

BOULDER VALLEY COMPREHENSIVE PLAN

Joint Hearing of
Board of County Commissioners
and Planning Commission
August 30, 2016

**OUR LEGACY.
OUR FUTURE.**

BOULDER VALLEY COMPREHENSIVE PLAN

Photo: Christopher Brown, 2004

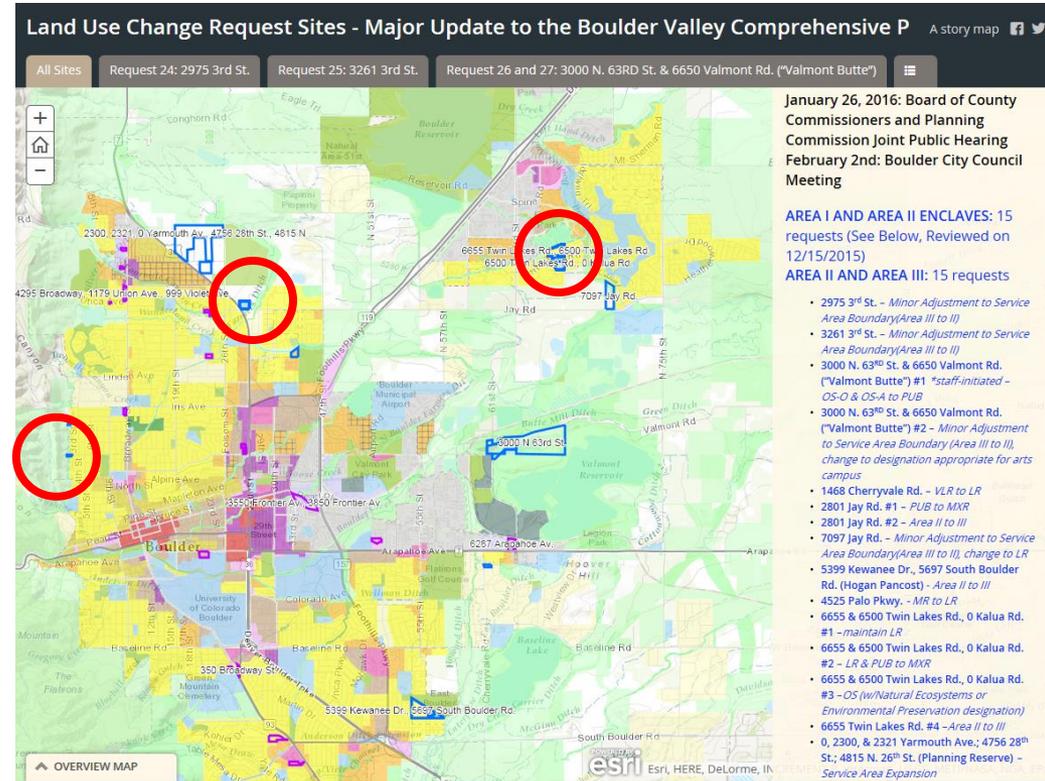
CHANGE REQUEST RECOMMENDATIONS

4 body review requests:

- 3rd Street (#25)
- Jay Road (#29)
- Twin Lakes (#35 and #36)

Schedule

- Tonight: Public Hearing
- 9/21 Planning Commission deliberation / vote
- 9/27 Board of Commissioners deliberation / vote



SIGN UP FOR PUBLIC HEARING

3RD STREET, JAY ROAD AND TWIN LAKES

- **Staff Presentation** (*10 min*)
- **Property owner / requester** (*10 min*)
- **Public Testimony** (*2 minutes each*)

Pooling time

- 2 people (*4 min*)
- 3 or more people (*5 min*)

RECOMMENDED MOTION

MOTION TO APPROVE THE FOLLOWING LAND USE MAP AND AREA I, II, III MAP CHANGES TO THE BOULDER VALLEY COMPREHENSIVE PLAN:

- **3261 3rd St. (#25):** Change Open Space – Other (western portion) **AND** Change to Area II (eastern portion)
- **2801 Jay Rd. (#29):** Change to Medium Density Residential
- **6655 & 6500 Twin Lakes Rd., 0 Kalua Rd. (#35 and #36):** Change to Medium Density Residential and Environmental Preservation

SCHEDULE

- Aug. 30** County Joint Hearing (hearing closed)
- Sep. 21** Planning Commission deliberation / vote
- Sep. 27** Board of Commissioners deliberation / vote
- Oct. 13** City Joint Hearing
- Oct. 13** Planning Board deliberation / vote
- Nov. 1** City Council deliberation / vote

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PROCESS REVIEW

1. Fall 2015/Winter 2016 – Initial screening
2. Spring/Summer 2016 – Staff analysis and Twin Lakes Stakeholder Group meetings
3. Aug. 8 – Open House to review draft staff recommendation
4. Aug. 23 – Final Staff recommendation

PROCESS REVIEW

1. Five Year Review of BVCP
2. Plan has evolved through long and thoughtful planning history
3. City and county staff work together
4. Area I, II, III basic tenet

