

## Attachment B Summary of Planning Board and City Council Action on the Initial Screening of Requests #1-23

### **BACKGROUND**

Planning Board and City Council held a joint public hearing on Dec. 15, 2015 for the initial screening of change requests 1-15 affecting Area I (area within the City of Boulder) and Area II enclaves (unincorporated area under county jurisdiction that is surrounded by the city) as well as policy and text requests (requests 16-23).

On Dec. 17, Planning Board continued the public hearing and heard from twelve additional members of the public including the requestor for property Request #4, 3303 Broadway. The board then deliberated and supported further consideration of eight of the requests recommended by staff (i.e., five properties and three policy/text requests), removing 3303 Broadway (Request 4) from the motion originally recommended by staff. A majority of the members commented that the property should be studied as part of an area or corridor plan rather than as an individual parcel. The board acknowledged the timing challenge and that a corridor plan is not currently in the work plan.

City Council held its deliberations and voted on which requests should receive further analysis and consideration at its January 5, 2016 meeting. City Council confirmed all of the requests that were recommended by Planning Board for further study, making no changes.

Based on Planning Board's deliberation and motion on Dec. 17, 2015, and City Council's deliberation and motion on Jan. 5, 2016, the following (a) requests for map changes for properties in Area I or Area II enclaves and (b) policy and text requests are recommended for further analysis:

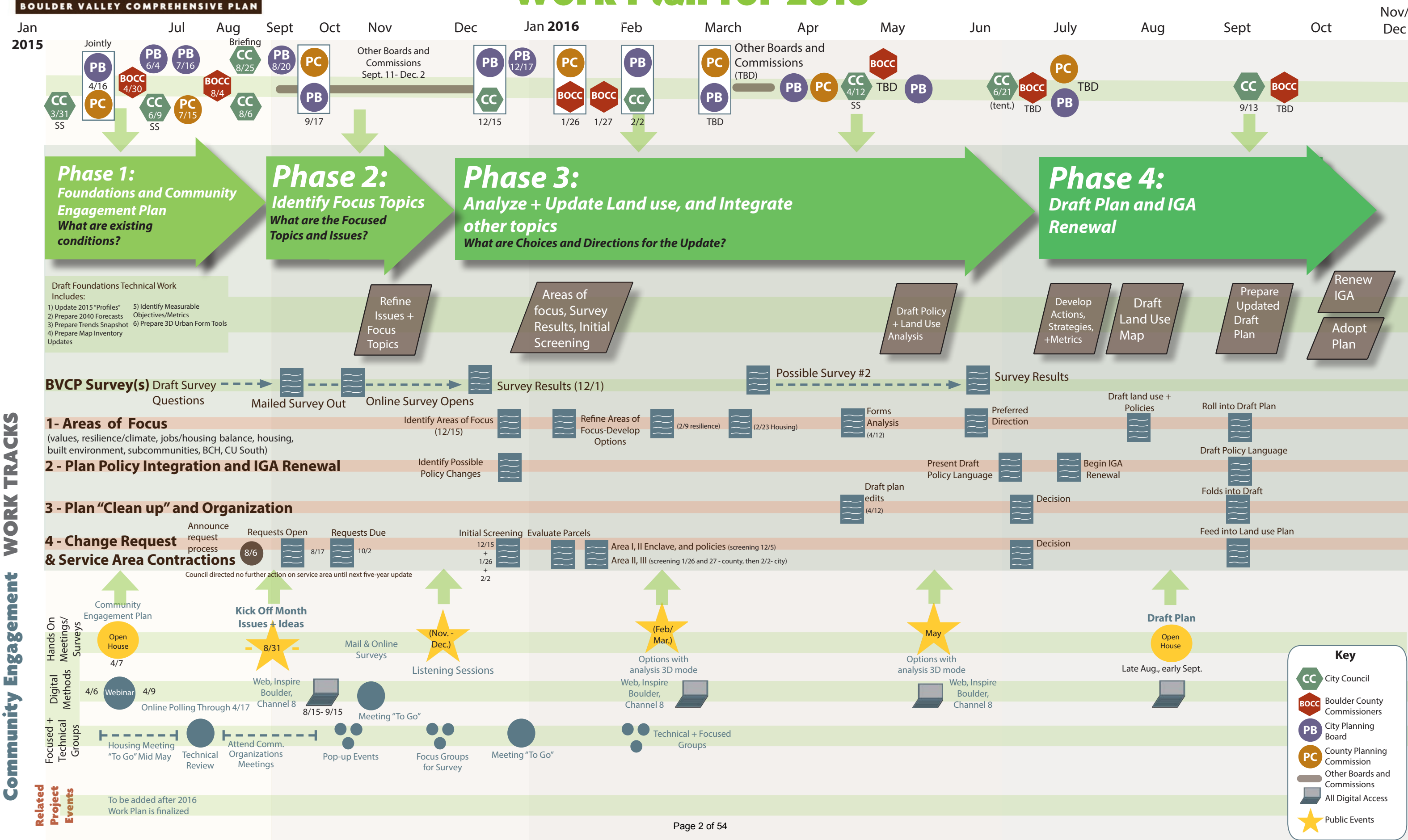
### **AREA I AND AREA II ENCLAVES:**

- **2130 Arapahoe Ave. & 6287 Arapahoe Ave. (Naropa University)** (*Request 1*)
- **385 Broadway** (*Request 3*)
- **4801, 4855, 4865, 4885, and 4895 Riverbend Rd. (Boulder Community Health)** (*Request 10*)
- **0, 693, & 695 S. Broadway (Table Mesa Shopping Center)** (*Request 12*)
- **3485 Stanford Ct.** (*Request 13*)

### **POLICY AND TEXT REQUESTS:**

- **Enhance public benefit** (Chapter 2- Built Environment) (*Request 16*)
- **Clarification regarding ditches** (Chapter 2- Built Environment, Chapter 9- Agriculture and Food, VI- Urban Service Criteria and Standards) (*Request 17*)
- **Reflect public interest in renewable energy and reduction of carbon footprint** (Chapter 4- Energy and Climate) (*Request 18*)

## Work Plan for 2016



## Attachment D Community Engagement in Phases 1 and 2

This report provides a summary of community engagement in Phases 1 and 2 of the update including:

- Part 1: Overview and Metrics
- Part 2: Culturally-Sensitive Engagement
- Part 3: Meetings with Community Groups
- Part 4: Boards and Commissions
- Part 5: Feedback from Planning Board and Planning Commission (*Sept. 17, 2015 joint meeting notes*)

### **Part 1 Overview and Metrics**

Community engagement in the first phases aimed at getting the word out about the update, informing people about the plan and its legacy, sharing foundations information, and inviting people to participate and share ideas on areas of focus, issues, concerns and topics for the update.

Information is included below on the following events and targeted outreach:

- Community Engagement Measures
- Outreach Efforts During Phases 1 & 2
- Local Listening Sessions
- Boulder 2030 Kickoff Event
- BVCP Videos

In order to learn from the experiences and feedback gained in all engagement activities, as well as ensure the goals of the engagement plan are being met, the process committee advised that the planning and communications team measure the success of engagement. Therefore, staff will provide qualitative and quantitative engagement measures periodically through the update.

