/ opportunities would be appreciated.

Open houses are very informative but quickly deteriorate. Is it possible to organize smaller “working groups” where ideas and solutions could be shared and vetted?

55. Please CU...figure out what you're going to do before you consider annexing to the city. If anything, use it to have your student population that is increasing rapidly.
56. Development of this property will displace many recreation users, including off-leash dog walking. Boulders open space program owns/managers several thousand acres of land. Some of this land should be considered for the absorption of these displaced users. New trail access managed in the spirit of current CU South practices. The community highly values the access available at CU South and OSMP most provide solutions concurrently w/ the development plan of CU South.
57. What has happened to TRUST? I have lived in Boulder for almost 50 years. I remember the agreements made in 1972. 1. An open space 2. CU South would be green space. Let the land be!
58. Look at adjacent areas that are part of the ecosystem – Baseline Res – Davidson Mesa
59. I do feel, generally, that CU should do a much better job of housing its students. Not for just one year, but two- just as is required by many other universities. If there were a way to safely house a lot of students at CU south- I would greatly support that. Student housing, on CU's own property is what's needed, not more athletic facilities. If CU houses more of its students, it will help offload the tremendous, unreasonable degree of pressure on Boulder neighborhoods *to house CU's student housing problem particularly the neighborhoods surrounding CU – Uni Hill, Martin Acres, Goss Grove
60. We live on Tantra Park. I will be avidly following plans as they progress and have grave concerns regarding annexation of CU south with no clear plan from CU.
61. Do not build on fairy houses and do not build there because animals live there and many kids play there. We should not build so the animals have a place to live. And many people walk their dogs there and love to be there.
62. I support the annexation of CU South. The need for flood mitigation in SE Boulder is dire and I encourage the City of Boulder to proceed with care and speed
63. I support the flood mitigation and protection of CU south to protect Frasier meadows and Keewaydin neighborhoods
64. I would like the council-approved flood plan to accelerate. It's been a year since it was approved and it seems like all that has been done are a couple of studies/analysis. This is, in my opinion, a matter of safety for a huge portion of the folks in the Frasier Meadows area and there delays aren't reflecting the urgency that is due.
65. If possible can the “development” issue be separated from the safety issues- ie proceed with annexation, proceed with Bern development and deal with the “development issues” later – Don Hayden
66. Are you serious? Almost 1000 houses on property that city says can't be built on as it is in a flood plain. Except the rules change in the middle of the game and it's ok to build. What about wildlife? What about traffic. Each house a minimum of 2 people – oh, forgot about densifying- 6-8 per house. Everyone will be on Boulder approved transportation – bikes only. No problem!
67. Leave it alone. Do not replace the land with more manufactured “stuff”. Let us have land!! Do not pave paradise to make more parking lots!!
68. Leave it open space this is the gateway to boulder. Don't have paradise enough is enough!!
Thanks
69. I want to voice my strong support for Option D of the SBC Flood mitigation study. Option D has been vetted and approved by council, OSBT & WRAB. Dozens of alternatives have been

proposed, studied and rejected of a 12-15 year period and it is time to move this comp plan amendment forward. Please help save our lives...

70. We would like to preserve some open space or park areas especially around the water areas. Interested if the City of Boulder would consider an outdoor swimming pool for residents of the south side of Boulder. Also whether residents could access the tennis courts for recreational play or school tennis events. Currently the CU changes is prohibitive.
71. Don't put housing there. Work w/ CU to put 1 acre natatorium/triathlon training center there – fill new hotels going into Boulder. Attract top athletes with world class facilities. People park @ RTD! Thank you
72. CU South must be stopped. The noise and congestion is unacceptable. This land must be preserved as open space.
73. This land should be deemed a sanctuary. A female moose has chosen this land as home. Several species of birds, fox, snakes, coyote and deer call this place home. The traffic is already dangerous on table mesa. Established single family home values will drop if there are more available.
74. NO MORE DEVELOPMENT- South Boulder Resident since '95
75. Please don't destroy the beauty and character of this property. I understand the need for housing etc in Boulder- But this is one of the last best places east of Broadway. It is of GREAT value for wildlife and recreation – 100s of people have done a great job of self-monitoring its use. If you must build, please try to reduce the size in the medium density area on N. Side.
76. I am very skeptical of this project. My major concerns are relative to the 34' open ditch proposed for day creek. Ditch Vs. Hogan Pancosy plan available today. 2. The 9 acre retention pond @ Manhattan middle school where an athletic field has just been installed. Until a solution to this dilemma is agreed to and published my skepticism increases. 3. In light of the above, you have already been passed by. 4. Most city sponsored events are designed to get buy-in to predetermined outcomes. Rather than gathering citizen input at the end. 5. I have zero trust in City of Boulder executive and legislative branches down to the supervisory level.

From: [Anne Bliss](#)
To: [Council: boulderplanningboard](#)
Subject: zoning change
Date: Monday, October 10, 2016 5:15:55 PM

Dear City Council and Planning Board Members,

While I am not opposed to growth, infill and changes in zoning, I am opposed to ignoring the values of single family residents and their beliefs that they were purchasing protected zoning in their residential neighborhoods. The current infill and co-op housing proposals are not taking the beliefs and investments of these people into consideration, and I believe that the citizens of Boulder should have a vote on such changes. In addition, building in the swampy area of Twin Lakes is foolish, with many of the same considerations for land use that are being ignored.

In addition, though I now live in a senior community, I owned an average home in a residential neighborhood (Melody-Catalpa) and built an ADU in my basement that provided safe, comfortable and reasonably priced housing for grad students, young married couples, and for the past three years, for a single young architect working downtown in Boulder. I provided "infill" housing in my ADU for a period of 16 years. To obtain my ADU, I had to post my property, get zoning and planning permission and approval, and get permission from all neighbors within the required space around me. No one objected, but they had a say in their neighborhood and their lives and investments.

My ADU was the first built under the new zoning/planning rules, had to be in an owner-occupied dwelling, could have no more than two renters, and was built to specifications, inspected and thereafter inspected each three years upon license renewal. My ADU was safe, it fit the zoning rules, and it provided good, safe, comfortable housing. In addition, it did not impact the neighbors in any negative way, ever. WHY? Because my renters lived in MY home and in OUR neighborhood, which became their home, too. They became part of the neighborhood, not people "passing through". Of course, not all co-op or AirB&B and other renters are "passing through" or negatively impacting neighbors, but that is the typical impression. Boulder does not inspect those rentals well, does not enforce the rules except on complaint, and even that is cursory at times and needs repeated calls for results...my ADU was inspected, was checked, and it did follow the rules.

Can you create infill that follows protective rules? Can you create rules that are followed and enforced? Based on my ADU, I'd say yes. But, otherwise, based on experiences of others, and of a couple of co-ops/overcrowded rental houses in my neighborhood, I don't think the city is currently capable of doing so.

Other of my neighbors were and are interested in such ADU "infill"....basement apartments, small "tiny house" dwellings built in the typical 7000 sq. ft. lots with 1500 ft. house footprints (another 1000 sq. ft. of footprint/expansion is typically allowed in the zoning), but only 3 ADUs are allowed in each 300 meter zone (see the rules). It seems to me that this number could easily be increased; I was a single person in my home, and many other singles and couples live in that neighborhood...an ADU would increase the capacity to two more people on that lot. That's much more reasonable than an overcrowded rental owned by an investor or even a good responsible 8-12 person group living situation or co-op, which may NOT be owner-occupied, and which could have 12 people flopping by (according to the current discussion), and for which I have yet to see parking regulations (My ADU had to have one off-street parking space to be approved), licensing rules, inspection rules, etc.

So, to this co-op discussion, I would like to say the following:

1. slow down...this has been a problem for many years; do not make any hasty decisions;
2. make strong rules for these co-ops so that they are safe and secure and not causing neighborhood problems;
3. placing them in higher than single family residential zones is a good idea UNLESS the single family residential area neighbors have a say in the zoning and those neighbors say they're ok...so set up a zoning process for approval, as you have for ADUs;
4. require off-street parking as for ADUs;

5. get your enforcement and license renewal in place BEFORE you ok any sort of co-op, ADU, etc. infill density changes.

And, of course, we all recognize that the the basis for this problem is that we continue to encourage new business to come to Boulder...we cannot continue to do this. Growth in the city and nearby valley is NOT sustainable. 60,000 cars entering/exiting Boulder per day is CRAZY. Building in flood zones is CRAZY. Not building the South Boulder berm is CRAZY. The city has a lot of problems to deal with, from potholes to pesticides and from transients to housing and beyond. Our elected and appointed officials, i.e., you, would be wise to pull back a bit, get the infrastructure under control, make the needed repairs (e.g., new sewer pipes for neighborhoods older than 25 years...those pipes are full of debris/rocks, etc.), and **listen** to the citizens...which some of you have not done very well.

Also, the university is another consideration...people squawked when Google said they'd bring in 1500 workers (many of whom will be contract folks on 6-24 month contracts and will be renters, if Google's prior patterns repeat here), but no one seemed conscious--at least no one complained--when the university admitted 900 additional students to the size of this year's freshman class (over last year's, which was also larger than the previous year's admitted class)....so where do those students live after their freshman year?

Let's wake up and PLAN...and stop pushing growth. It's not paying its own way, and it's not sustainable.

Anne Bliss
350 Ponca Place #441
Boulder 80303
720-562-8292

From: Rebecca Bradford
To: council@bouldercolorado.gov; [#LandUsePlanner](#)
Subject: Land in South Boulder
Date: Monday, December 05, 2016 5:25:50 PM

(Disregard the previous email. I prefer this email address)

Hello to you,

Please count me as one of the citizens concerned about the land in South Boulder and the University of Colorado's intention to develop it.

There are many reasons why developing this property is totally out of the question. I'm sure you've heard or will hear about them soon. These reasons are valid, sound and must not be ignored.

I implore you to listen carefully to the evidence showing how terribly wrong it will be to develop the land in South Boulder. Please investigate what is true and with integrity. If you haven't done it already, come visit this beautiful piece of property. Remember you are the stewards and the peaceful warriors of this land.

Thank you for your time.

Rebecca Faith Bradford
4753 W.Moorhead Circle
Boulder 80305
303-588-0550

From: Katie Wahr
To: council@bouldercolorado.gov; [#LandUsePlanner](#)
Subject: CU South
Date: Tuesday, December 06, 2016 8:03:52 PM

I am writing to express my concern over the proposed annexation and subsequent development of the CU South property. I came away from the community meeting last night (12/5) with the distinct impression that CU will not allow the City to complete the necessary flood mitigation unless they are granted the annexation they desire; they appear to be using this property as leverage. I am shocked and saddened that the need to protect our community from the dangers of floodwaters is contingent upon the University acquiring approval for annexation. We absolutely need to do something to mitigate the future threat of flooding so as not to have a repeat of the disastrous floods of 2013, but is this really the right way to do it? Doesn't CU, as a major entity of this community, have an obligation to amend its land accordingly when failure to do so poses a serious threat to residents? It is my understanding that CU will not even allow the City to use the portion of this property that was initially identified as being the most suitable for mitigation efforts, inasmuch as they want to use that land for development. Are we really going to let the self-interest of this one entity dictate the future safety of our residents? Especially when, as I have recently learned, the land wasn't even slated to become CU property in the first place.

Beyond this need for flood mitigation, I am strongly opposed to the annexation and subsequent development that CU is proposing. I have lived in Boulder for all 34 years of my life, and have watched it change from a roomy town with very little congestion to a town that has been filled with people far beyond where it was ever designed to be...I truly feel that Boulder has surpassed its population capacity. Our infrastructure was simply not designed to support the number of people who have moved here. The traffic that this development would bring into CU South would have a tremendously negative impact on South Boulder, an area that is already overrun with cars during rush hour and at the beginning and end of school days. And an influx of CU students into the quiet, family-oriented neighborhood of Tantra and South Creek would dramatically change the feel and quality of life in this area.

And last but possibly the most important issue of all: the open space. Our open spaces are so precious to this community. They are one of the major attributes that draw people to Boulder, and one of the characteristics that make it so unique and special. The CU South Open Space provides commuters into Boulder on US 36 with beautiful views of the mountains. It is surrounded by designated Open Space to the east and to the south, providing a large natural buffer between areas of dense human impact. The open space is home to a variety of wildlife and thriving wetlands...wetlands make up less than 1% of all the land in the area, yet are required by up to 80% of all wildlife species in order to complete their life cycles. This is a large piece of land relied upon by a number of different species; it would be devastating to see more land taken away from these creatures who need it the most.

This piece of land is, for me, one of the most special places in Boulder. I take one to two walks a day out on this property with my dog, and the time I spend there is often the highlight of my day. The peace that I feel when I am out there surrounded by grass and trees and beautiful views of the mountains is one of my strongest tethers to this earth. It is quiet and beautiful and I have tremendous gratitude for living in a city that preserves natural resources such as this. The thought of losing this land to one more development project is absolutely devastating to me. Once we build on our open spaces, we cannot reverse what we have done and these limited resources are lost.

I urge you to please consider denying the University's request for annexation of this property. This will give the city and its residents a few more years to think over whether or not CU's plan for development is truly something that we as a city want for ourselves; it will also give the University time to put together a more detailed plan so that the city can truly understand what it is that the University has planned for the land upon being granted the annexation.

I know that you are feeling pressure from at-risk residents to expedite the flood mitigation process and ensure their protection as quickly as possible, but please consider the long-term and irreversible impacts to our city that will occur if you proceed with this in the way that CU is pushing you to. Please urge CU to work with you on flood mitigation in an ethical, principled way, so that our residents can have the protection they need without having to sacrifice this beautiful, precious piece of land to the University's desire for growth.

Thank you,

~Katie Wahr

From: [Wufoo](#)
To: [Hackett, Richard](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#19]
Date: Wednesday, December 07, 2016 11:14:22 AM

Name * Katie Wahr
Email * katiewahr@gmail.com
Phone Number (optional) (303) 834-0757

Address (optional)  4760 W Moorhead Cir
Boulder, CO 80305
United States

This comment relates to: * CU South

Comment: *

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all wildlife species in order to complete their life cycles. This is a large piece of land relied upon by a number of different species; it would be devastating to see more land taken away from these creatures who need it the most.

This piece of land is, for me, one of the most special places in Boulder. I take one to two walks a day out on this property with my dog, and the time I spend there is often the highlight of my day. The peace that I feel when I am out there surrounded by grass and trees and beautiful views of the mountains is one of my strongest tethers to this earth. It is quiet and beautiful and I have tremendous gratitude for living in a city that preserves natural resources such as this. The thought of losing this land to one more development project is absolutely devastating to me. Once we build on our open spaces, we cannot reverse what we have done and these limited resources are lost.

I urge you to please consider denying the University's request for annexation of this property. This will give the city and its residents a few more years to think over whether or not CU's plan for development is truly something that we as a city want for ourselves; it will also give the University time to put together a more detailed plan so that the city can truly understand what it is that the University has planned for the land upon being granted the annexation.

I know that you are feeling pressure from at-risk residents to expedite the flood mitigation process and ensure their protection as quickly as possible, but please consider the long-term and irreversible impacts to our city that will occur if you proceed with this in the way that CU is pushing you to. Please urge CU to work with you on flood mitigation in an ethical, principled way, so that our residents can have the protection they need without having to sacrifice this beautiful, precious piece of land to the University's desire for growth.

Thank you.

Please check box below *

• I acknowledge receipt of the Open Records Notification

Spence, Cindy

From: stacey goldfarb <saufarb1@gmail.com>
Sent: Monday, September 12, 2016 10:57 AM
To: boulderplanningboard
Subject: Thursday's comp plan agenda

Planning Board members:

RE: the Boulder Valley Comp Plan, I urge you to recommend Policy Option D, alone, out of the four "scenarios." It is the only one that seeks to limit non-residential (commercial) growth. Boulder has an oversupply of jobs, by tens of thousands. This in turn greatly stresses our housing market, which in turn puts quiet residential neighborhoods under great pressure to solve the City's self-created crisis.

Boulder can un-do its crisis by easing off its economic "over-stimulus" approach. Let us return to a reasonable balance of jobs to population - not by swelling our population, but by easing off on the job front. There can be too much of a good thing.

Second, please bolster all provisions of the Comp Plan that preserve our neighborhoods' unique characters.

Third, avoid any upzoning changes to residential neighborhoods.

Last, remove the "squishy" language from the environmental protection section of the Comp Plan. Remove the newly-inserted phrases that advise doing environmental protection: "whenever practical," and "to the extent possible," etc. Environmental protection should be non-negotiable.

Thank you,

Stacey Goldfarb

33 So Bo Cir

303.926.4093

saufarb1@gmail.com

Spence, Cindy

From: Laura Osborn <losborn@indra.com>
Sent: Monday, September 12, 2016 4:19 PM
To: boulderplanningboard; Council
Subject: Comp Plan Update - Choose Scenario D.

Greetings Planning Board Members and City Council Members,

There are four scenarios regarding the Boulder Comp Plan update. I want you to select scenario D. I feel it is way past time to limit non-residential (commercial growth). There are too many jobs available in Boulder. Too many in-commuters and way to few housing options. There are plenty of jobs for the people who live in Boulder. The roads have become overwhelmed with traffic. It is impossible to travel from my house on Uni-Hill east between the hours of 3-6 p.m. Frankly, I have given up on going to cafes, shopping and doing lots of things I used to do during those time periods. The traffic is so annoying, I would rather stay home. Many people in western Boulder feel the same. Each year our environment becomes more compromised. I am happy that I came here in the late 60's when Boulder was almost like paradise. It is a far cry now from what it was. Were I younger, I would move away from here to a much quieter area of Southern Colorado or Bozeman, Mt. Frankly, the situation here is becoming dreadful. The way our town is laid out and the street pattern as it is was not designed for this massive amount of traffic and in-commuting.