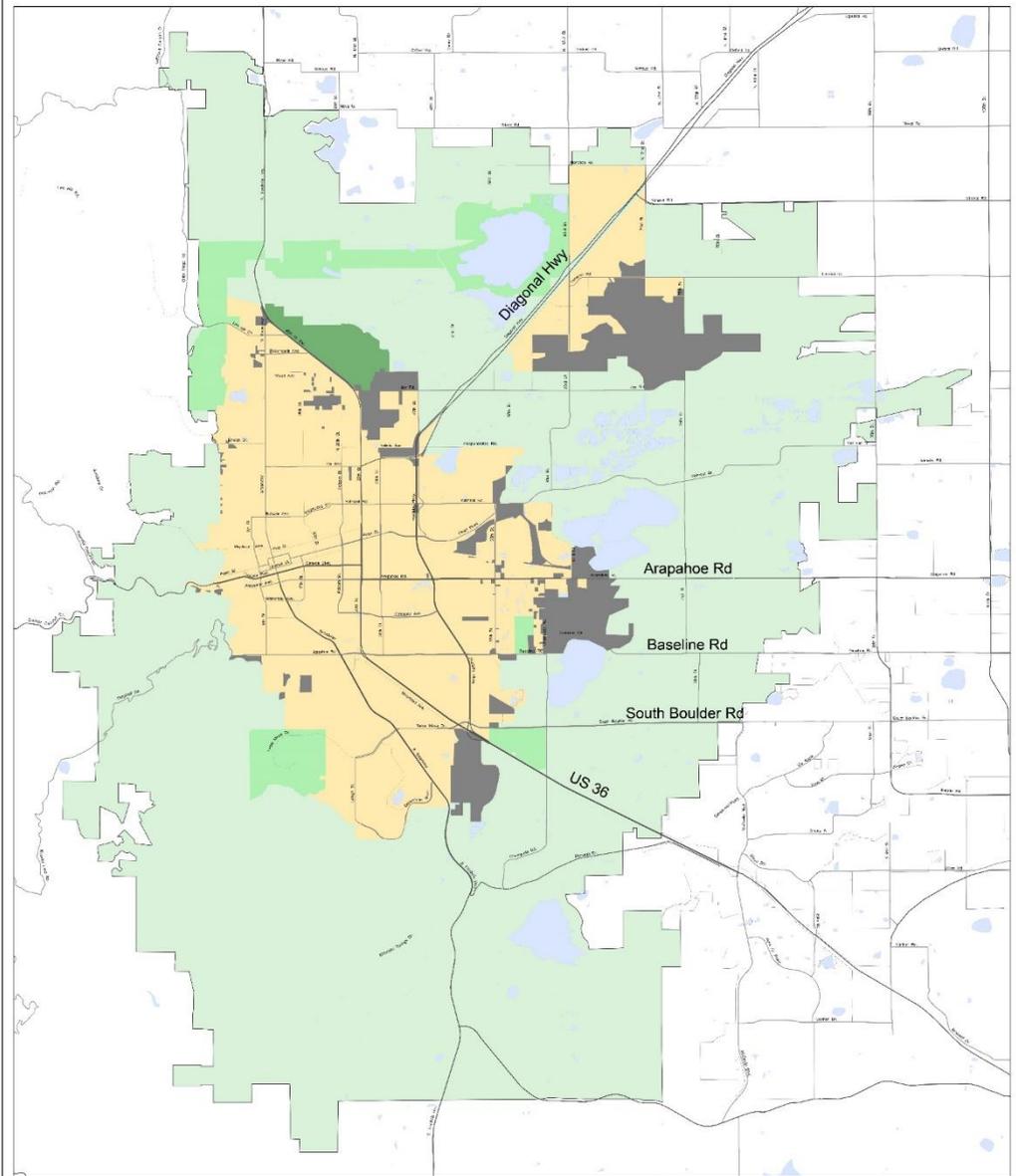
AREA MAP

Area I – within city
with urban services

Area II – within county,
eligible for annexation

Area III – within
county, preserve
existing rural land
uses and character

Boulder Valley Comprehensive Plan Area I, Area II, Area III Map



Legend

- | | |
|------------------------------|--|
| Area I | Area III |
| Area I - Boulder City Limits | Area III - BVCP Planning Area Boundary |
| Area II - Service Area | Area III - Rural Preservation Area |
| Area II | Area III - Planning Reserve |
| | Area III - Annexed |

- Creek
- Intermittent Creek
- Ditch
- Lake
- Pond
- Armed Street
- Local Street



1:25,000

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SUBJECT TO REVISION

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LAND USE CHANGE CONSIDERATIONS

1. These are policy decisions
2. Analysis consistent with previous updates
3. Reflect unique characteristics of the site / community concerns
4. Consistent with current BVCP policies – on balance
5. Address current focus areas (affordable housing, climate change, jobs:housing balance)
6. Compatible with adjacent land uses, neighborhood context
7. Availability of services / environmental considerations

TYPICAL DEVELOPMENT PROCESS

BOULDER VALLEY COMPREHENSIVE PLAN

Land Use Map Change



**Community
Input**

CITY DEVELOPMENT REVIEW PROCESS

1. Pre-application Meeting
2. Concept Plan
3. Annexation / Initial Zoning
4. Site Review
5. Technical Document Review
6. Building Permit
7. Certificate of Occupancy