Thanks,

Laura Osborn and Rick Katz
828 10th Street - Uni-Hill

From: [Hollie Rogin](#)
To: [boulderplanningboard](#)
Subject: Comments regarding the BVCP
Date: Wednesday, September 14, 2016 3:54:44 PM

Planning Board,

In advance of tomorrow evening's meeting, I wanted to send you my thoughts on the BVCP Scenarios, and on the BVCP changes in general.

1. Though it may not be popular, reigning in commercial growth will be key to preserving Boulder's desirability and livability, and to easing the pressure on housing and traffic. Neighboring towns such as Longmont could share in the benefits of growing, vibrant economies.
2. Regarding infill: What's not being addressed is whether the current infrastructure can support increased density. Here's a personal example: in 2007, I replaced the main sewer line that goes from my house to the street. The original 1954 line had collapsed because when my neighborhood was constructed, the contractor laying water lines and sewer lines placed a concrete water meter pit on top of my clay sewer line. Instead of digging two trenches, they dug one. I'm quite sure mine isn't the only home in Boulder at which this occurred. What will happen if neighborhoods like mine become more dense with people, be it through infill or co-ops?
3. Let's consider easing the focus on creating more housing and increasing Boulder's population. Instead, is it possible to convert existing market rate housing to affordable housing? Could the City use in-lieu funds to purchase existing properties and transfer them to BHP?
4. Let's also be extremely careful about turning existing light industrial areas into residential neighborhoods. We rely on the businesses in them. Let's not be forced to drive to Longmont to get a lawnmower fixed or to buy plumbing supplies.
5. Open space acquisition should still be a goal. Curious to know why that was stricken.
6. Low density neighborhoods should remain low density. Let's not assume that everyone wants to live in an urban environment. Some of us, like me, value the small

town feel of our neighborhoods. It's why I moved here from Chicago 20 years ago. I did not move here and try to change Boulder; the city was what I was moving away from. I strongly support implementing neighborhood planning. There are many diverse neighborhoods within different areas of Boulder, and that diversity should be respected.

7. I do not support incentive-based zoning. If I understand correctly, BHP properties do not pay property taxes; lifting zoning regulations will mean that those of us who do pay property taxes will pay more.

8. Define community benefit. One cannot measure what is not defined.

9. In regards to Section 3, Natural Environment: Please stet the following. It is still true and important.

The natural environment that characterizes the Boulder Valley is a critical asset that must be preserved and protected. It is the framework within which growth and development take place.

10. In regards to 4.04 Energy-Efficient Land Use

"The city and county will encourage energy conservation through land use policies and regulations governing placement and orientation of land use to minimize energy use, including co-location of mixed use developments that are surrounded by open space." Please add: where neighborhood character is not degraded, and where existing neighborhoods indicate such developments would be acceptable, either through neighborhood planning or neighborhood outreach.

11. Finally, and I will be addressing this in person tomorrow evening, in regards to Section 5, Economically Viable Community:

5.01:

"As an integral part of redevelopment and area planning efforts, the city acknowledges that displacement and loss of service and affordable retail uses need to be considered as a potential tradeoff in the context of redevelopment and planning goals."

This language must be stronger, and we should take action. It's not simply a potential tradeoff, and acknowledgement would do absolutely nothing for the business owners who will lose their spaces.

5.05 Support for Local Business and Business Retention

This language and intent is not strong enough. We are talking about people's livelihoods, their families, and their employees. The good news is that there are proven policies that can be implemented now. There are cities and towns around the world that have implemented specific policies, with great success, to retain and encourage the small businesses that contribute character and diversity to their hometowns. I suggest changing this language to:

Small, local, independent businesses of all kinds are essential to Boulder's economic sustainability, diversity, and inclusiveness. The city and county will develop and implement policies in order to nurture, support and retain them.

Thank you for your consideration,

Hollie Rogin

From: [Greg Wilkerson](#)
To: [boulderplanningboard](#)
Subject: Respectful Opinion on the Comp Plan from: Greg Wilkerson
Date: Wednesday, September 14, 2016 3:56:58 PM

Dear Planning Board Members,

It is my sincere considered opinion that Boulder has way too many jobs already and we don't need anymore.

I recommend that you choose Policy Option D.

I request that you put stringent limits on any additional commercial growth.

Further, I request that you make "Neighborhood Plans" be an integral part of the comp plan. These neighborhood plans should be written by the neighbors themselves as they do in many other small cities.

It is my sincere considered opinion that Boulder already has plenty of money and we don't need any further expansion in the commercial sector.

Best regards,

Greg

PS These opinions are mine alone and do not represent any organization.

Greg Wilkerson

Metro Brokers

(303) 447-1068
realtorgreg@hotmail.com

SEARCH HOMES INSTANTLY AT www.GregWilkerson.com

From: [Su Chen](#)
To: [boulderplanningboard](#)
Subject: Boulder Valley Comprehensive Plan
Date: Wednesday, September 14, 2016 5:26:08 PM

Dear Planning Board,

I understand that the BVCP will be discussed at your meeting this Thursday evening. I have read about some of the changes that have been proposed, and the "scenario options" that were presented. To me, the ONLY option that makes any sense is "POLICY OPTION D". Boulder's job growth is way out of line with its housing capacity, and this trend MUST BE SLOWED or REVERSED in order to start solving the fundamental problem. All of the other options appear to be band-aid solutions which are unlikely to be effective. Commercial and job growth has to be slowed down, or spread evenly throughout the region, not concentrated just in the city of Boulder. Let's get that under control, and then concentrate on transportation solutions for the region.

Also, I was alarmed to see that statements pertaining to environmental protection are being watered down with weasel words like "whenever practical" and "to the extent possible". This is just wrong for Boulder. Environmental concerns should be placed above all other considerations.

Regards,
Su Chen
755 13th St

From: [Sgt. Groovy](#)
To: [boulderplanningboard](#)
Subject: Comp Plan Review
Date: Wednesday, September 14, 2016 8:09:52 PM

Dear Planning Board,

I'd like to share my thoughts with you regarding the Comp Plan as you prepare for tomorrow's meeting.

Please recommend "Policy Option D," out of the four Comp Plan scenarios. It, alone, recommends limiting commercial growth. Many of us feel it's about time that surrounding communities like Longmont, Superior, etc, share the burden of commercial growth.

Here in Boulder we've unfortunately created more jobs than housing. This is the primary reason our housing market is so stressed an, unfortunately, puts greater pressure on our residential neighborhoods to solve this issue. Let's keep low density neighborhoods as they are. We didn't buy our homes in low density neighborhoods to live next to high density situations such as co-ops or other "gentle infill" ideas. There is a place for everything in our community and up-zoning our neighborhoods in an attempt to provide dense housing is not a viable solution.

I do not support incentive based zoning. Lifting zoning regulations for entities like BHP will only mean those of us who pay property taxes will pay more. Many of us last year had unexpected astronomical rises in our property taxes. This is unfair to seniors, middle and low income residents that simply wish to stay in their homes.

Please illustrate a concrete definition of "community benefit" in the Comp Plan.

In regards to Section 3, Natural Environment: Please state the following, "The natural environment that characterizes the Boulder Valley is a critical asset that must be preserved and protected. It is the framework within which growth and development take place."

This is very concerning to me. The newly-inserted language in the Comp Plan that advises doing environmental protection: "whenever practical," and "to the extent possible," etc. Environmental protection is a non-negotiable imperative. This type of language could lead to eventual development on our open space. This issue is near and dear to the vast majority of Boulderites that live here. Let's not destroy what makes Boulder such a unique community.

Thanks for listening,

Jan Trussell
Martin Acres

From: Judrenfroe@aol.com
To: [boulderplanningboard](http://boulderplanningboard.org)
Subject: BVCP Update
Date: Wednesday, September 14, 2016 10:05:51 PM

To Boulder Planning Board:

Like many other Boulder area residents, I feel that Boulder's growth has put us at the edge of a precipice. Not enough is being done in regard to planning to pull us back to what the Boulder Valley can sustain, now and in the future, without becoming indistinguishable from "downtown wherever" with the Flatirons in the background, if we can still see them.

It is not being recognized, in practice, that we are almost at "build out." We keep pushing the definition of how much building we can tolerate. We are teetering and about to go over the edge, the point of no return, if we do not severely limit job growth, slow everything, and instead use the available land to balance jobs with housing.

Boulder has reached a point where a Master Plan is not necessary to prevent leap frog development and sprawl. There is no where to leap or sprawl. The 5 year updates of the BVCP are beginning to remind me of a board game where we shuffle around additional game pieces to see where we can make room for more of them. It doesn't seem like the numbers of those additional pieces are determined by our residents. Bigger, taller, and denser, in and of themselves, are not better. The people who think they are should have moved to where that already exists, not here. Unless they fill a specific need, such as the hospital, they benefit no one except those few who directly profit from them. The rest of us pay, both in money and in quality of life.

The traffic, noise (ambient sound level), and pollution are severely impacting the outlying neighborhoods. The irritation involved in just getting into town is growing. The inner neighborhoods are being threatened with de-facto rezoning to squeeze in a few more residences, while the job growth is still outpacing the housing. The same threat of de-facto rezoning is probably coming to the rest of us.

Developers are allowed to put affordable housing off site from their high density developments, while denser housing types are being forced into neighborhoods and even destroying wildlife habitats in the name of affordable housing. This just isn't right.

The communities to the east of us are growing, and sprawling, in spite of what we do. We do not need to ruin Boulder on the basis of some theory that is not working to prevent that. Let the jobs go there also -- instead, not in addition. If Boulder continues on its present trajectory, those communities will be more desirable than Boulder.

We pay lip service to many of the right ideals, but we are not carrying them out in practice much of the time because too much is based on subjective interpretation, and because we make exceptions for each development that comes along. Boulder has become the frog in the hot water. One does not realize how the density, traffic, noise (ambient sound level), and pollution are stressing us until we go somewhere it does not exist and we can appreciate the relaxing quiet and the fresh air. (But no, I'm not moving.)

The only answer is something we should have done long before this. Limit job growth. Better late than never. That is **"Policy Option D"** of the four possible scenarios. Limit it to what is necessary for the welfare of the existing residents and save some options for the next 150 years without needing skyscrapers.

The answer is not to increase the pace of housing growth, and certainly not de-facto rezoning of existing neighborhoods with tactics such as co-ops and ADU/OAU's and "tiny houses" in back yards. To that end, please make it a real policy to preserve the unique character of all of Boulder's existing

neighborhoods, and to incorporate Neighborhood Plans, written by the neighborhoods themselves, not merely subcommunity plans. Please make it a strong policy to honor and enforce existing zoning limits.

In addition, to promote the above goals and provide the kinds of housing we need, please make the necessary changes to require affordable housing on-site, and to include more moderate and medium income housing in that policy. If you want "diversity" to be more palatable, that should mean a full spectrum of income levels for each project.

Regarding other policies, Environmental Preservation should not be optional, only where convenient. Please remove the recently inserted phrases the require environmental protection "whenever practical" and "to the extent possible." Those phrases render the policy useless. Environmental Preservation should be required.

Thank you for reading.

Judy Renfro

From: [ellen.friedlander](#)
To: [boulderplanningboard](#)
Cc: [Council](#)
Subject: Boulder Valley Comprehensive Plan Policies
Date: Thursday, September 15, 2016 7:26:19 AM

Dear Boulder Planning Board:

- RE: the Boulder Valley Comp Plan, please **recommend Policy Option D**, alone, out of the four “scenarios.” It is the only one that seeks to limit non-residential (commercial) growth. Boulder has an oversupply of jobs, by tens of thousands. This, in turn, greatly stresses our housing market, which, in turn, puts quiet residential neighborhoods under great pressure to solve the City’s **self-created crisis**.
- Boulder can do much to undo its housing crisis, by easing off its economic “over-stimulus” approach. Let us return to a reasonable balance of jobs to population – not by swelling our population, but by easing off on the job front. There CAN be too much of a good thing. Please bolster all provisions of the Comp Plan that **preserve our neighborhoods’ unique characters**.
- Please build into the Comp Plan the requirement that all development in and around neighborhoods must be **based on neighborhood plans**, written by the *actual neighborhood residents* themselves (the people who best know the neighborhoods, and what impacts they can absorb). We don’t want “sub-community plans,” in which many neighborhoods are all lumped together. Sub-community plans are written by city planners and they do not allow the level of detailed understanding necessary to really address neighborhood-specific issues.
- Avoid **any up-zoning changes to residential neighborhoods**, whether real up-zoning, or de-facto up-zoning, such as allowing things like co-ops, tiny houses, more ADU’s etc., unless the neighborhood in question has expressed interest in these things, through its neighborhood plan process, by provable majority of neighborhood residents.
- Lastly, **remove the “squishy” language** from the environmental protection section of the Comp Plan. Remove the newly-inserted phrases that advise doing environmental protection: “whenever practical,” and “to the extent possible,” etc. **Environmental protection should be non-negotiable**.

Thank you for your consideration and attention to this very important matter.

Sincerely yours,

Ellen Friedlander

1665 Dogwood Lane

From: [Robo Botspot](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#)
Subject: Affordable Housing In Twin Lakes/Gunbarrel
Date: Sunday, September 25, 2016 10:18:12 PM

Dear Commissioners Gardner and Domenico,

Please allow the Twin Lakes affordable housing project sponsored by Boulder Housing Partners to go forward. When teachers, policemen, grocery store clerks and tech workers can live in our community near their places of employment, it is good for Boulder and good for the environment. We should not sponsor the gated community sensibility that would make Twin Lakes a stagnant monocultural pool of the well-paid. Our community grows vibrant and vital through the cultural cross-pollination that diversity brings. Moreover, we lessen the amount of the air pollution we and our children breathe when hundreds, if not thousands of cars are being driven only a few miles rather than jamming freeways at every rush hour because commuting workers cannot afford to live locally.

Please ignore the misleading "save the owls" campaign which is being trumped up in an effort to obstruct the housing project. It is the work of a hired political shill who fabricates alarmist scenarios of bulldozed bird habitat to exploit Boulderites' well-known affinity for wildlife. His true cause is not protecting owls; it is catering to the snobbish and self-entitled sensibilities of his Twin Lakes clients who believe those of a lower tax bracket have no right to reside in the area. These calculating individuals would have the taxpayers of Boulder County purchase for them an ornamental buffer zone of vacant land on the other side of their backyard fences rather than lend a hand to working people struggling to get to their jobs and gain a foothold here as true community members.

Please vote for affordable housing and the greater good it serves. Say no to greenwashing schemes and cynical manipulations of civic process that serve the interests of a privileged few.

Sincerely,
Richard Fleming
Red Oak Park
Boulder, Colorado

Land Use

Draft – 08/19/16

Note: *The edits to this chapter include proposed organizational changes to improve legibility as well as more substantive suggested changes or questions, as noted. It is also possible that new residential descriptions regarding housing types, or language regarding community benefits will emerge from key choices and will later be added for review and approval, or that some of the commercial or industrial categories will need to be modified to reflect work occurring as part of the scenarios.*







Additionally, for each category, it is proposed that a collage of photos and possibly illustrations will be added to depict intended character.

The Boulder Valley Comprehensive Plan ~~BVCP P~~ Land Use Map ~~provides a sketch depicts a~~ plan of the desired land use pattern in the Boulder Valley, ~~and this chapter includes the land use designations that describe the characteristics, locations, and uses for each category on the map. Land use categories include residential, business, industrial, public/semi-public, open space, and park use.~~ The map also shows the location and functional classification of roads. ~~The following descriptions are meant to be used in interpreting the map.~~









Note: The following could be added as new policies.








- A. The land use designations are meant to accompany and interpret the Land Use Map which sets forth a basic framework and guide for future land use and transportation decisions and should be used in conjunction with the Structure Plan shown in the Built Environment (Livability) chapter and policies of that chapter.
- B. The land use designations should be used to guide future zoning decisions. Specific zoning will be determined as part of the development review process.
- C. Amendments to the map and these designations will be in accordance with the Amendment Procedures of this plan.
- D. Subcommunity and Area planning help to tailor the citywide maps and descriptions to the more focused areas of the community.






Land Use Designations


Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/Intensity
Residential Categories		<p>Residential land uses areas on the Boulder Valley Comprehensive Plan <u>BVCP Land Use Designation Map</u>, for the most part, reflect the existing land use pattern or current zoning for an area. Many of the residential areas developed in the city and the county over the last 30 <u>40</u> years are characterized by a mixture of housing types ranging from single-family detached to cluster and patio homes, townhouses and apartments. A variety of housing types will continue to be encouraged in developing areas during the planning period of the Comprehensive Plan.</p> <p>Residential densities under the Comprehensive Plan range from very low density (two units or less per acre); low density (two to six units per acre); medium density (six to 14 units per acre); to high density (more than 14 units per acre). It is assumed that variations of the densities on a small area basis <u>within any particular designation</u> may occur within any particular classification, but an average density will be maintained for the designation for that classification. With in certain residential areas, there is also the potential for limited small neighborhood shopping facilities, offices or services through special review.</p>	
Very Low Density Residential  <i>Note: other images to be added</i>	VLR 	<p>Characteristics and Locations: Very Low Density Residential tends to have larger lots and more rural characteristics. <u>Most of these areas are located in Unincorporated Boulder County in the Area III – Rural Preservation Area or Area II and may not have urban services. There are a few areas in North Boulder and East Boulder within the city limits designated VLR.</u></p> <p>Uses: <u>Single family detached residences are the main use.</u></p>	2 du/ac. or less
Low Density Residential 	LR 	<p>Characteristics and Locations: Low Density Residential <u>is the most prevalent land use designation in the city, covering the city's primarily single family home neighborhoods, from the older historic neighborhoods to Post-WWII suburbs. It is generally accessed by local or collector streets but may also be along more major corridors.</u></p> <p>Uses: <u>Consists predominantly of single family detached units.</u></p>	2 to 6 du/ac.
Manufactured Housing 	MH 	<p>Characteristics and Locations: <u>This designation is applied to existing mobile home/manufactured home parks. The intent is to preserve the affordable housing provided by the existing mobile home parks. Existing parks are dispersed throughout the community.</u></p> <p>Uses: <u>Manufactured housing unitsⁱ.</u></p>	Var.






Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/Intensity
Medium Density Residential 	MR 	<p>Characteristics and Locations: Medium Density Residential is characterized by a mixture of housing types-. Medium density areas are generally situated near <u>neighborhood and</u> community shopping areas or along some of the major arterials of the city <u>and are dispersed throughout the community.</u></p> <p>Uses: Consists of a mixture of housing types ranging from single-family detached to attached residential units such as townhomes, multiplexes, and some small lot detached units (e.g., patio homes, townhomes, and apartments). A variety of housing types will continue to be encouraged in this designation.</p>	6 to 14 du/ac.
Mixed Density Residential 	MXR 	<p>Characteristics and Locations: Mixed density areas surround the downtown <u>(in the Pre-World War II older neighborhoods)</u> and are located in some areas planned for new development <u>outside that area.</u></p> <p>Additionally, in older downtown neighborhoods that were developed with single family homes but for a time were zoned for higher densities, a variety of housing types and densities are found within a single block. The city's goal is to preserve <u>the</u> current neighborhood character and mix of housing types, and not exacerbate traffic and parking problems <u>in those older areas.</u> Some new housing units may be added. The average density in the downtown neighborhoods designated mixed density is in the medium density range (six to 14 units per acre). The mixed density designation is also applied in <u>For some areas planned designated for new development (outside of the Post-WWII neighborhoods) where</u> the goal is to provide a substantial amount of affordable housing in mixed density neighborhoods that have a variety of housing types and densities.</p> <p>Uses: Single family, multi-family residential units</p>	<p><u>For older areas:</u> 6 to 14 du/ac.</p> <p><u>For newer areas:</u> 6 to 18 du/ac.</p>
High Density Residential 	HR 	<p>Characteristics and Locations: The highest density areas are generally located close to the University of Colorado, in areas planned for transit-oriented redevelopment, <u>and near major corridors and services.</u></p> <p>Uses: Attached residential units, apartments. May include some complimentary nonresidential uses.</p>	More than 14 du/ac.
Mixed Use Residential 	MUR 	<p>Characteristics and Locations: Mixed Use-Residential development may be deemed appropriate and may will be encouraged in <u>those areas identified as appropriate for a mix of uses, and where residential character will predominate. -some residential areas. These areas may be designated Mixed Use Residential.-</u> Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses.</p>	



Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/Intensity
		<u>Uses:</u> In these areas, Residential character uses will predominate, although neighborhood scale retail and personal service uses <u>also</u> will be allowed.	
Industrial Categories		The land use plan <u>projects includes</u> four classifications types of industrial use within the Boulder Valley: General, Community, Light, and Mixed Use-Industrial.	
General Industrial  <u>Note: other images to be added</u>	GI 	<u>Characteristics and Locations:</u> The General Industrial designation classification is shown where the more intensive and heavy industries are located or planned, <u>such as near 63rd and Valmont and along the railroad.</u> <u>Uses:</u> <u>More intensive and heavy industries.</u>	
Community Industrial 	CI 	<u>Characteristics and Locations:</u> The Community Industrial classification This designation is shown for those areas where the predominant community industrial uses provide a direct service to the planning area. These uses often have ancillary commercial activity and <u>and</u> are essential to the life of the Boulder community. <u>Uses:</u> <u>Including These uses include ss</u> smaller scale <u>community serving industries (such as</u> auto-related uses, small printing operations, building contractors, building supply warehouses, small manufacturing operations), <u>and similar uses often with ancillary commercial activity.</u>	
Light Industrial 	LI 	<u>Characteristics and Locations:</u> The industrial uses considered as 'Light' on the Comprehensive Plan are . These uses are Light Industrial uses are concentrated primarily in 'industrial parks' located within the Gunbarrel area along the Longmont Diagonal, and along north of Arapahoe Avenue between 33rd and 63rd 55th streets. <u>Uses:</u> Primarily research and development, light manufacturing <u>and assembly, large-scale printing and publishing, electronics, technical companies, digital media and data storage, natural and organic products, and other sectors reflective of the rapidly changing and technologically-oriented economy.</u> ⁱⁱ <u>(Note: this definition might be changed depending on outcomes of the scenarios and questions about housing in LI areas.) or other intensive employment uses.</u>	
Mixed Use Industrial 	MUI 	<u>Characteristics and Locations:</u> Mixed Use Industrial development may be This use may be deemed appropriate and will be encouraged in some industrial areas where the industrial character will predominate. Housing compatible with and appropriate to the industrial character will be encouraged and may be required.	

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/Intensity
		<p>Neighborhood retail and service uses may be allowed. Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses.</p> <p><u>Uses: Light Industrial uses will predominate and neighborhood retail and service uses may be allowed. –Housing compatible with and appropriate to the industrial character will be encouraged and may be required.</u></p>	
Business Categories		<p>Within the Boulder Valley there are five-six categories of business land use, based on the intensity of development and the particular needs of the residents living in each subcommunity. They five categories are: Regional, <u>Mixed Use-Business, General, Community, General, Transitional and Mixed Use-Business, and Service Commercial.</u></p>	
Regional Businessⁱⁱⁱ  <i>Note: other images to be added</i>	RB 	<p><u>Characteristics and Locations:</u> The two major Regional Business areas of the Boulder Valley are the Downtown and <u>the Boulder Valley Regional Center Crossroads Area serving the entire Boulder Valley and neighboring communities.</u>^{iv} These areas will continue to be refurbished and upgraded and will remain the dominant focus for major business activities in the region.</p> <p><u>Uses:</u> Within these areas are located the mMajor shopping facilities, offices, financial institutions, and government and cultural facilities <u>are within these areas.</u></p>	
Mixed Use Business^v 	MUB 	<p><u>Characteristics and Locations:</u> Mixed Use -Business development may be deemed<u>may be</u> appropriate and will be encouraged in some business areas. These areas may be designated Mixed Use-Business where business or residential character will predominate. Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses.</p> <p><u>Uses:</u> <u>Business or residential uses will predominate.</u> Housing and public uses supporting housing will be encouraged and may be required.</p>	
General Business 	GB 	<p><u>Characteristics and Locations:</u> The General Business areas are located, for the most part, at junctions of major arterials of the city where intensive commercial uses exist <u>(e.g., on 28th St., 30th St., and Pearl).</u> The plan proposes that these areas continue to be used without expanding the strip character already established</p> <p><u>Uses:</u> These areas should continue to be used without expanding the commercial strip character already established. A mix of uses including housing may be appropriate.</p>	
Community Business	CB 	<p><u>Characteristics and Locations:</u> ACommunity Business areas are<u>is</u> the focal point for commercial activity serving a subcommunity or a collection of neighborhoods. They are<u>se</u> are designated to serve the daily convenience shopping and <u>personal</u> service needs of the local</p>	generally < 150,000 to 200,000 sf.

Land Use Category	Abbr.	Characteristics and Uses	BVCP Density/Intensity
		populations nearby residents and workers and support the goal of walkable communities. <u>Uses:</u> Commercial uses with convenience shopping and services predominate. Offices within the Community Business areas should be offices designated specifically for residents of the subcommunity. Where feasible, multiple uses will be encouraged within these centers.	
Transitional Business 	TB 	<u>Characteristics and Locations:</u> The Transitional Business designation is shown <u>at the intersection of an</u> along certain major streets. These are areas usually zoned for less intensive business uses than in the General Business areas, and they <u>may often</u> provide a transition to residential areas. <u>Uses:</u> The commercial character of these areas should not expand. A mix of uses including housing may be appropriate.	
Service Commercial 	SC 	<u>Characteristics and Locations:</u> Service Commercial areas provide a wide range of community and regional retail and service uses generally not accommodated in core commercial areas and which generally require automotive access for customer convenience and the servicing of vehicles. <u>Uses:</u> A wide range of community retail and service uses generally not accommodated in other commercial areas.	

Open Space Categories		Open Space designations include the following three categories: Acquired Open Space, Open Space with Development Restrictions, and Other Open Space. Open Space designations are not intended to limit acquisition, but to be indicative of the broad goals of the program. Other property that meets Open Space purposes and functions should be considered and may be acquired. Open Space designations indicate that the long-term use of the land is planned to serve one or more open space functions. However, Open Space designations may not reflect the current use of the land while in private ownership.	
Open Space, Acquired	OS-A 	Land already acquired by the city or Boulder County for open space purposes	

Open Space, Development Rights (or Restrictions)	OS-DR 	Privately owned land with <u>existing</u> conservation easements or other development restrictions	
Open Space, Other	OS-O 	Other public and private land designated prior to 1981 that the city and county would like to preserve through various preservation methods including but not limited to intergovernmental agreements, dedications or acquisitions.	
Other Categories			
Agricultural	AG 	Characteristics and Uses: An Agriculture land use designation identifies land in the Service Area that is planned to remain in agricultural use. Given the urban nature of Boulder, the designation will be used rarely. Uses that are auxiliary to agriculture, such as a home, a barn and outbuildings and the incidental sales of farm or horticultural products are expected on land with this designation.	
Park, Urban and Other	PK-U/O 	Characteristics and Uses: Urban and Other Parks includes public lands used for a variety of active and passive recreational purposes. Urban parks provided by the city include pocket parks, neighborhood parks, community parks and city parks as defined in the <i>Parks and Recreation Master Plan</i> . The specific characteristics of each park depend on the type of park, size, topography and neighborhood preferences. <u>(Note: suggest putting the remainder of this section elsewhere)</u> <i>Neighborhood parks typically provide a children's playground, picnic facilities, benches, walkways, landscaped areas and multi-use open grass areas. Other park uses may include recreational facilities such as basketball or tennis courts, community gardens and natural areas. There are three community park sites (Harlow Platts, East Boulder and Foothills) that are fully or partially developed. Large multi-use city parks are planned for two locations: 1) the Valmont Park site and 2) the Area III - Planning Reserve site, which will be held to meet future recreational needs. The Boulder Reservoir is a regional park that provides opportunities for fishing, swimming, boating, picnicking, etc. Other public recreational facilities, including city recreation centers, a golf course, swimming pools, ballfields, and the Eldorado Canyon State Park are also included in this category.</i>	
Public / Semi-Public	PUB 	Characteristics and Location: Public/Semi-Public land use designations encompass a wide range of public and private non-profit uses that provide a community service. <u>They are dispersed throughout the city.</u> Uses: This category includes municipal and public utility services <u>(e.g., such as the municipal airport, water reservoirs, and water and wastewater treatment plants).</u> <u>Public/Semi-Public</u> also includes: educational facilities, <u>including</u> (public and private schools and the university); government offices such as city and county buildings, libraries, and the jail; government laboratories; and nonprofit facilities <u>(e.g., such as cemeteries, places of worship churches, hospitals, retirement complexes),</u> and may include other uses as allowed by zoning. ^{vi}	

Environmental Preservation	EP 	The Environmental Preservation designation includes private lands in Areas I and II with environmental values that the city and county would like to preserve through a variety of preservation methods including but not limited to intergovernmental agreements, dedications, development restrictions, rezonings, acquisitions, and density transfers.	
Natural Ecosystems Overlay		<p>In order to To encourage environmental preservation, a Natural Ecosystem overlay is applied over Comprehensive Plan Land Use Designations land use designations throughout the Boulder Valley Planning Area. Natural ecosystems are defined as areas that support native plants and animals or possess important ecological, biological or geological values that represent the rich natural history of the Boulder Valley. The Natural Ecosystems overlay also identifies connections and buffers that are important for sustaining biological diversity and viable habitats for native species, for protecting the ecological health of certain natural systems, and to buffering potential impacts from adjacent land uses.</p> <p>A Natural Ecosystems overlay will not necessarily preclude development or human use of a particular area or supersede any other land use designation but will serve to identify certain environmental issues in the area. The overlay will serve to guide the city and the county in decisions about public acquisition, purchase of development rights or conservation easements, promotion of private land conservation practices, density transfers, rezonings, development review, annexations and initial zonings, rezonings, service area boundary changes, and subcommunity and departmental master planning.</p> <p>A description of the criteria used to identify lands suitable for a Natural Ecosystems designation can be found in the environmental resources element of the plan on the web at: www.bouldervalleycompplan.net.</p>	

ⁱ Note: Housing section includes a question about a new policy regarding MH parks and affordability.

ⁱⁱ Consistent with Economic Sustainability Strategy.

ⁱⁱⁱ This designation is actually shown in DT, in certain shopping areas such as 28th and Arapahoe (safeway site), and along 28th and Pearl – it's not 29th Street which is MUB.

^{iv} This language is a holdover from before there was a Flatirons Crossing or Superior shopping area.

^v 29th Street is designated as MUB, as well as North Boulder village center, the commercial near Williams Village, and other parcels around Pearl, 28th, and 30th.

^{vi} Consider adding a policy to address the transition from a public use back to -a private residential or non-residential use.

Neighborhood Activity Centers

DRAFT

What can we expect from current policy?

Uses

Most neighborhood centers have a land use designation of Community Business (CB), which the plan describes as a “focal point for commercial activity serving a subcommunity or a collection of neighborhoods.” Residential uses such as single-family and multi-family housing, duplexes and townhouses are allowed in these centers but are not commonly developed.

Form/Height

BC-1 and BC-2 zone districts, which are most common in these centers, encourage more suburban types of development, e.g. large setbacks and buildings that front parking. This largely reflects the characteristics of the older shopping centers that were developed in the early 60s and 70s. Development is restricted to three stories, and a building height of 35', except where height modifications are permitted (generally areas with adopted area plans). While most centers are designated as Community Business (CB), new and emerging neighborhood centers in North Boulder and Boulder Junction are zoned as mixed-use (MU) and Business – Main Street (BMS), which both encourage a more walkable, pedestrian-friendly and mixed-use environment.

Draft Principles

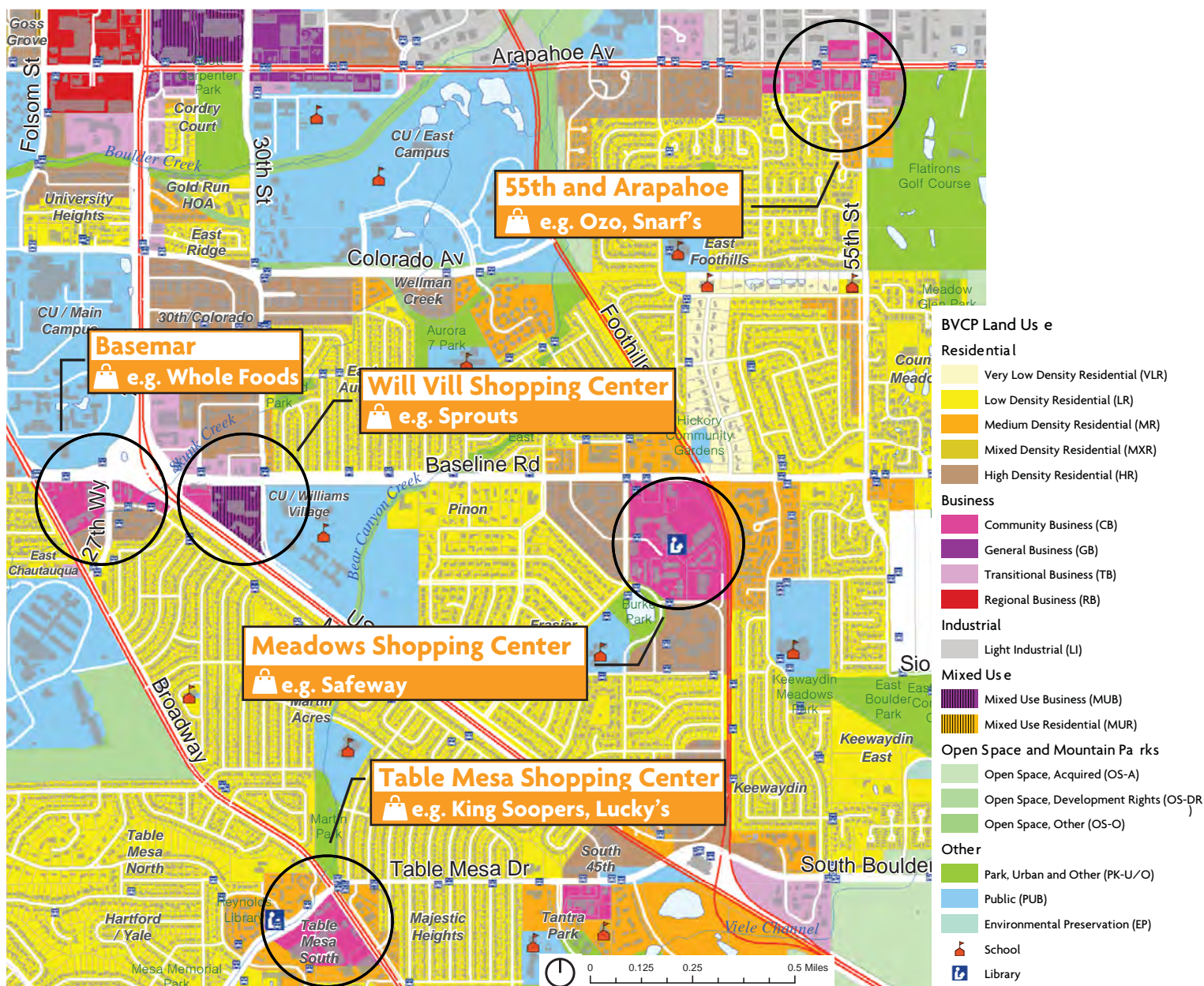
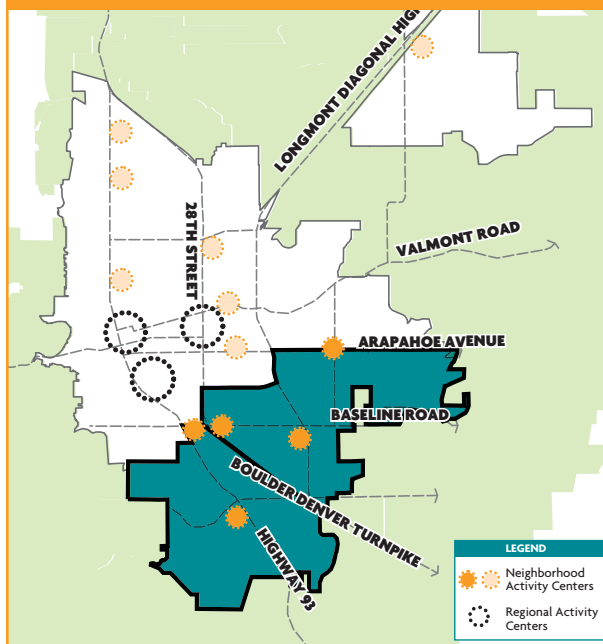
Tell us what you think!