**Community
Input**

LAND USE DESIGNATIONS

<p>Very Low Density Residential</p> 	<p>VLR</p> 	<p>Characteristics and Locations:</p> <ul style="list-style-type: none"> • tends to have larger lots and more rural characteristics • located in Unincorporated County in the Area III • few areas in N. Boulder and E. Boulder <p>Uses: predominantly single family detached</p>	<p>2 du/ ac. or less</p>
<p>Low Density Residential</p> 	<p>LR</p> 	<p>Characteristics and Locations:</p> <ul style="list-style-type: none"> • the most prevalent land use designation • generally accessed by local or collector streets but may also be along more major corridors <p>Uses: predominantly single family detached</p>	<p>2 to 6 du/ac.</p>

LAND USE DESIGNATIONS

Medium Density Residential



MR



Characteristics and Locations:

- characterized by a mixture of housing types
- generally near shopping areas or along major arterials and dispersed throughout the community

Uses: encourages 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)

6 to 14 du/ac.

LAND USE DESIGNATIONS

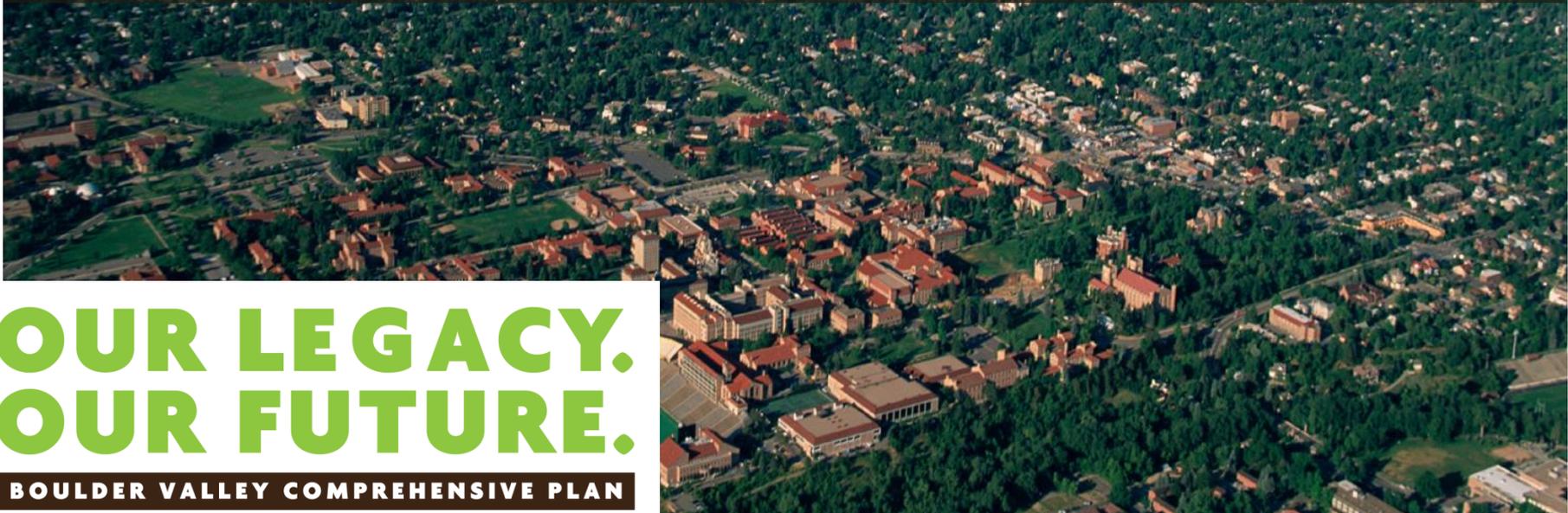
<p>Mixed Density Residential</p> 	<p>MXR</p> 	<p>Characteristics and Locations:</p> <ul style="list-style-type: none"> • areas designated for new development • provide a substantial amount of affordable housing in mixed density neighborhoods that have a variety of housing types and densities <p>Uses: single family, multi-family residential units</p>	<p>For new: 6 to 18 du/ac.</p>
<p>High Density Residential</p> 	<p>HR</p> 	<p>Characteristics and Locations:</p> <ul style="list-style-type: none"> • highest density areas • generally located close to the University of Colorado, in areas planned for transit-oriented redevelopment, and near major corridors and services <p>Uses: Attached multi-family residential units. May include non residential uses</p>	<p>More than 14 du/ac.</p>



RECOMMENDATION & HEARING

**OUR LEGACY.
OUR FUTURE.**

BOULDER VALLEY COMPREHENSIVE PLAN





Source: Boulder County Assessor's Office
Property Search

3rd Street LR



#25: 3261 3RD STREET

- **Initiated by:** Wilson Family (SE-14-006)
- **Size:** 0.741 acres
- **Request:**
 - Minor adjustment to service area boundary (Area III to II)