- 1. Mix of activities and vibrancy.** Include a mix of locally-serving retail (e.g. retail anchors such as grocery stores and personal services such as hair salons) and other activities (e.g. smaller-scale office uses) to meet day-to-day needs and sustain both daytime and evening activity.
- 2. Mobility hubs.** Include a richness of transportation amenities and conveniences such as sheltered seating, shared bicycles, bike cages and repair stations, among others.
- 3. Meaningful public realm.** Create permeability in centers with a mix of semi-public and public spaces that are connected visually and easy to navigate. Include civic and cultural uses as well as outdoor seating, shade trees and green spaces in the public spaces to create a unique identity and sense of place.
- 4. Architectural appeal.** Foster approachability and appeal of buildings through multiple entrances, four-sided design and attractive, well-designed architecture made of quality, long-lasting materials.
- 5. Comfort and safety.** Include human-scaled lighting, furnishings, signs and way-finding that feel welcoming, safe and comfortable for users of all ages and abilities. Provide unimpeded connections within the centers between parking, transit, retail and residential uses.
- 6. Parking not dominant.** Place parking behind and to the sides of buildings or in structures rather than in large street-facing lots. Encourage parking management strategies, such as shared parking, and versatile parking structures that are designed with the flexibility to allow for different uses in the future.
- 7. Low-impact design.** Contribute toward sustainability goals with low-impact site design that incorporates green infrastructure (e.g. permeable materials and bioswales).
- 8. Transitions to neighborhoods.** Ensure compatibility of buildings with adjacent residential uses and decrease intensity of activity around edges near neighborhoods. Encourage a diversity of residential uses such as attached single family housing, rowhomes and a variety of flats within these areas of transition.

South and Southeast Boulder Neighborhood Activity Centers

EXISTING CHARACTERISTICS

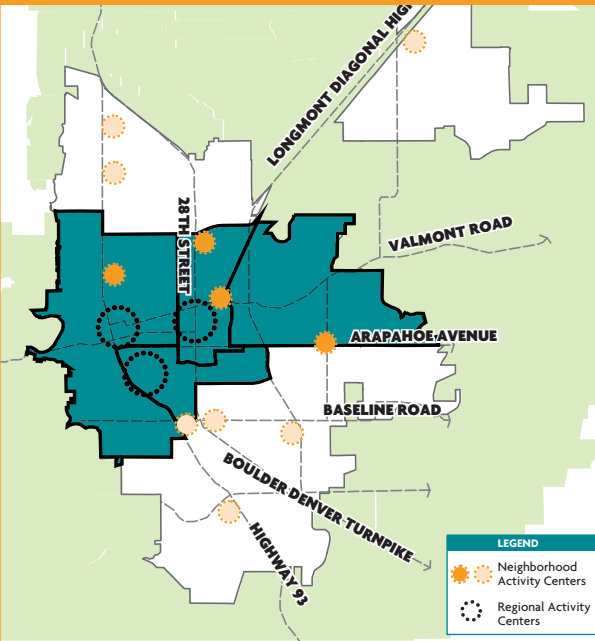
- Serve as a focal point for neighborhoods. They provide goods and services to meet the day-to-day needs of nearby residents, workers, and students
- Located throughout Boulder, generally along major corridors
- Accessible from surrounding areas by vehicle, walking, bike, and transit
- Generally classified as Community Business on the Land Use Designation Map and have Business Commercial (BC-1 and BC-2) Zoning
- Have distinct identities and are important to the nearby neighborhoods
- Sometimes contain community services and functions such as libraries, or public spaces
- Generally, do not include housing; and
- Range in size from small locally serving businesses to larger grocery stores or anchor stores. Total area ranges from 4-acres (Willows Shopping Center) to 30+ acres (Meadows)



Central and East Boulder, Crossroads, & University Neighborhood Activity Centers

EXISTING CHARACTERISTICS

- Serve as a focal point for neighborhoods. They provide goods and services to meet the day-to-day needs of nearby residents, workers, and students
- Located throughout Boulder, generally along major corridors
- Accessible from surrounding areas by vehicle, walking, bike, and transit
- Generally classified as Community Business on the Land Use Designation Map and have Business Commercial (BC-1 and BC-2) Zoning
- Have distinct identities and are important to the nearby neighborhoods
- Sometimes contain community services and functions such as libraries, or public spaces
- Generally, do not include housing; and
- Range in size from small locally serving businesses to larger grocery stores or anchor stores. Total area ranges from 4-acres (Willows Shopping Center) to 30+ acres (Meadows)



BVCP Land Use

Residential

- Very Low Density Residential (VLR)
- Low Density Residential (LR)
- Manufactured Housing (MH)
- Medium Density Residential (MR)
- Mixed Density Residential (MXR)
- High Density Residential (HR)

Business

- Community Business (CB)
- General Business (GB)
- Service Commercial (SC)
- Transitional Business (TB)
- Regional Business (RB)

Industrial

- Community Industrial (CI)
- General Industrial (GI)
- Light Industrial (LI)
- Performance Industrial (PI)

Mixed Use

- Mixed Use Business (MUB)
- Mixed Use Industrial (MUI)
- Mixed Use Residential (MUR)

Open Space and Mountain Parks

- Open Space, Acquired (OS-A)
- Open Space, Development Rights (OS-DR)
- Open Space, Other (OS-O)

Other

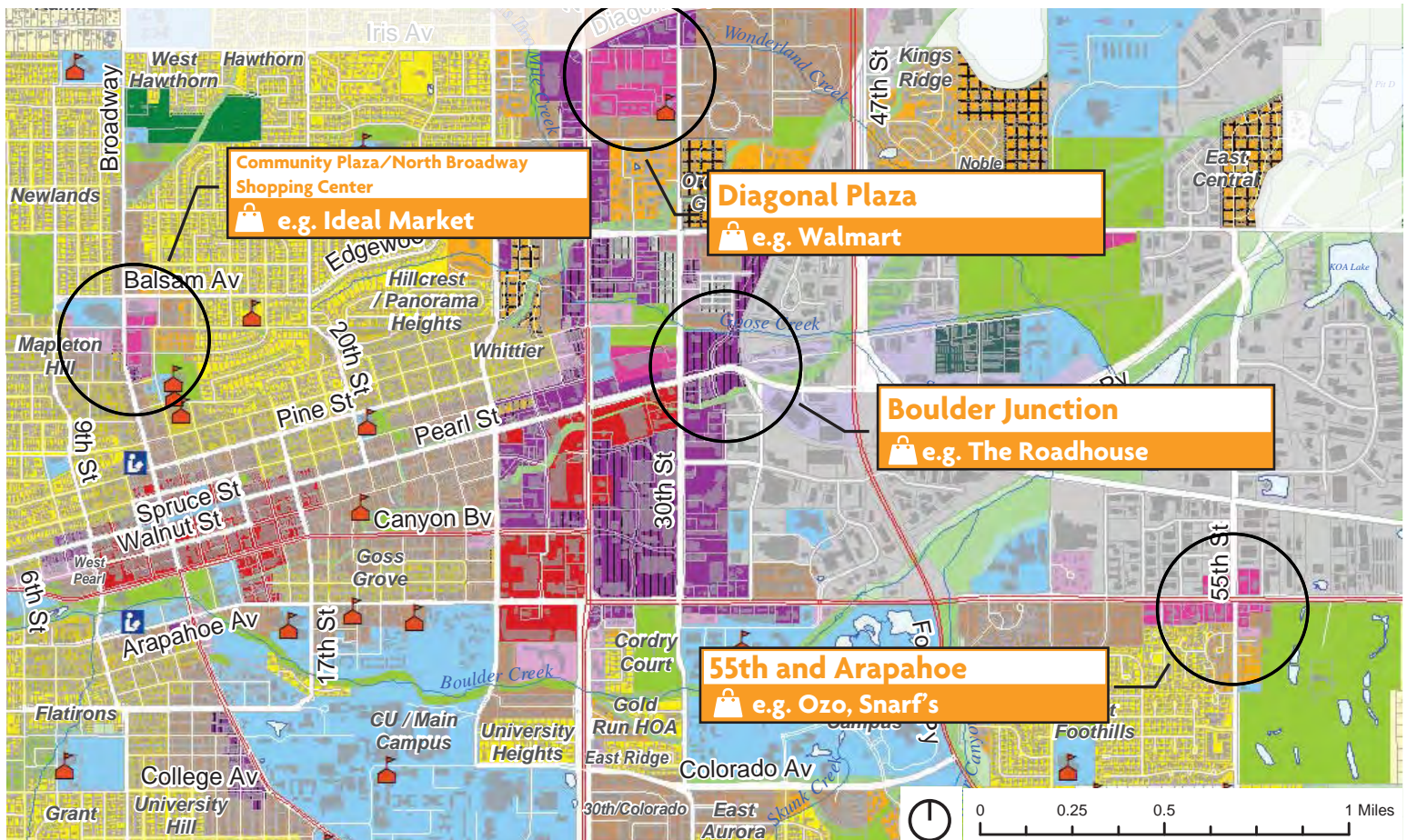
- Agricultural (AG)
- Park, Urban and Other (PK-U/O)
- Public (PUB)
- Environmental Preservation (EP)



School



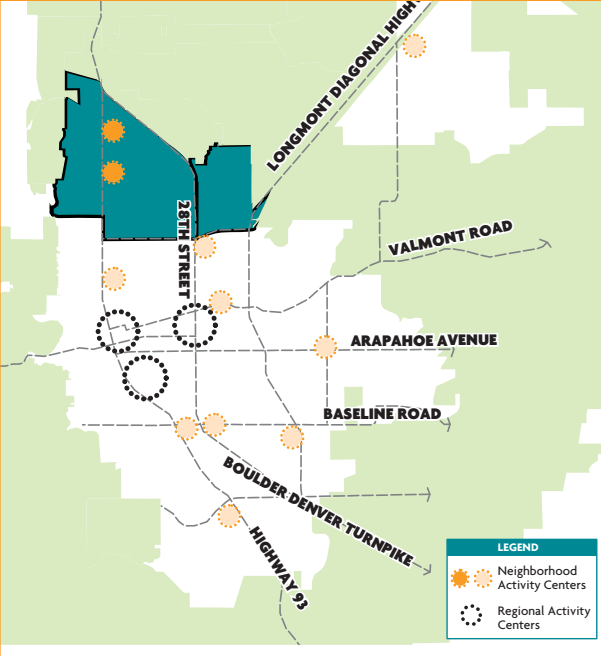
Library



North Boulder and Palo Park Neighborhood Activity Centers

EXISTING CHARACTERISTICS

- Serve as a focal point for neighborhoods. They provide goods and services to meet the day-to-day needs of nearby residents, workers, and students
- Located throughout Boulder, generally along major corridors
- Accessible from surrounding areas by vehicle, walking, bike, and transit
- Generally classified as Community Business on the Land Use Designation Map and have Business Commercial (BC-1 and BC-2) Zoning
- Have distinct identities and are important to the nearby neighborhoods
- Sometimes contain community services and functions such as libraries, or public spaces
- Generally, do not include housing; and
- Range in size from small locally serving businesses to larger grocery stores or anchor stores. Total area ranges from 4-acres (Willows Shopping Center) to 30+ acres (Meadows)



BVCP Land Use

Residential

- Very Low Density Residential (VLR)
- Low Density Residential (LR)
- Manufactured Housing (MH)
- Medium Density Residential (MR)
- Mixed Density Residential (MXR)
- High Density Residential (HR)

Business

- Community Business (CB)
- General Business (GB)
- Service Commercial (SC)
- Transitional Business (TB)
- Regional Business (RB)

Industrial

- Community Industrial (CI)
- General Industrial (GI)
- Light Industrial (LI)
- Performance Industrial (PI)

Mixed Use

- Mixed Use Business (MUB)
- Mixed Use Industrial (MUI)
- Mixed Use Residential (MUR)

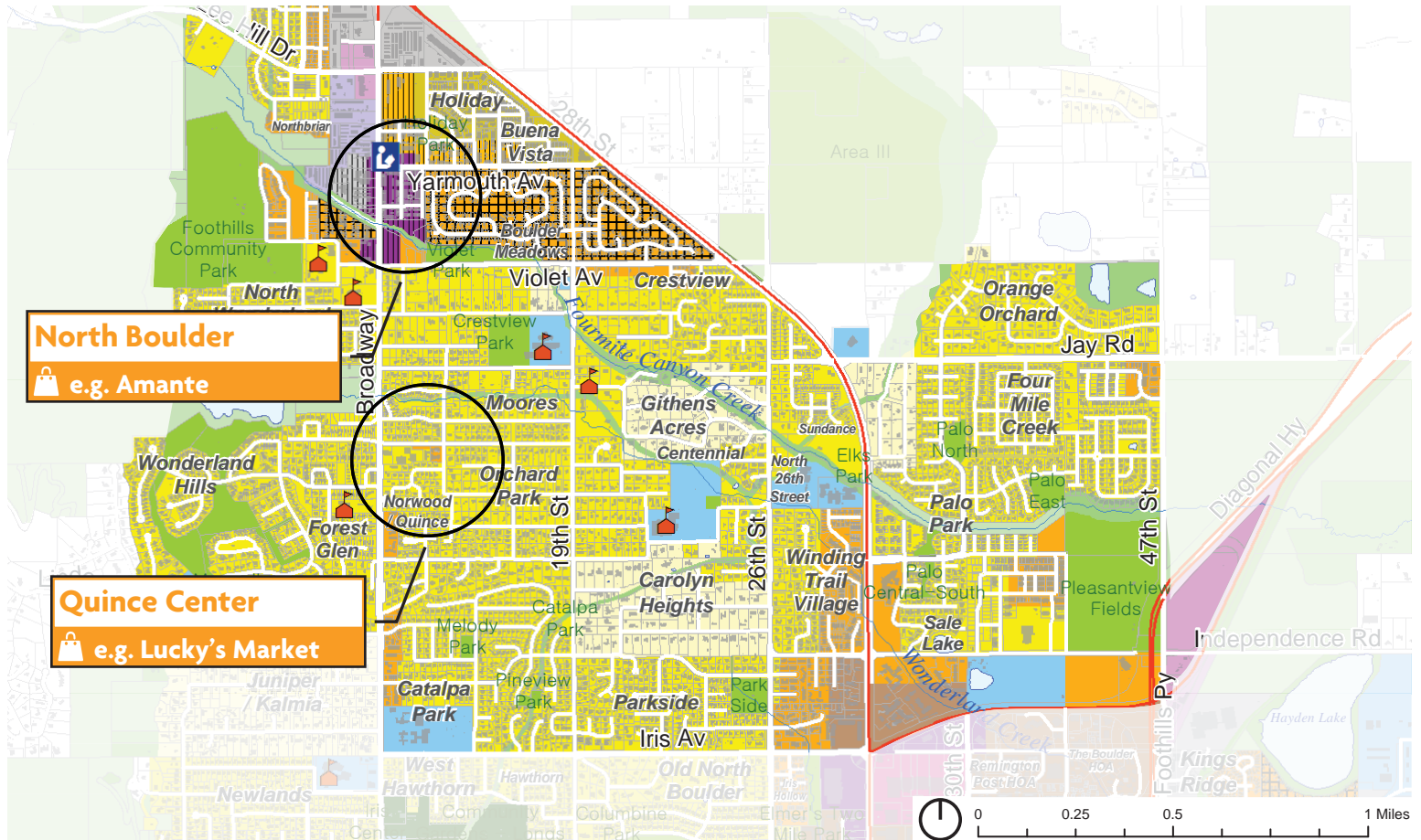
Open Space and Mountain Parks

- Open Space, Acquired (OS-A)
- Open Space, Development Rights (OS-DR)
- Open Space, Other (OS-O)

Other

- Agricultural (AG)
- Park, Urban and Other (PK-U/O)
- Public (PUB)
- Environmental Preservation (EP)

- School
- Library



What is your vision for neighborhood activity centers?

The visuals presented below are to aid in community dialogue. They will be updated through early next year to reflect community input and other feedback received from City Council, Planning Board, and boards and commissions.