Planning Area Boundaries



BVCP Land Use

3RD STREET

CURRENT

- Entire property in Area III
- Entire property Low Density Residential



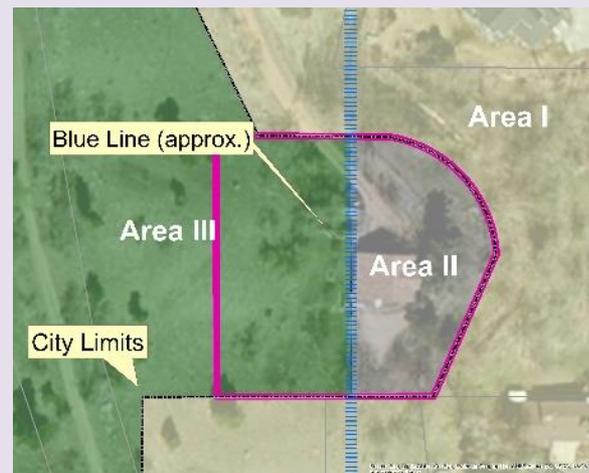
Planning Area Boundaries



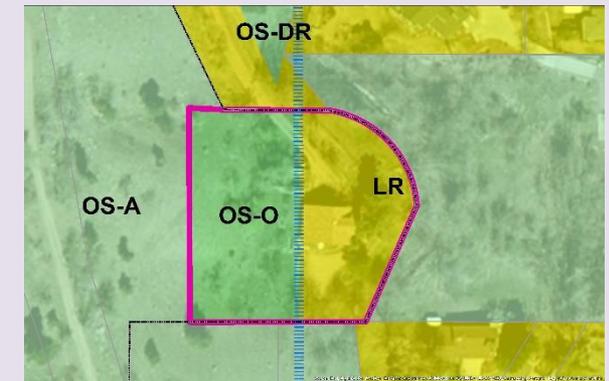
BVCP Land Use

RECOMMENDED

- Area II (west of blue line)
- Open Space – Other (east of blue line)



Planning Area Boundaries



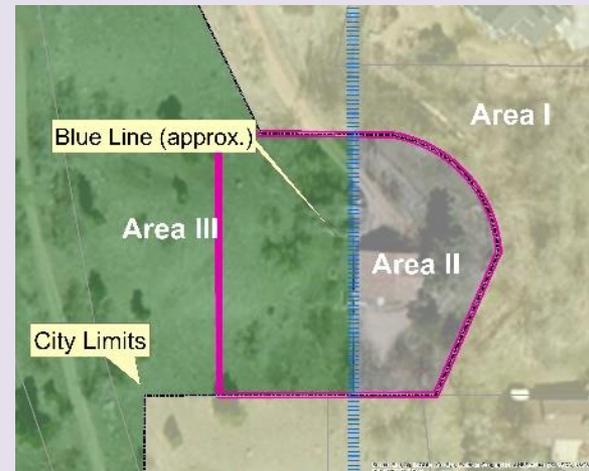
BVCP Land Use

3RD STREET

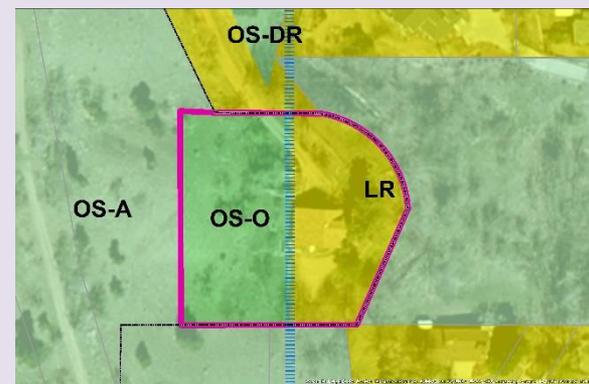
Rationale for recommendation:

- Creation of a more logical service area boundary
- Compatibility with the surrounding area
- Correction of a mapping error

RECOMMENDED



Planning Area Boundaries



BVCP Land Use

Jay Road PUB



#29: 2801 JAY ROAD

- **Requested by:** Margaret Freund (LUR2015-00074)
- **Size:** 4.9 acres
- **Request:**
 - Public (PUB) to either Medium Density Residential (MR) or Mixed Density Residential (MXR)



Planning Area Boundaries

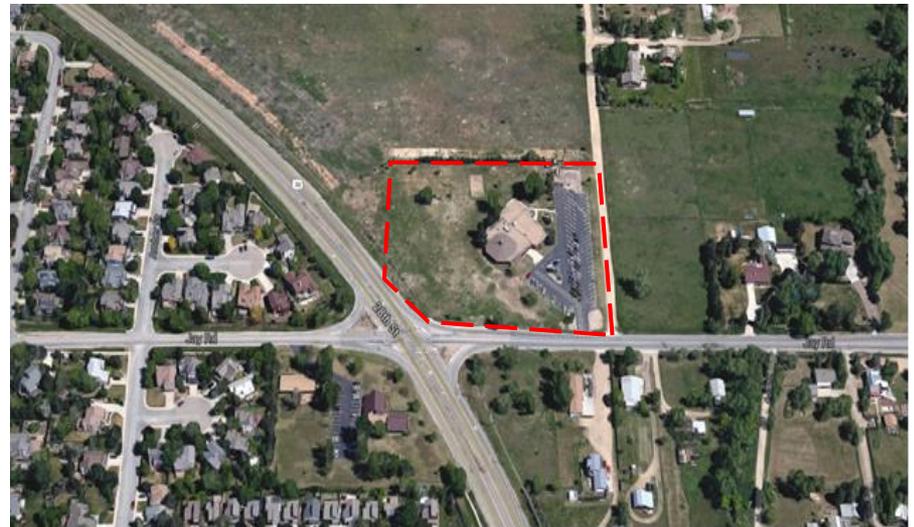


Current BVCP Land Use

JAY ROAD

Community Concerns:

- Access – future development would exacerbate existing traffic and safety issues, including the lack of safe walking and biking
- Compatibility – future development needs to be compatible with existing character of the surrounding area
- Wildlife – future development would affect the existing ecosystem, which includes prairie dogs, deer, fox and birds
- Parking – overflow parking from future residents
- Noise and air pollution
- Area III – influence of development on future of Planning Reserve



JAY ROAD

CURRENT



RECOMMENDED



- Public (PUB) land use designation

- Medium Density Residential (MR) land use designation

BVCP Land Use Map

JAY ROAD

Rationale for recommendation:

- In Area II since 1985
- Urban services readily available
- Scarcity of housing sites – help achieve housing goals and further BVCP core values related to housing and diversity
- Site location and characteristics are suitable for new residential development



Planning Area Boundaries



Recommended BVCP Land Use

JAY ROAD

Rationale for recommendation:

- Range of allowed units (28-66 units total) is consistent with the mix of densities in the surrounding area and could be compatible with the surrounding developments
- Site Review and Annexation determine appropriate zone and number of units

	Subdivision	Dwelling Units / Acre
Northeast	Orange Orchard	2.1
South	Gould	1.1
Southeast	Palo Park	5.9
Southeast	Four Mile Creek	5.6
West	Arbor Glen	5.6
West	Sundance	9.2
Recommended (MR)		6-14

Twin Lakes LR & PUB



#35 & #36: TWIN LAKES

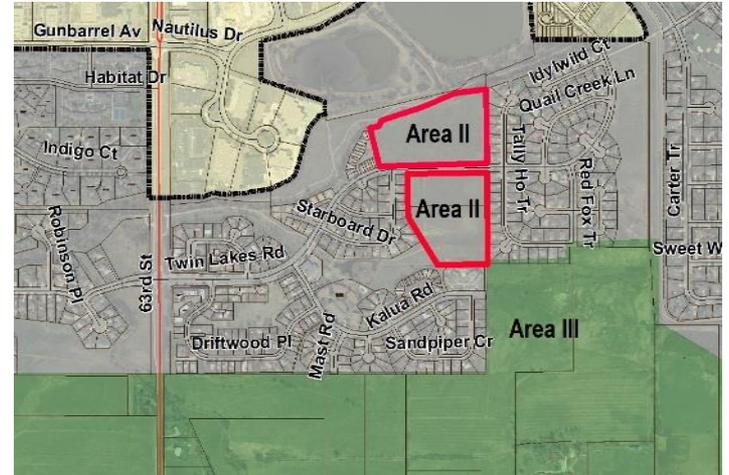
- **Requested by:**

- #35: Boulder County Housing Authority (BCHA) and Boulder Valley School District (BVSD)
- #36: Twin Lakes Action Group (TLAG)

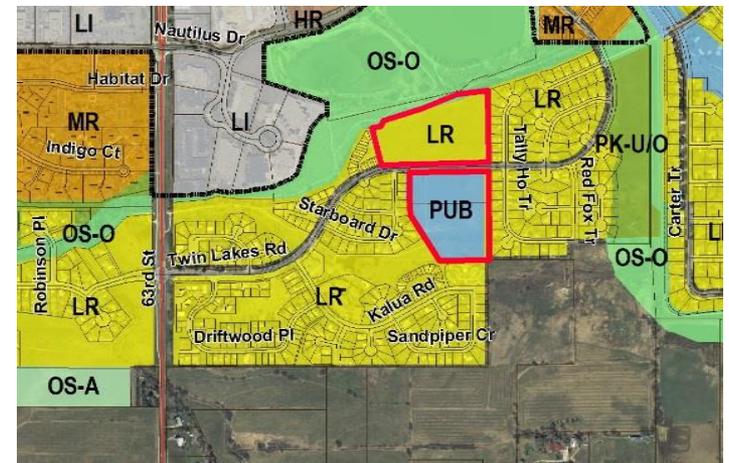
- **Size:** 20 acres

- **Proposal:**

- #35: Low Density Residential (LR) and Public (PUB) to Mixed Density Residential (MXR)
- #36: Low Density Residential (LR) and Public (PUB) to Open Space (OS)



Planning Area Boundaries



Current BVCP Land Use

#35 & #36: TWIN LAKES

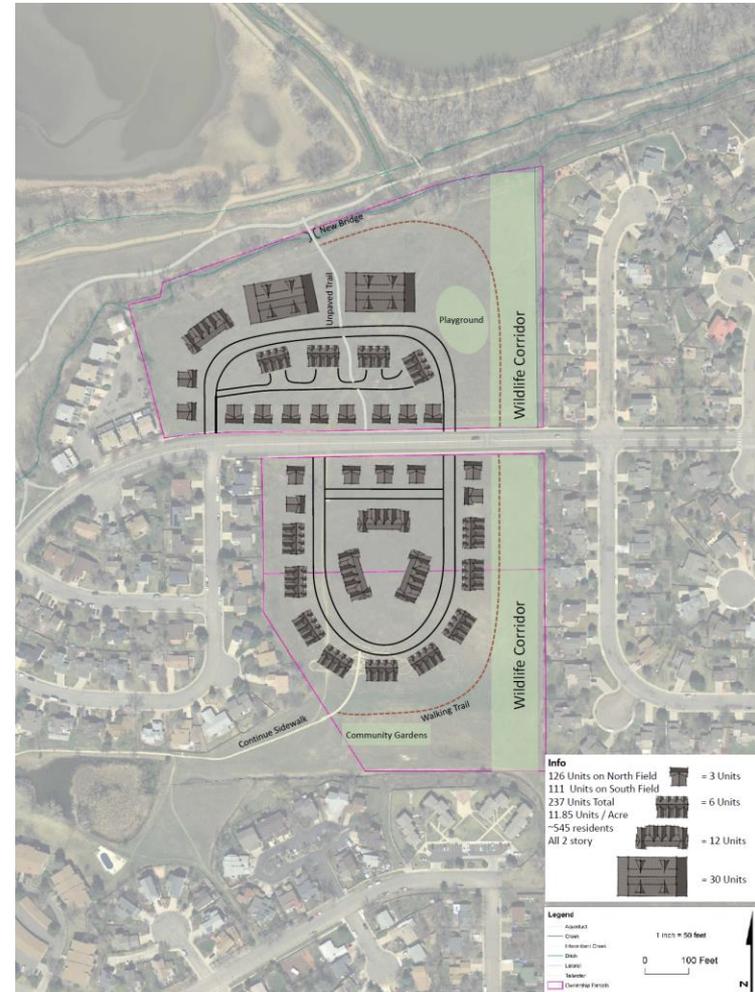
Stakeholder Group process

- Resolution from City Council and County Board
- Professional facilitator
- Representatives from TLAG, BVSD and BCHA with support from city and county staff
- Met 7 times (Apr. – Jul.)



#35 & #36: TWIN LAKES

Six Scenarios – to help facilitate a discussion of interests



TWIN LAKES

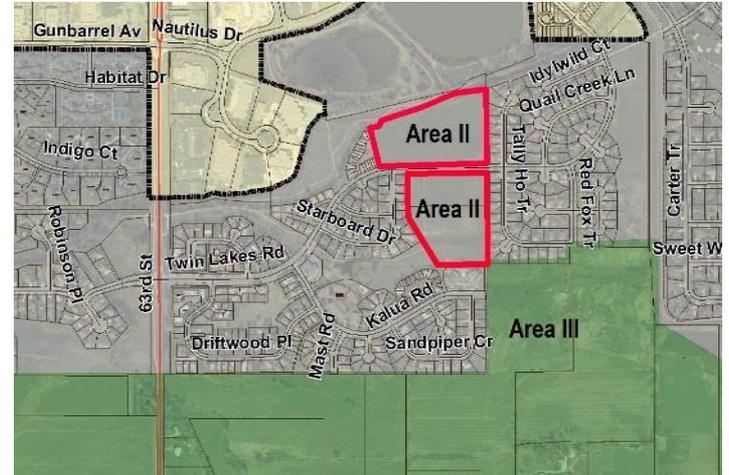
Guiding Principles *If Development Occurs*

- **Continue an advisory group** to influence development, design elements, etc.
- Be thoughtful and clear about communication and **ensure transparency** going forward.
- **Mitigate impacts** on existing infrastructure and neighborhoods.
- Delineate wildlife habitat and corridor, open space, trails, and **create a set-aside for no development.**
- **Ensure a diversity of housing types.**
- **Create a design** that is consistent with the current surrounding neighborhoods.
- **Ensure adequate parking** to minimize negative impacts on the surrounding neighborhoods.
- Supply appropriate numbers and types of **community amenities** to the public.
- **Supply appropriate numbers and types of affordable housing units.**

TWIN LAKES

Community Concerns:

- Maintaining the rural residential character and feel of the neighborhood
- Greater neighborhood input and collaboration
- Infrastructure maintenance, capacity, responsibility and potential liability (including traffic)
- Hydrology, including basement flooding
- Agricultural and open space preservation
- Wildlife habitat and corridor
- Precedent of annexing open space



Planning Area Boundaries



Current BVCP Land Use

TWIN LAKES

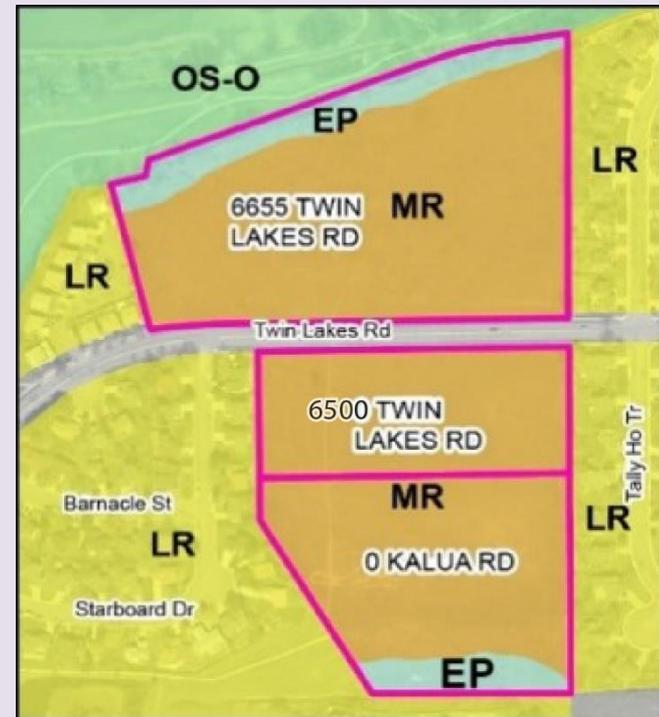
CURRENT



- Low Density Residential (LR) and Public (PUB) land use designations

BVCP Land Use Map

RECOMMENDED



- Medium Density Residential (MR) and Environmental Preservation (EP) land use designations