Transition Areas Buffering Existing Low Density Neighborhoods

View 1 (see aerial diagram on the back for orientation) **DRAFT**

Pedestrian walkway and shared greenspace for residents, employees, and commercial visitors.	Mobility hub supported by concentration of mixed-use development and live/work units
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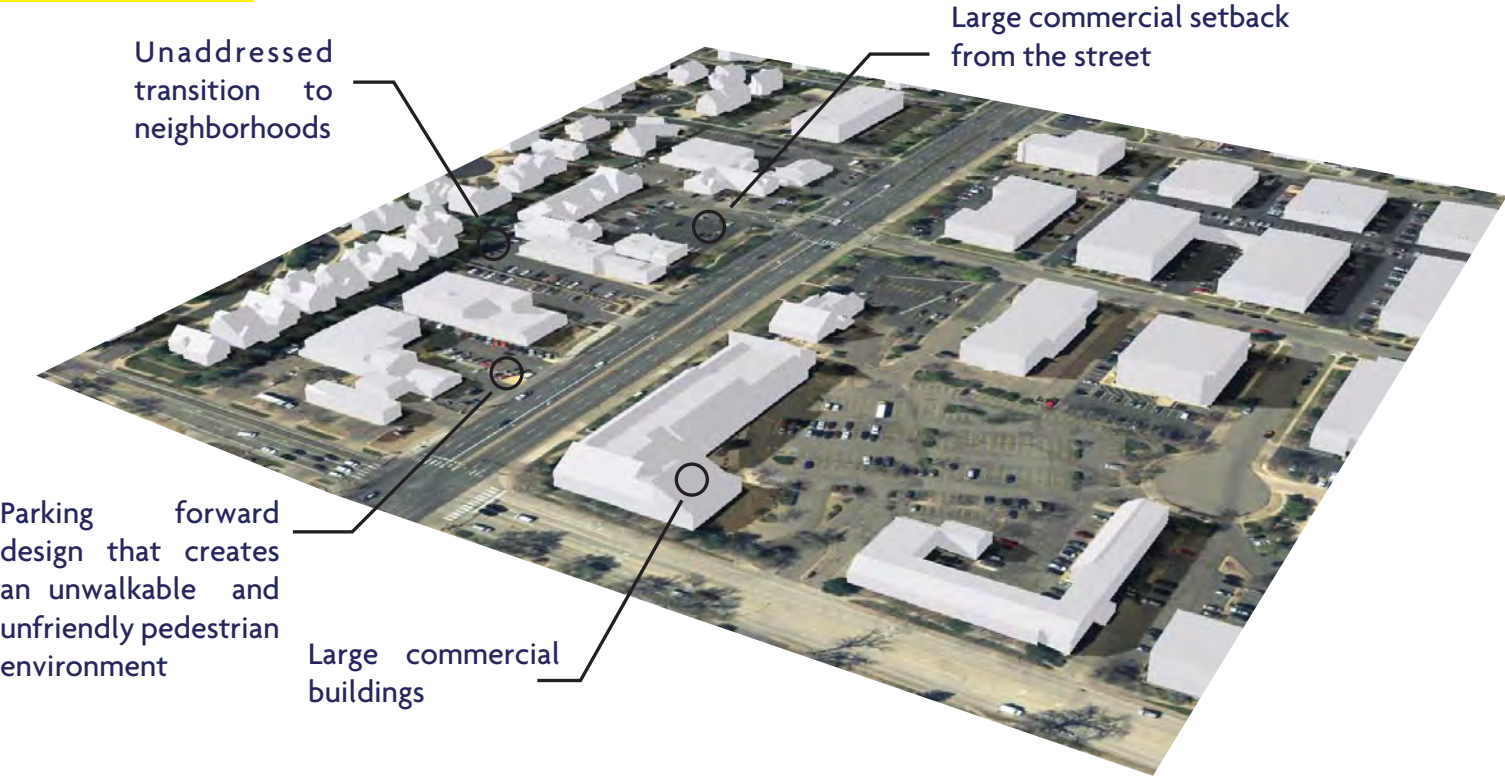
Mix of Commercial w/residential (live/work, flats)

View 2 (see aerial diagram on the back for orientation) **DRAFT**

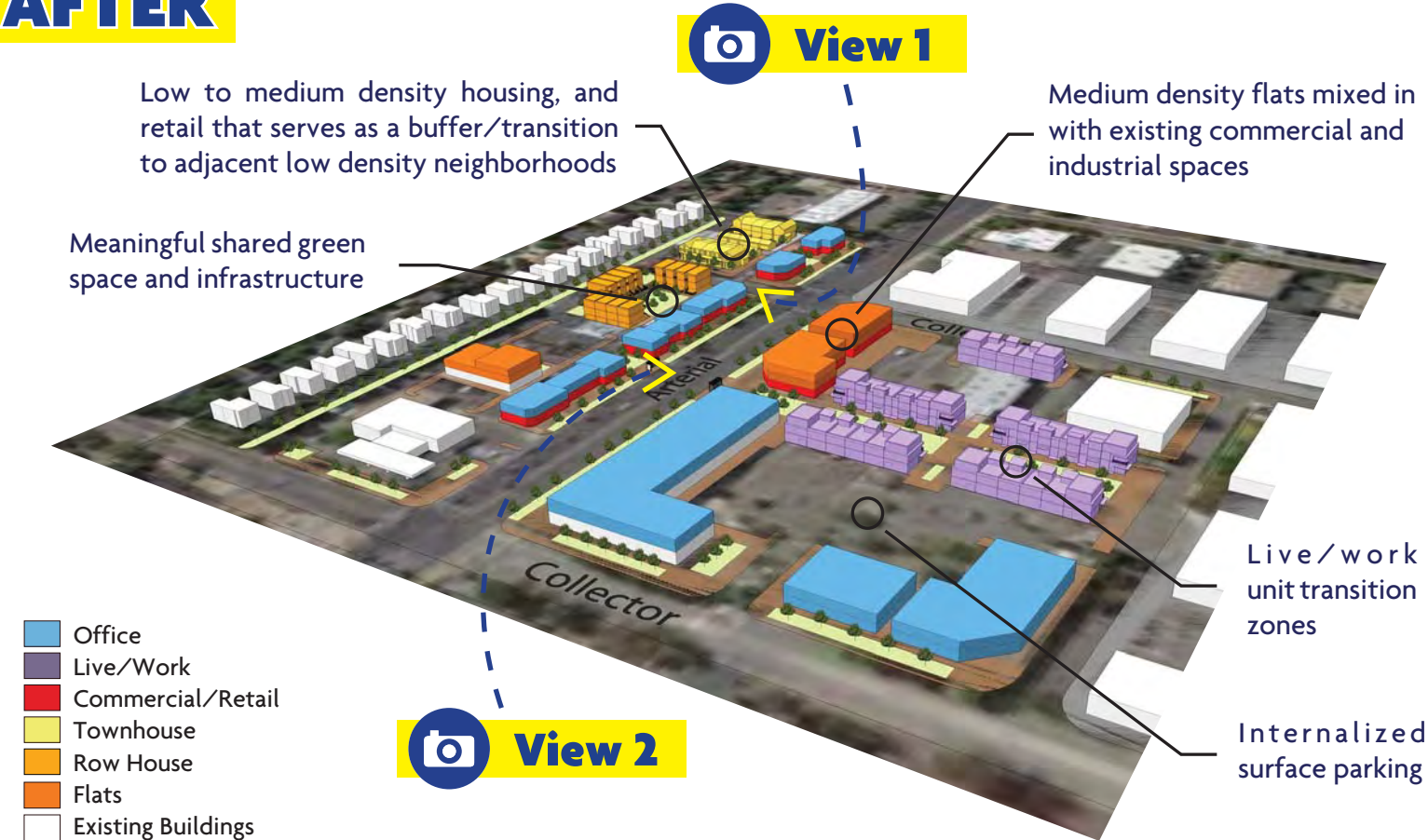
The visuals presented below are to aid in community dialogue. They will be updated through early next year to reflect community input and other feedback received from City Council, Planning Board, and boards and commissions.

DRAFT

Before



AFTER



Boulder Valley Regional Center

DRAFT

What can we expect from current policy?

Uses

Most of the Boulder Valley Regional Center (BVRC) has a land use designation of Regional Business (RB), which the plan describes as places with “major shopping facilities, offices, financial institutions.” Although residential uses such as single-family and multi-family housing, duplexes and townhouses are allowed in this center, commercial development is more prevalent. Some housing exists along 30th, 26th, and Folsom Street and there is potential for more housing.

Form/Height

Some zoning districts (Business – Regional 1) within the BVRC reflect a more suburban development standard, e.g. large setbacks and buildings that front parking. Development is restricted to three stories and a building height of 35', except where height modifications are permitted (generally areas with adopted area plans). Design guidelines have been adopted for the BVRC which is primarily used in the site review process and minor modifications to a previously approved development. The threshold for a site review process in a Business – Regional 1 zone district (BR-1) is three acres, or 50,000 square feet of floor area. The aim of the BVRC Design Guidelines is to create a “high-quality center” by establishing design goals related to the following components of development: site layout, circulation, parking, useable open space, landscaping, streetscape, building design and signage.

Draft Principles

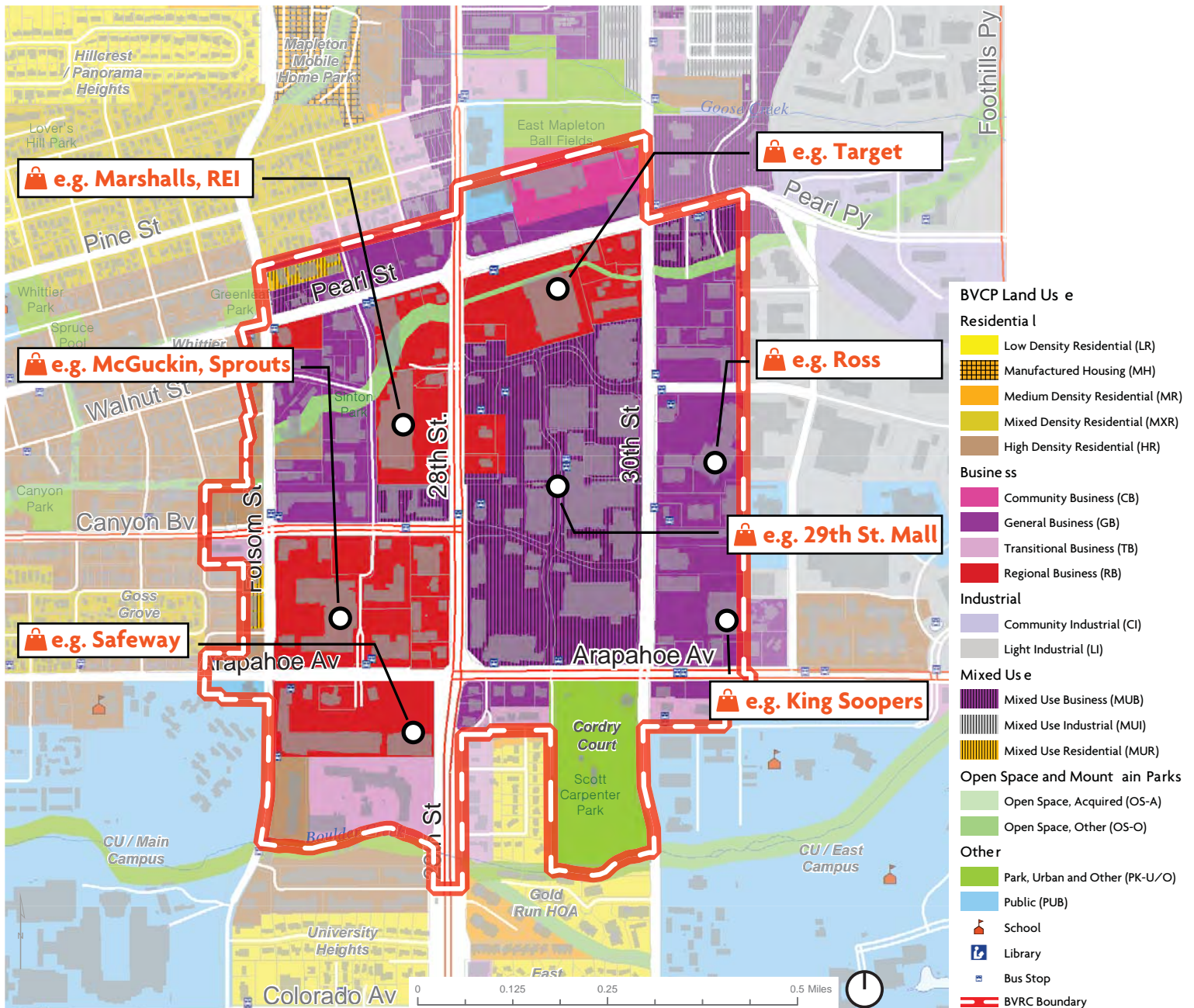
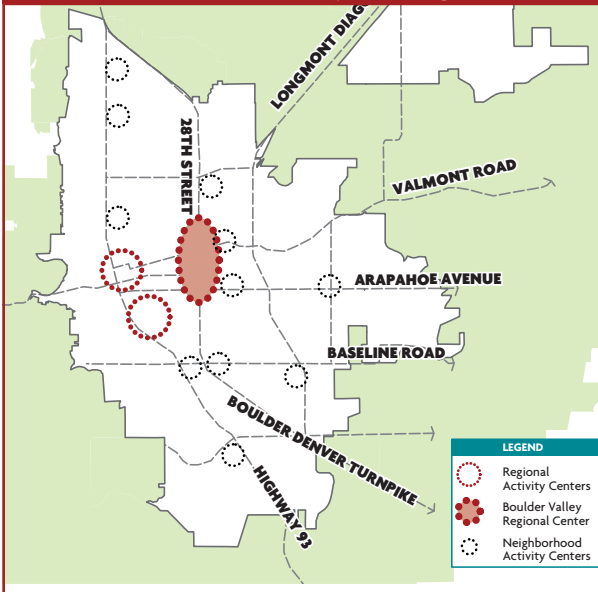
Tell us what you think!

- 1. Mix uses to support local and regional needs.** Encourage a mix of uses and activities that serve a primarily commercial function (e.g. large format retail and shopping, restaurants, offices, hotels) to meet the retail needs of the community and Boulder Valley and sustain daytime and evening activity. Include cultural and recreational amenities.
- 2. Regional mobility hub.** Function as a regional multimodal hub by addressing ways to get around on foot, by bike, and by local transit service and offering amenities for users of all transportation modes by including sheltered seating, shared bicycles, bike cages and repair stations, among others. Improve access and connections to and from the regional mobility hub.
- 3. Meaningful public realm.** Create permeability in centers with a mix of semi-public and public spaces that are connected visually for intuitive navigation. Include civic and cultural uses as well as outdoor seating, shade trees and green spaces in the public spaces to create a unique identity and sense of place.
- 4. Architectural appeal.** Foster approachability and appeal of buildings through multiple entrances, four-sided design and attractive, well-designed architecture made of quality, long-lasting materials.
- 5. Comfort and safety.** Include human-scaled lighting, furnishings, signs and way-finding that feel welcoming, safe and comfortable for users of all ages and abilities. Provide unimpeded connections within the centers between parking, transit, retail and residential uses.
- 6. Parking not dominant.** Place parking behind and to the sides of buildings, in structures, or underground rather than in large street-facing lots. Encourage versatile parking structures that are designed with the flexibility to allow for different uses in the future.
- 7. Low-impact design.** Contribute toward sustainability goals with low-impact site design that incorporates green infrastructure (e.g. permeable materials and bioswales).

Boulder Valley Regional Center

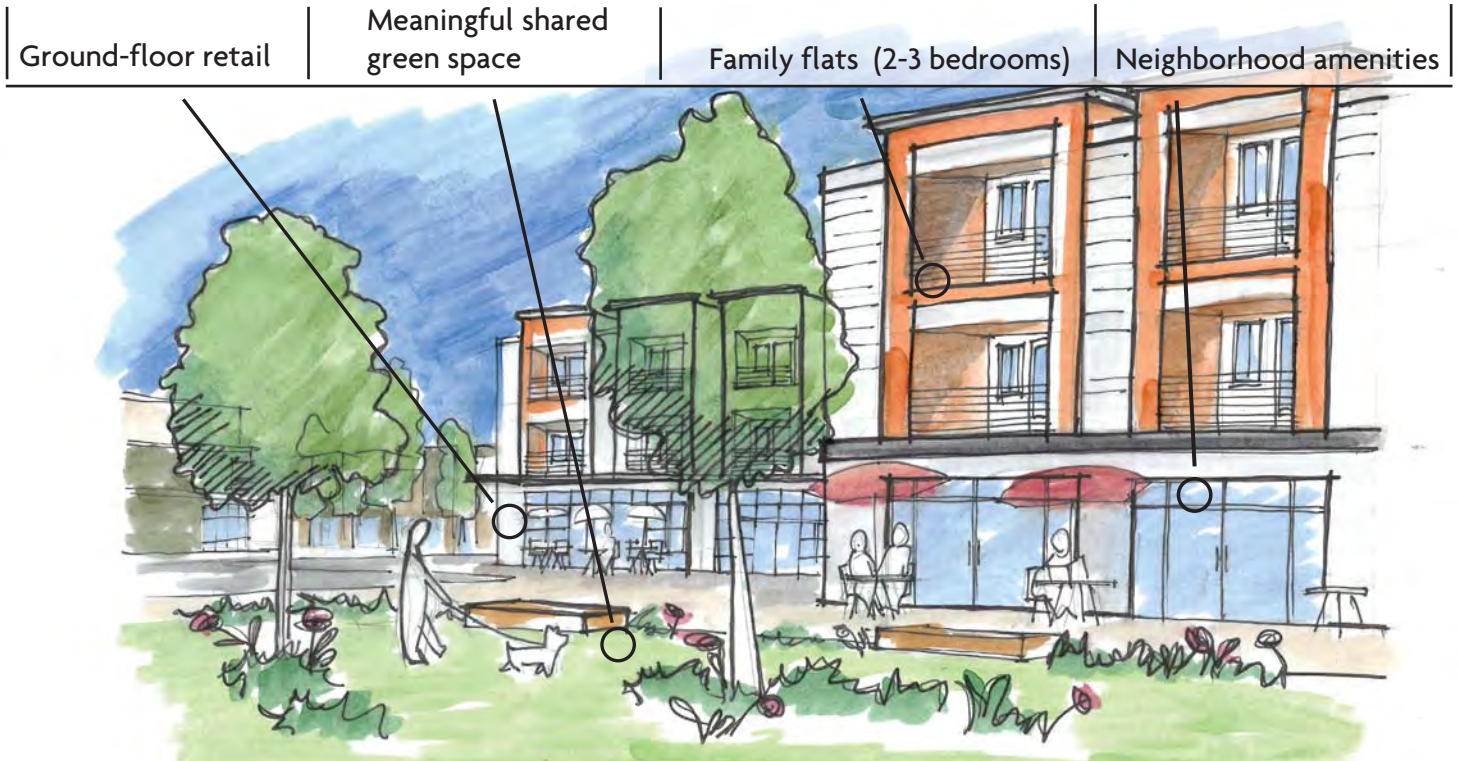
EXISTING CHARACTERISTICS

- Serves as a regional commercial destination with goods and services to meet the needs of the community
- Located in Boulder's Crossroads area along the highways and arterials and is accessible by vehicle, transit, and for pedestrians and bicycles locally and regionally
- Classified as General, Regional, and Mixed Use Business on the Land Use Designation Map and generally has Business Regional (BR-1) Zoning with the highest level of commercial
- Contains the regional mall, some larger big box commercial uses, a multitude of other restaurants and retail, offices, and some residential and is over 200 acres in size



What is your vision for the BVRC?

The visuals presented below are to aid in community dialogue. They will be updated through early next year to reflect community input and other feedback received from City Council, Planning Board, and boards and commissions.

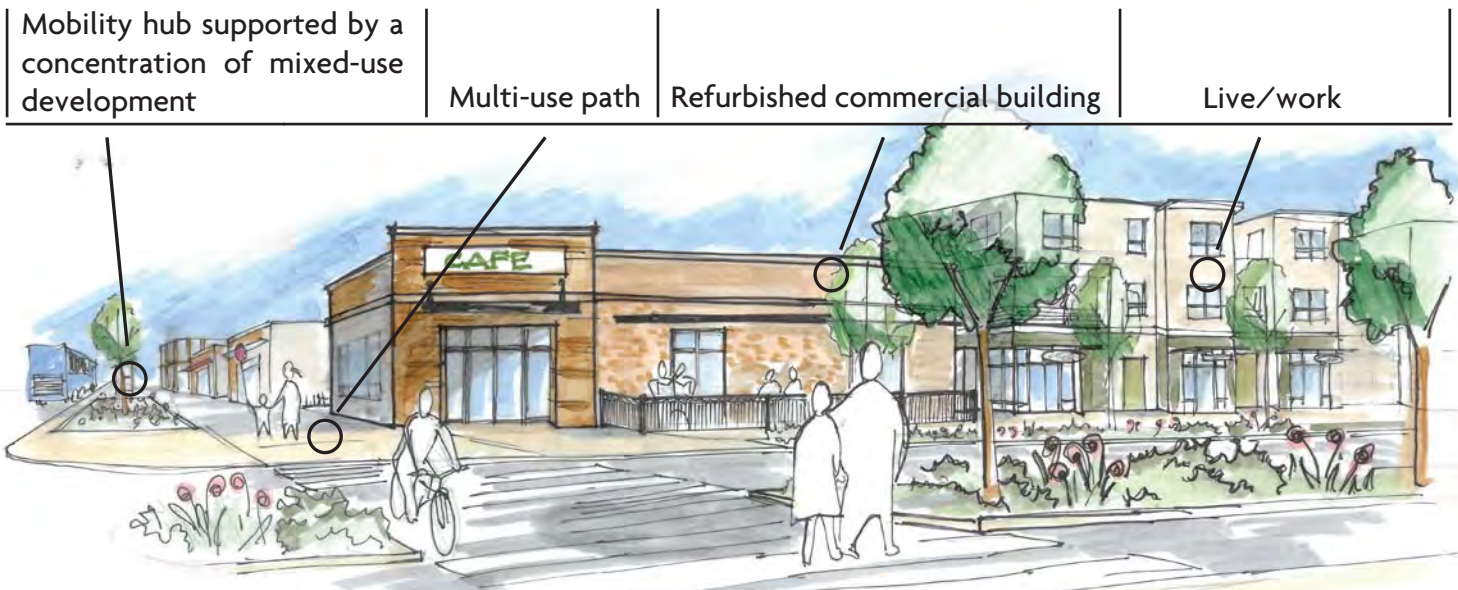


Medium Density Mixed-use Neighborhood



View 1 (see aerial diagram on the back for orientation)

DRAFT



Mixed-use Walkable Street



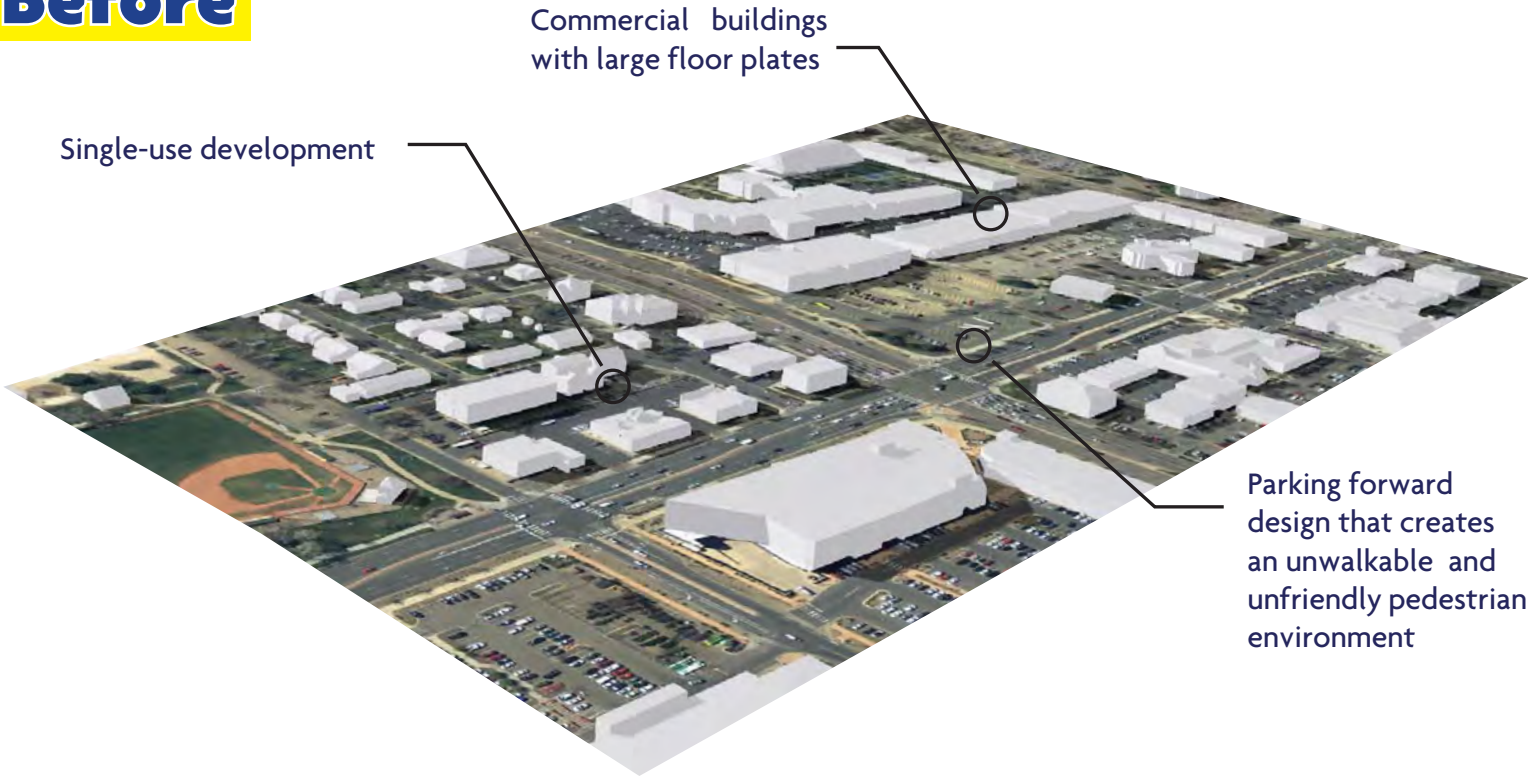
View 2 (see aerial diagram on the back for orientation)

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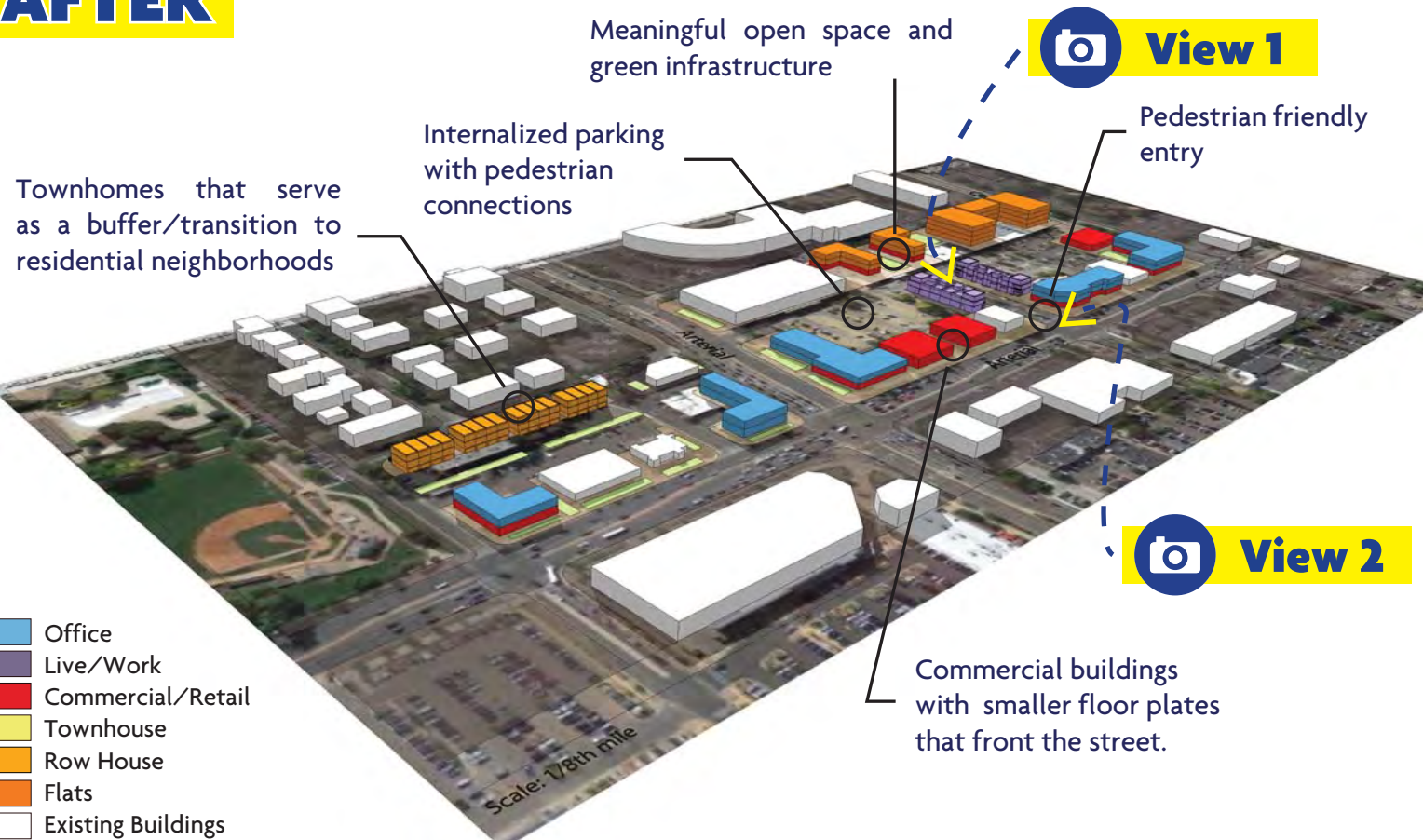
The visuals presented below are to aid in community dialogue. They will be updated through early next year to reflect community input and other feedback received from City Council, Planning Board, and boards and commissions.

DRAFT

Before



AFTER



Industrial/Innovation Areas

DRAFT

What can we expect from current policy?

Uses

The identified industrial areas have a land use designation of Light Industrial (LI), which the plan describes as “primarily research and development, light manufacturing, large-scale printing and publishing, electronics, or other intensive employment uses.” Residential uses are allowed under a use review and if at least 1/6 of the existing parcel is contiguous with residential zoning or development or city- or county-owned park or open space. Housing is uncommon in these districts. Retail services and restaurants, among other non-residential uses are conditionally-allowed with certain restrictions so that it serves the surrounding neighborhood without undermining the industrial uses in these areas.

Form/Height

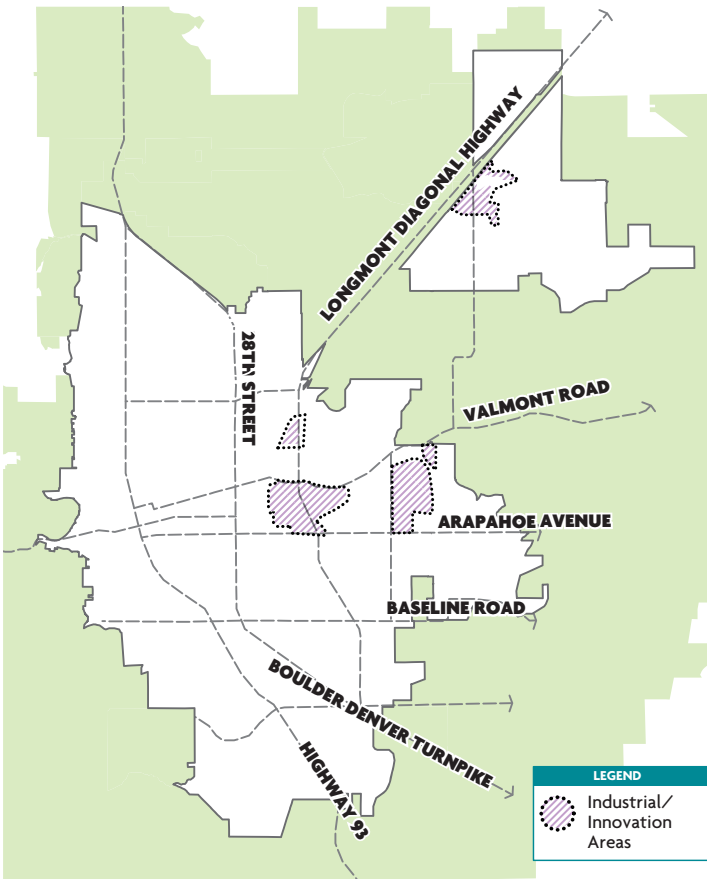
New development in these areas is primarily composed of light manufacturing and business parks and contains a high amount of parking relative to the new developments that are more centrally-located within the city. Development is restricted to three stories and a building height of 40' and potentially 45' if conditionally-permitted.

Draft Principles

Tell us what you think!

- 1. Amenities and mix of uses.** Co-locate locally-serving retail (e.g. retail anchors such as grocery stores and personal services such as hair salons) and possibly housing with large employers in these employment-rich centers.
- 2. Preservation and reuse.** Encourage retention and renovation of existing buildings and infill on parking lots.
- 3. Transportation connections.** Improve the multimodal system with convenient and pleasant ways to get around on foot, by bike and with local connections to regional transit.
- 4. Meaningful public realm.** Create permeability in centers with a mix of semi-public and public spaces that are connected visually for intuitive navigation. Include civic and cultural uses as well as outdoor seating, shade trees and green spaces in the public spaces to create a unique identity and sense of place.
- 5. Parking not dominant.** Keep parking behind and to the sides of buildings or in structures rather than in large street-facing lots. Encourage parking management strategies, such as shared parking, and versatile parking structures that are designed with the flexibility to allow for different uses in the future.
- 6. Low-impact design.** Contribute toward sustainability goals with low-impact site design that incorporates green infrastructure (e.g. permeable materials and bioswales).