Area II

Area III

Image © 2016, DigitalGlobe

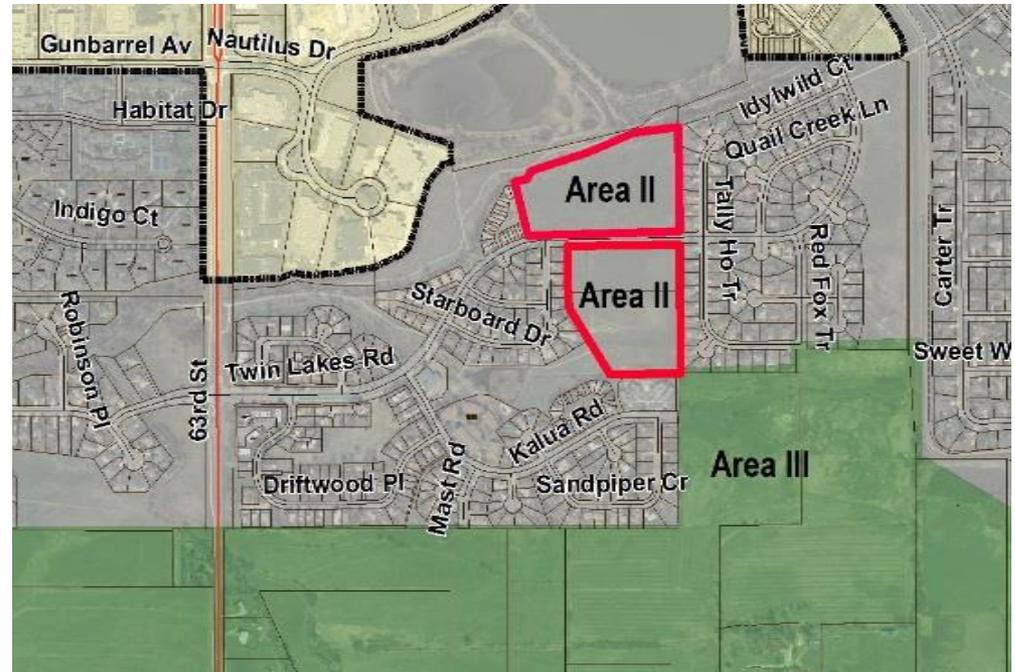
Google earth

40°03'47.72" N 105°12'07.40" W elev. 5211 ft. eye alt. 5687 ft

TWIN LAKES

Rationale for recommendation:

- In Area II since 1977
- Urban services readily available
- Scarcity of housing sites – help achieve housing goals and further BVCP core values related to housing and diversity
- Site location and characteristics are suitable for new residential development

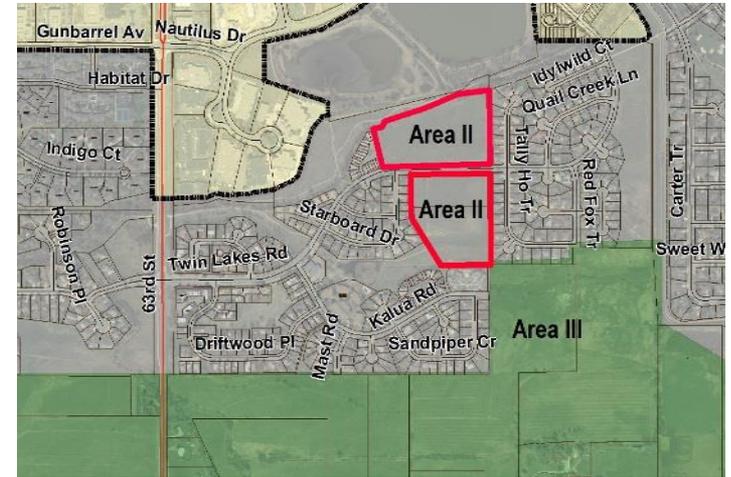


Planning Area Boundaries

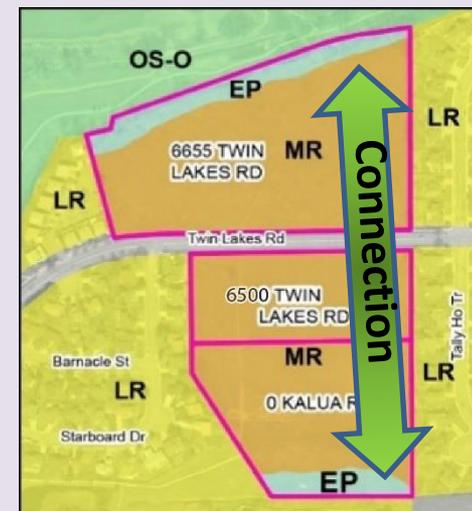
TWIN LAKES

Rationale for recommendation:

- Sites do not meet criteria for open space designation or acquisition, nor is there a willing seller
- 2014 BCCP's Environmental Resources Element update did not identify parcels as Critical Wildlife Habitat
- EP Protects wetland and irrigation canal
- Stakeholder group identified a connection for wildlife and humans through the site as a common interest



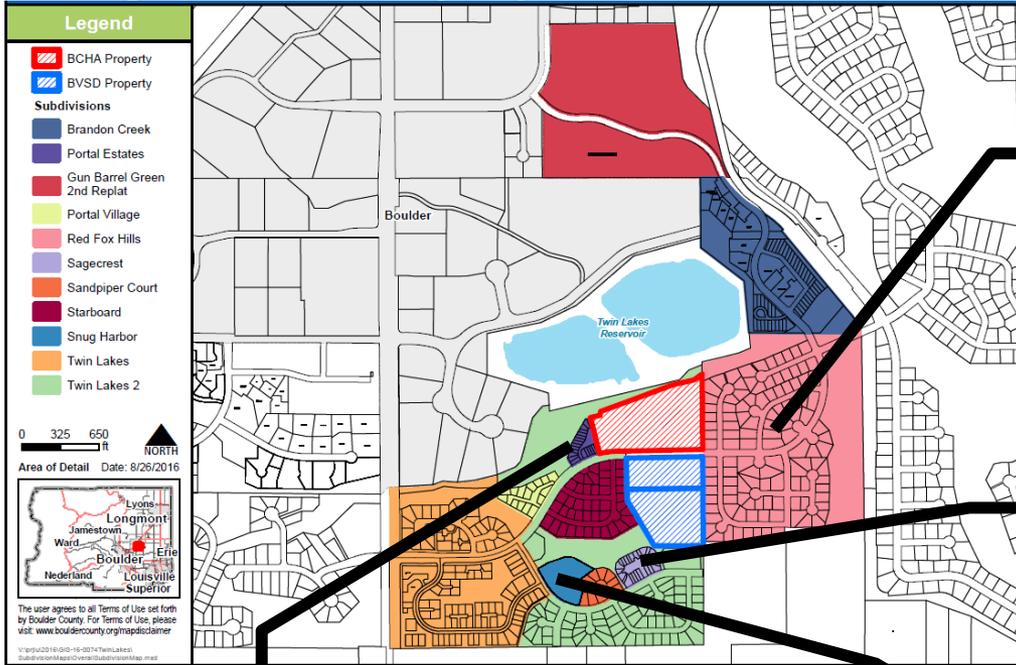
Planning Area Boundaries



Recommended BVCP Land Use

TWIN LAKES

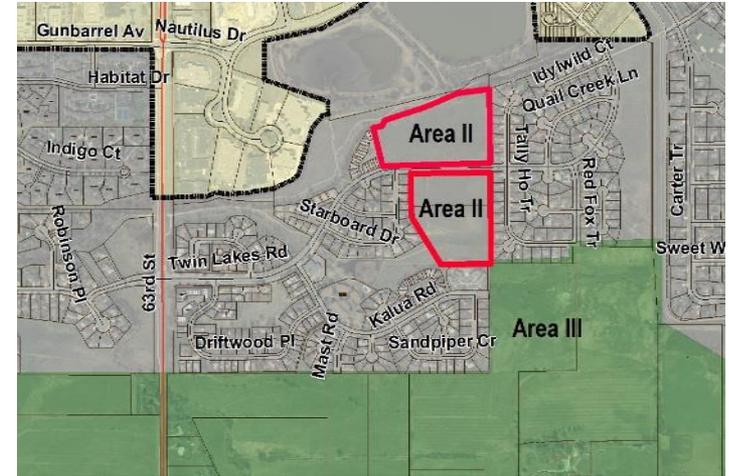
Range of density by subdivision is 2.2 - 15.6 du/a



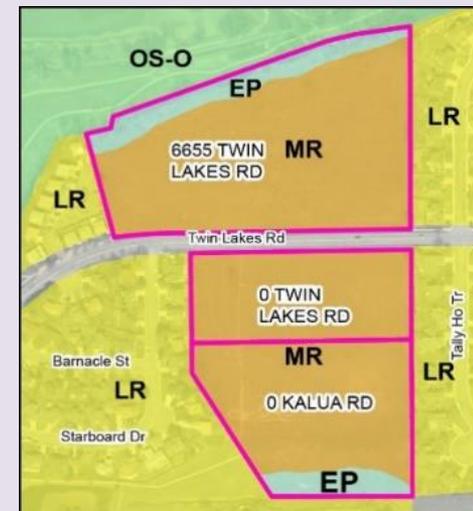
TWIN LAKES

Rationale for recommendation:

- Range of allowed units (MR: 120-280 units total) is:
 - consistent with the mix of densities in the surrounding area
 - best achieves diverse interests articulated by Stakeholder Group
 - could be compatible with the surrounding developments
- Large sites allow greater design flexibility to address concerns (visual, environmental, open space, infrastructure, neighbor character) while still providing a diversity of housing types



Planning Area Boundaries



Recommended BVCP Land Use

SCHEDULE

- Aug. 30** County Joint Hearing (hearing closed)
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QUESTIONS?

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