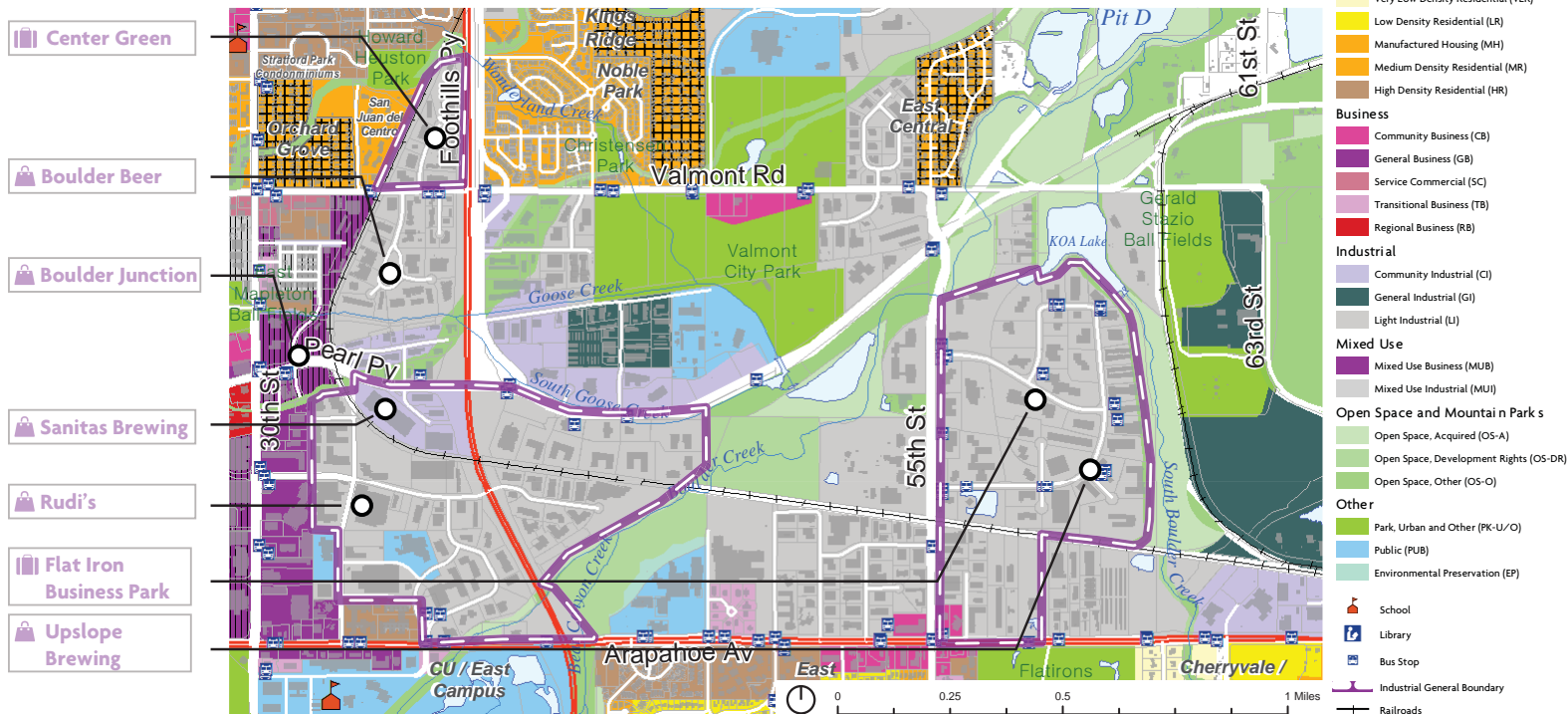
Industrial/Innovation Areas



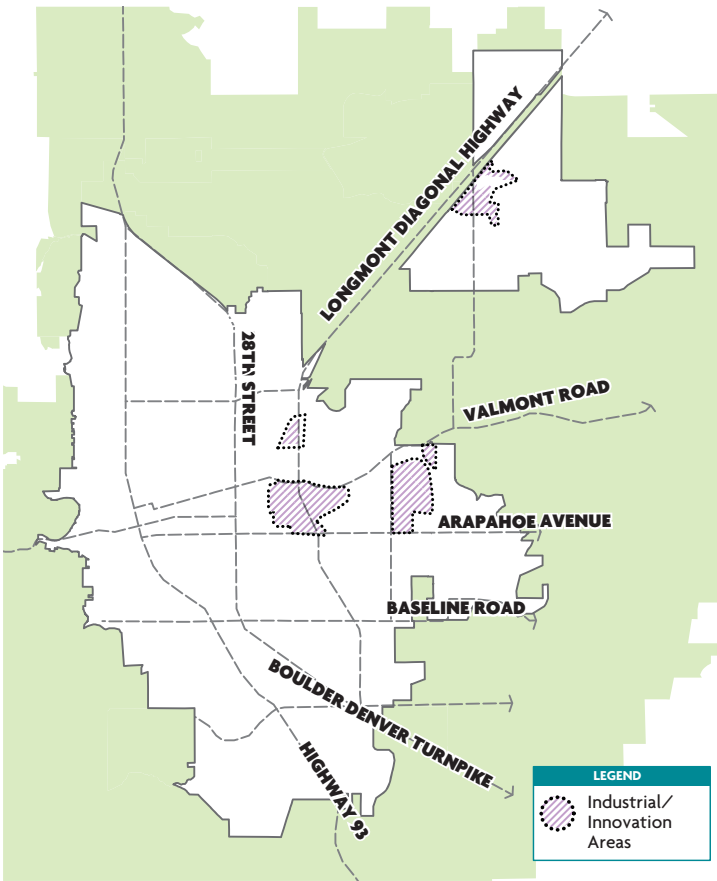
EXISTING CHARACTERISTICS

- Located in East Boulder, along Arapahoe between 33rd and South Boulder Creek, and in Gunbarrel along the Diagonal
- Classified as Light Industrial on the Land Use Designation Map and has Industrial General (IG) Zoning designed for “research and development, light manufacturing, larger scale printing and publishing, electronics, or other intensive employment uses” and “industrial parks” according to the 2010 plan
- Accessible by vehicles but are not particularly accessible by transit
- Strong regional connection to the city’s greenway system, particularly in East Boulder, making the area accessible for bicycles and pedestrians
- More auto-centric and less walkable/ bikeable within these areas due to the disconnected street grid

East Boulder Industrial Area



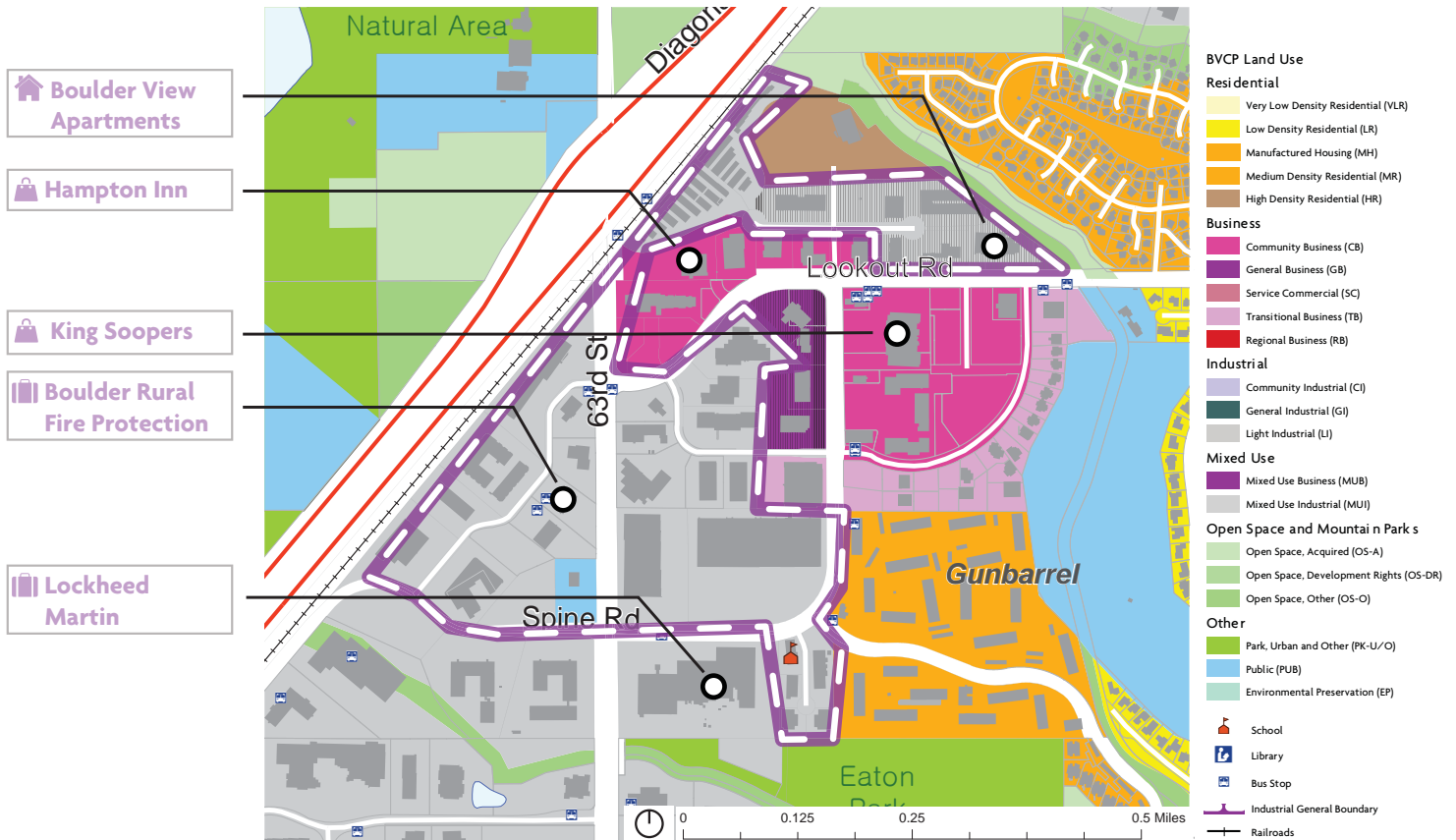
Industrial/Innovation Areas



EXISTING CHARACTERISTICS

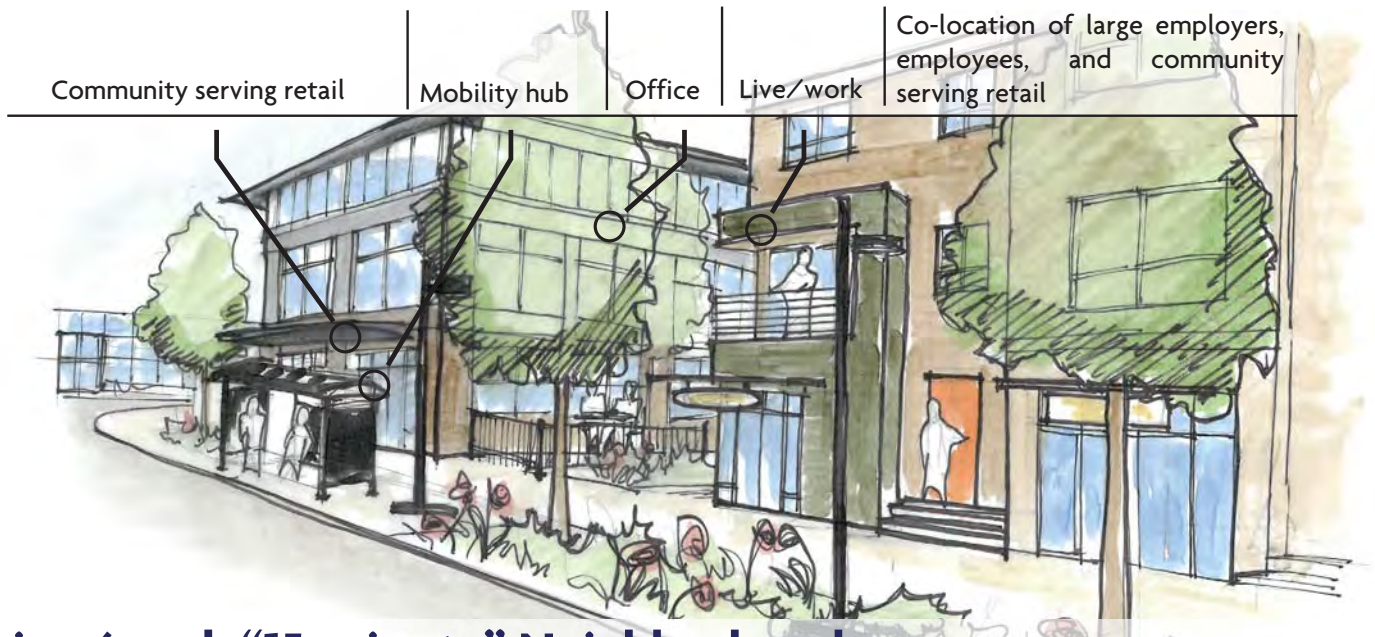
- Located in East Boulder, along Arapahoe between 33rd and South Boulder Creek, and in Gunbarrel along the Diagonal
- Classified as Light Industrial on the Land Use Designation Map and has Industrial General (IG) Zoning designed for “research and development, light manufacturing, larger scale printing and publishing, electronics, or other intensive employment uses” and “industrial parks” according to the 2010 plan
- Accessible by vehicles but are not particularly accessible by transit
- Strong regional connection to the city’s greenway system, particularly in East Boulder, making the area accessible for bicycles and pedestrians
- More auto-centric and less walkable/ bikeable within these areas due to the disconnected street grid

Gunbarrel Industrial Area



What is your vision for industrial/innovation areas?

The visuals presented below are to aid in community dialogue. They will be updated through early next year to reflect community input and other feedback received from City Council, Planning Board, and boards and commissions.

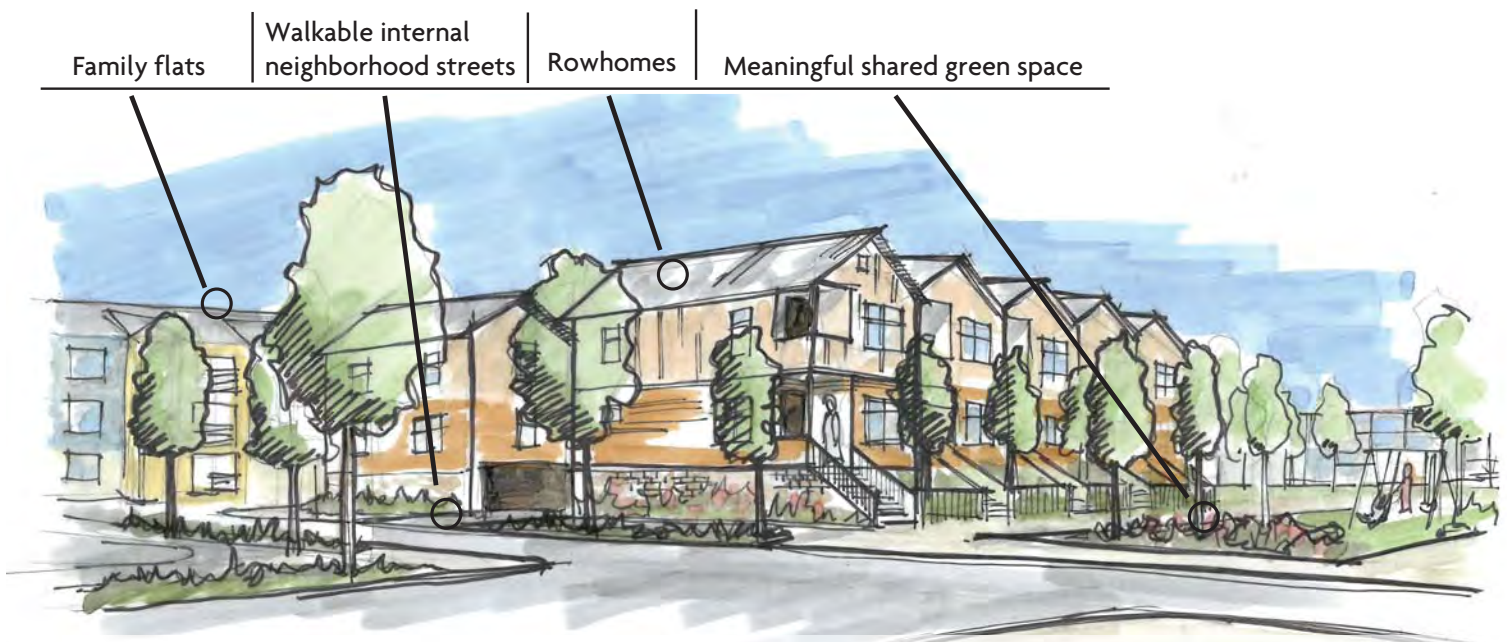


Live/work “15-minute” Neighborhood



View 1 (see aerial diagram on the back for orientation)

DRAFT



Friendly Walkable Neighborhood composed of Medium Density Residential



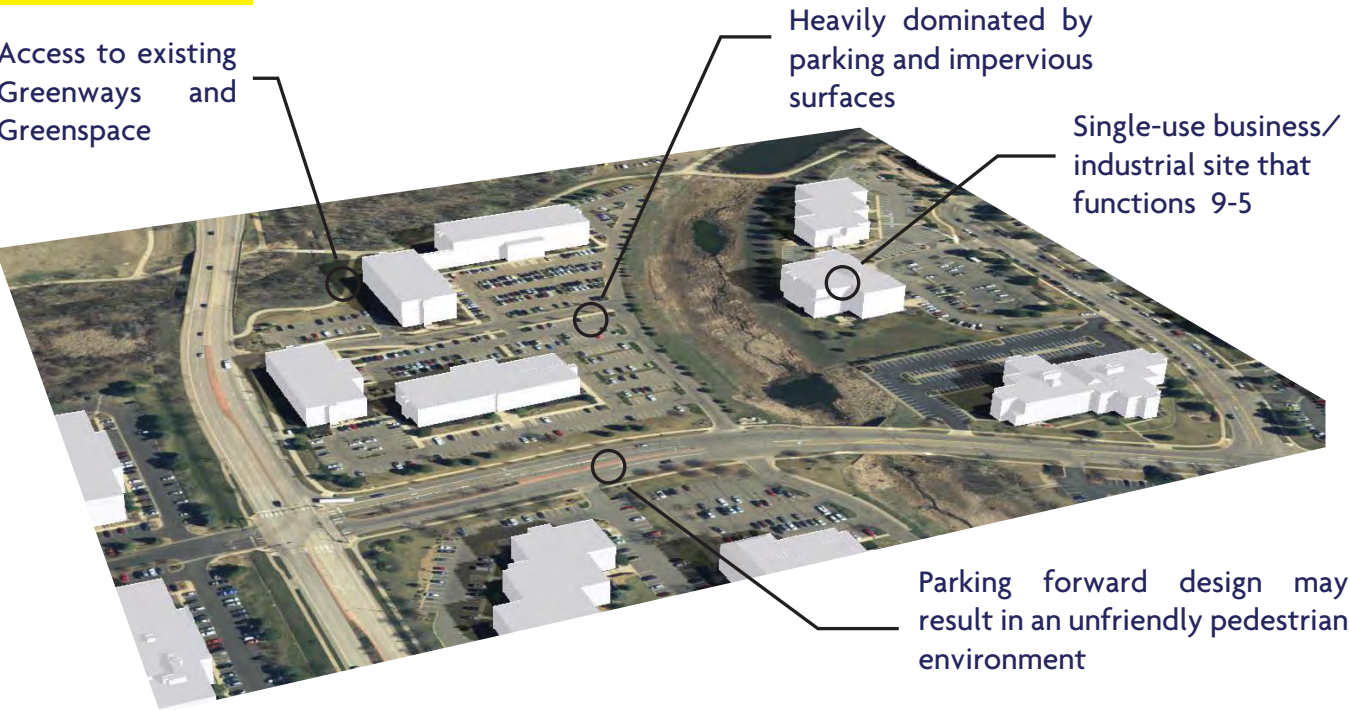
View 2 (see aerial diagram on the back for orientation)

DRAFT

The visuals presented below are to aid in community dialogue. They will be updated through early next year to reflect community input and other feedback received from City Council, Planning Board, and boards and commissions.

DRAFT

Before



AFTER

View 2



View 1

CU South Study Project Approach

Updated: Dec. 2016

Purpose

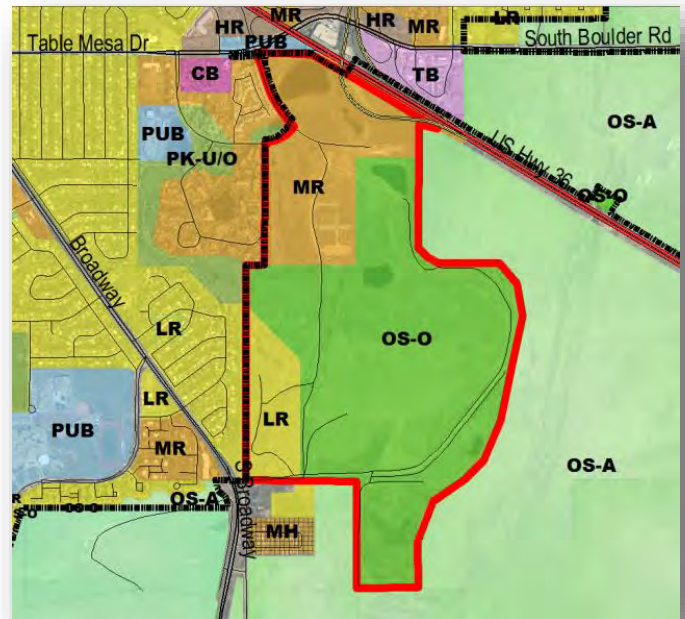
The purpose of the 2016 CU-Boulder South Study is to assess the characteristics of the CU-Boulder South site and adjacent properties and, based on those findings:

1. Provide a recommendation for changes to the Boulder Valley Comprehensive Plan (BVCP) land use designations on that site; and
2. Provide a framework for future annexation and agreements between the city and CU as it relates to the CU South site.

Background

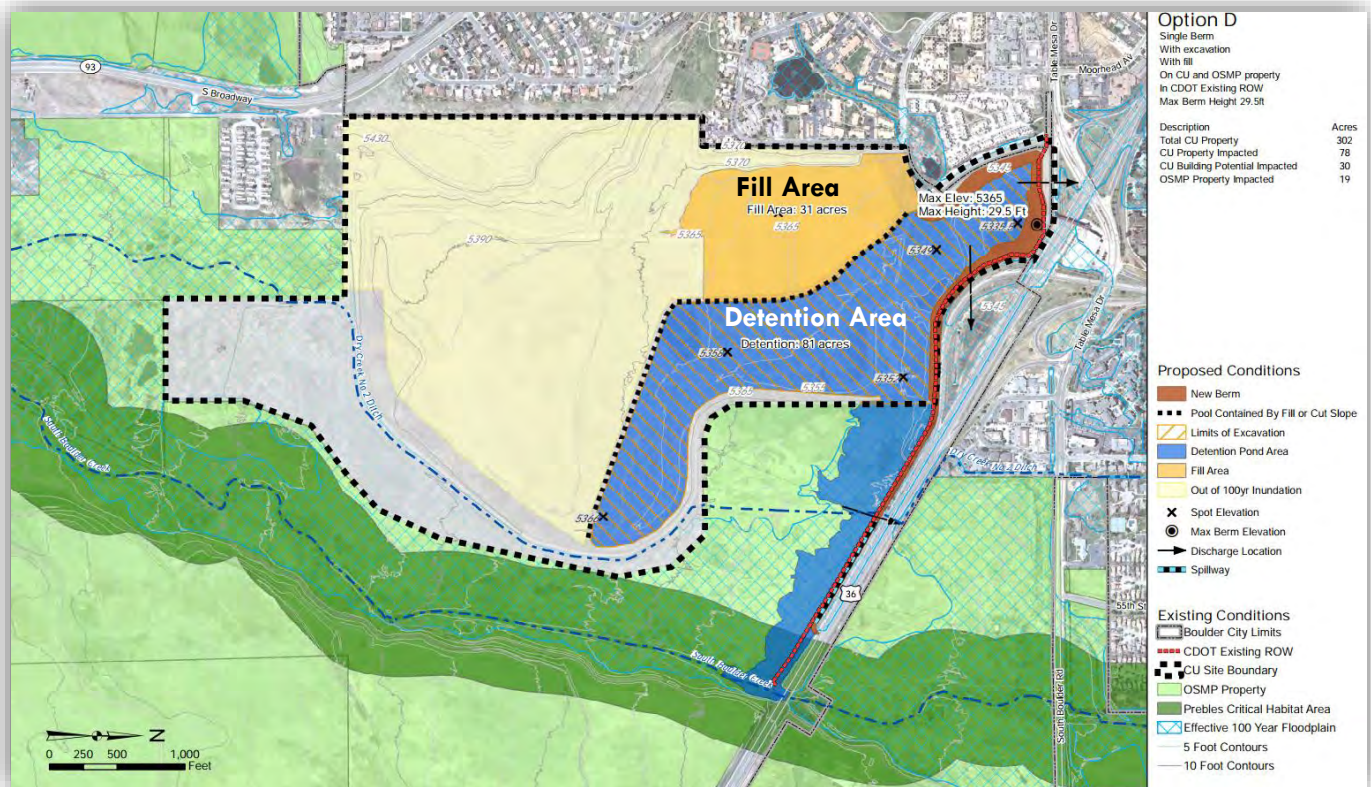
The CU-Boulder South property is 308 acres in size and is owned by the University of Colorado Boulder (CU Boulder). The property currently has the following three land use designations on portions of the property – Low Density Residential (LR), Medium Density Residential (MR), and Open Space-Other (OS-O). The property is entirely in Boulder County and in BVCP planning Area II, which makes it eligible for annexation.

CU has no specific plans at this time but is interested in eventual annexation and development of a portion of the property. The current land use designations are likely not appropriate for potential public uses of the site.



2010 BVCP Land Use Designations

During the 2000 and 2005 major updates to the plan, the city deferred changes to the BVCP land use designations pending the outcome of the South Boulder Creek Flood Mitigation Study. On August 4, 2015, City Council approved the [South Boulder Creek Major Drainageway and Flood Mitigation Plan](#) that included several options for utilization of portions of the CU South property for flood mitigation. “Option D” is currently the preferred option, which includes about 80 acres of the CU South site for detention and about 30 acres for an adjacent fill area (see map below).



2015 Approved option for South Boulder Creek Flood Mitigation

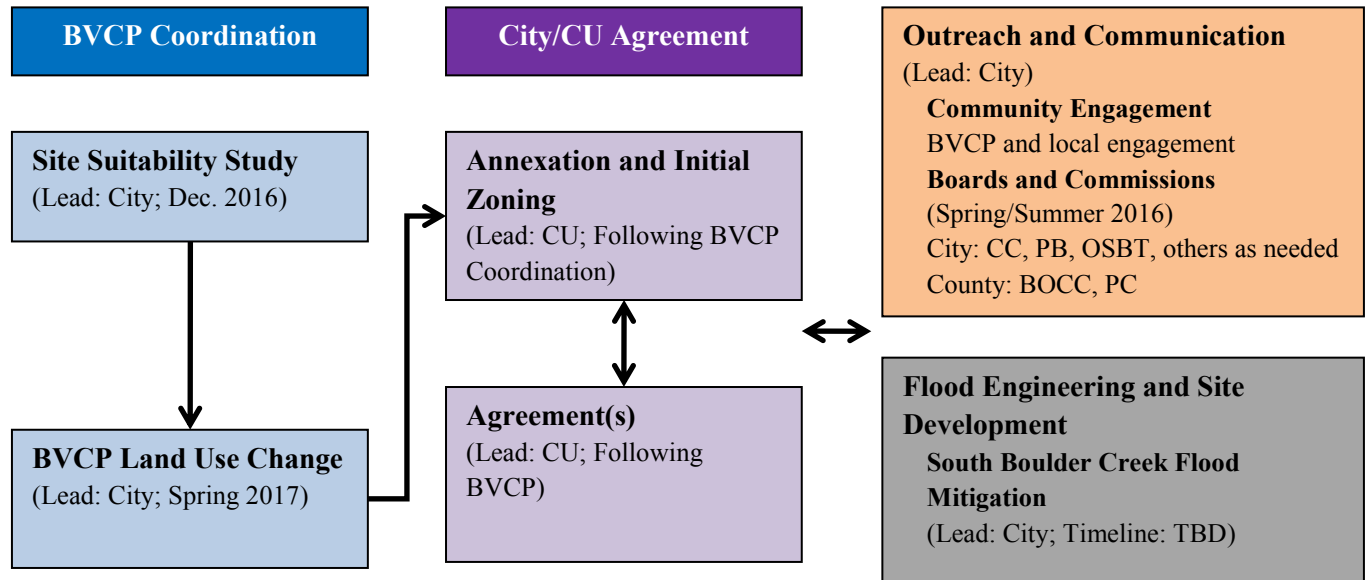
As part of the 2015 major update to the BVCP, staff and consultants have prepared a Site Suitability Study to assess view corridors, wetlands, environmental features, topography, availability of city services, and other pertinent information. This study has considered analysis by CU Boulder in 2002 (“CU-Boulder South Conceptual Land Use Assessment”), the South Boulder Creek Flood Mitigation project, the Colorado Natural Areas Program Articles of Designation and Management Plan for the adjacent South Boulder Creek State Natural Area, and the US 36 Environmental Impact Statement that included future options for the US 36 and Table Mesa interchange.

The city will integrate public engagement with BVCP events to present findings from the suitability study and recommendations on changes to the BVCP land use designations. Final recommendations of the suitability study will be incorporated into proposed land use designation changes in the major update to the BVCP.

Process

The chart below summarizes a proposed process, with more details on each step below the chart. Each step in the process would be collaborative among the various departments in the city, CU, CDOT, and other interests as needed. Community engagement will also occur throughout as described below.

CU South Process, Scope Items



BVCP Coordination

The Site Suitability Study and CU South BVCP land use change process will be part of the overall 2015 BVCP update. Future annexation and initial zoning will follow the 2015 BVCP update.

Site Suitability Study

The primary outcome of the CU South Site Suitability Study will be identification of areas suitable and unsuitable for development to inform the BVCP land use designation and a subsequent annexation, initial zoning, and agreements between the city and CU.

The Site Suitability Study **will not** include a detailed site development plan or show any specific recommended land use, development, or infrastructure investment options.

The overarching objectives of the Site Suitability Study are to identify:

- Areas suitable for development;
- Environmentally sensitive and undevelopable areas;
- Transportation and access issues and opportunities;
- Utility issues and opportunities; and
- Any other relevant site development issues or constraints.

Staff anticipates coordination with CU on each scope item, with more discussions to define specific roles.

BVCP Land Use Change Process (Lead-City; Timeline: Spring 2017; requires four body review)

The BVCP land use change process will amend the city's land use map by assigning designation(s) to the CU South site that will inform any future agreements, annexation, and zoning requests. **It will not** assign zoning to the property, include detailed site planning, or annexation. The site suitability study will inform the BVCP land use designations. The changes will require approval from City Council, Planning Board, Boulder County Commissioners, and the Boulder County Planning Commission.

CITY AND CU AGREEMENT SCOPE ITEMS

Annexation and Initial Zoning (Lead- CU; Timeline: Following BVCP Process)

The city will work with CU as the applicant for any future annexation and initial zoning requests that are consistent with the outcomes from the BVCP land use change process. CU will be required to follow state and city annexation requirements, with the first step being an annexation feasibility study (the Site Suitability Study and related work may suffice for this step) and annexation petition. An annexation agreement will also be required.

Agreement(s) (Joint City/CU Effort; Timeline: TBD)

Prior to recommending any BVCP land use changes, the city and CU should determine the key components of any draft agreement, particularly those items that may relate to the BVCP update (i.e., developable and underutilized areas, undevelopable areas, BVCP land use designation(s)).

A final agreement may address more detailed, technical elements that the BVCP process may not address (e.g., infrastructure carrying capacity, service provision, terms of annexation, etc.). The final agreement(s) should also include any "triggers" for when additional stipulations must be met (i.e., at time of annexation or site development). The final agreement could be part of the annexation process that commonly includes an annexation agreement.

OUTREACH AND COMMUNICATION

Community Engagement (Lead-City)

CU South-specific community engagement will align with the BVCP engagement process, and may necessitate focused, parallel community engagement. A project webpage is currently a repository of information and schedules. Two community meetings have been held in Sept. and Dec. 2016. Staff anticipates sharing information on the overall process, Site Suitability Study, and draft recommendations with the community and decision makers in early 2017.

Boards and Commissions (Lead-City)

The CU South-specific board and commission meetings have synced with the overall BVCP meetings that occurred throughout the spring and summer of 2016. In addition to City Council, Planning Board, and County Commission and Planning Commission meetings, the city's Open Space Board of Trustees (and possibly other boards depending on the issue) will receive updates and opportunities for feedback as more details emerge in early 2017. The city will rely on CU staff to inform their boards and commissions on the CU South project site as they see fit.

FLOOD ENGINEERING AND SITE DEVELOPMENT SCOPE ITEMS

South Boulder Creek Flood Mitigation (Lead – City; Timeline: TBD).

City Council approved the [South Boulder Creek Flood Mitigation Plan](#), including the recommended option for mitigation on August 4, 2015. This option includes about 80 acres of the CU South site for detention and about 30

acres for an adjacent fill area. The recommended regional stormwater detention facility at US 36 will require use of land owned by CU on the CU South site. The city is currently negotiating a scope of work with an engineering team to prepare preliminary design of the U.S. 36 regional detention facility, though work cannot commence until an agreement between the CU Boulder and CDOT is executed for use of their land.

University of Colorado Boulder Plans for South Boulder Property

City of Boulder Open House for
Public Engagement
December 5, 2016

How Much of CU's South Boulder Property Might be Developed?

- There are 308 total acres within the property
- ***More than 50% of the land will not be developed for building sites***

How Much of CU's South Boulder Property Might be Developed?

Of the 308 total acres initial thinking:

- Approx. 80 acres can potentially be used for floodwater mitigation subject to final engineering
- About another 80 acres could be preserved as existing natural areas, ponds, open water and jurisdictionally-designated wetlands
- Add'l acreage will likely be trails, bikeways, paths, roadways, landscaped areas, etc.

Plans for CU's South Boulder Property

Immediate plans

- Creating floodwater mitigation areas to improve life safety for our downstream neighbors
- This has been CU's commitment since it purchased the property twenty years ago... and it still is

Plans for CU's South Boulder Property

Mid-term plans under consideration

- Low impact recreational & athletic fields which could serve shared community use
- Continued use as the training site for cross-country track and tennis teams
- Locker rooms for athletes; restrooms, drinking fountains for spectators (tennis, track, play fields)

Plans for CU's South Boulder Property

Longer term plans under consideration

- Faculty & staff workforce housing
 - Conducting a survey, assessing feasibility
- Graduate student or possibly upper division undergraduate housing in academic villages
- Academic, instructional and research facilities
- Outdoor research spaces

Qualities of Any Development at CU's South Boulder Property

Design Features

- Same high aesthetic and quality standards of other CU buildings
- High sustainability standards
 - Gold or Platinum LEED
- Renewable energy sources
- Multimodal transportation options to minimize automobile use

Qualities of Any Development at CU's South Boulder Property

Design Features

- Xeriscape and native vegetation to conserve water; use of CU water rights for most irrigation
- Complement existing topography; sensitivity to surrounding neighbors
- Keep the community informed, work closely with the city as development plans begin to emerge

What CU does **NOT** Intend to Build at its South Boulder Property

- A football stadium
- Towers à la Williams Village
- First-year freshman housing
- A bypass public roadway connecting Highway 93 and Highway 36

CU's Promise to our Community

- Since purchasing the property in 1996 CU has provided access for the community. ***That will continue.***
- We will maintain publicly available trails, and access to the city's adjacent Open Space, parks and region trail system
- All CU campus areas are and will be open to the public and their dogs.

When Will CU Know What It's Doing at its South Boulder Property?

Multi-Year Process

- BVCP land use change followed by application to the city for annexation
- Campus master plan update, multiple CU board and state agency reviews
- Individual project/building plans, multiple board and state agency reviews
- City and community input meetings

Why Does CU Want the City to Annex its South Boulder Property?

- Collaboration and engagement with our city
- Move forward with floodwater mitigation efforts
- Install locker rooms for athletes, and bathrooms & drinking fountains for spectators - requires utilities
- Allow for longer term planning and future development

Where Can You Get More Information?

- The city has a webpage specific to the CU Boulder South property and the BVCP at <https://bouldercolorado.gov/bvcp/cu-south>
- CU Boulder will be launching a webpage soon with additional information.

Thank you!

We look forward to learning from the conversations at your tables and the feedback you provide to the city.