Goals	Way to Track / Measure
<b>During Plan Update – Short Term</b>	
<b>Inform and invite</b> all Boulder Valley people at least once (all addresses in Boulder Valley) about the project and provide opportunities to interact and get more information.	<ul style="list-style-type: none"> <li>• Over <b>50,000</b> postcards sent for kick off</li> <li>• Emails sent every week August to present with BVCP info to <b>5,000+</b> mailing list</li> <li>• <b>~225</b> people who attend kickoff event</li> <li>• <b>140</b> people who signed up for information at the Kickoff event</li> <li>• <b>530</b> new people signed up for e-mail information from August – November</li> <li>• <b>Over 6,100</b> “unique visitors” to the BVCP website since August</li> <li>• <b>13</b> “pop-up” meetings for kickoff</li> <li>• <b>Frequent use of social media</b> - multiple times per month (e.g., Facebook, Twitter, other)</li> <li>• <b>Advertisements</b> placed in Boulder publications (e.g. Recreation guide) as well as small cards announcing the kick off events at public spaces throughout the city (e.g. libraries, recreation centers, service center)</li> </ul>
<b>Engage</b> - provide community members opportunities to influence the project.	<ul style="list-style-type: none"> <li>• Approximately <b>45</b> city- and county-hosted events, meetings, opportunities to provide feedback</li> <li>• <b>6</b> non-city/county community meetings and events attended by staff</li> <li>• <b>Over 1,300</b> “unique visitors” to the Listening Sessions website</li> </ul>

<p><b>Inspire</b> - make the project inspiring and informative by using graphics, logos, photos, and positive messaging about the legacy of the plan.</p>	<ul style="list-style-type: none"> <li>• Colorful logos, graphics, and videos used as part of all invitations, presentations, and informational displays.</li> <li>• Provided videos and speakers explaining the project and history of the plan.</li> </ul>
<p><b>Transparency</b> - track all feedback provided throughout the process and make that information transparent and available.</p>	<ul style="list-style-type: none"> <li>• Feedback from each event and online opportunity is compiled and available <a href="#">online</a> (See <i>Past Events and Community Input to Date at bottom of page</i>).</li> <li>• The feedback received in each phase will inform the next steps of the update. See infographic depicting <a href="#">“How Your Comments Are Used”</a></li> </ul>
<p><b>Good Quality Process Design</b> - Design events to be relevant, timely, and interesting and to be well facilitated to allow for conversation</p>	<ul style="list-style-type: none"> <li>• Online and paper evaluation forms from the Kickoff event and listening sessions have been received and the input is helping to shape subsequent sessions.</li> </ul>
<p><b>Provide Multiple Ways to be Involved</b></p>	<ul style="list-style-type: none"> <li>• All presentations and polling have been available in both in-person and online venues.</li> <li>• The Kickoff activities and materials were offered as a “meeting-to-go” for any interested group.</li> </ul>
<p><b>Targeted Outreach</b></p>	
<p><b>Engage with</b> organizations in Boulder Valley with interest in planning (notify, invite, attend meetings)</p>	<ul style="list-style-type: none"> <li>• <b>6</b> organizations accepted invitation for staff to attend their meetings at this point in the update, others may accept at later phases</li> <li>• Qualitative input was recorded in meeting summaries</li> </ul>
<p><b>Engage with</b> unique population segments and targeted outreach groups</p>	<ul style="list-style-type: none"> <li>• Phase 1 &amp; 2 included specific outreach to the immigrant community, youth, and a representative sample of Boulder’s adult population. As more specific options are considered, next phases will include more targeted outreach to those groups as well as the business community, students, renters, commuters, families and low-income residents.</li> </ul>
<p><b>Genuinely communicate</b> with non-English-speaking and immigrant population</p>	<ul style="list-style-type: none"> <li>• Partnering with Latino Task Force, Intercambio, Family Resource Staff and other community “leaders” or “spokespeople”. See <i>Part 2: Culturally-Sensitive Outreach</i> below.</li> <li>• <b>3</b> “pop-up” meetings with bi-lingual staff at targeted locations</li> <li>• <b>85</b> comment card responses in Spanish</li> </ul>
<p><b>Survey</b> the community</p> <ul style="list-style-type: none"> <li>• Conduct a statistically valid survey with validity of at least 5%; Mail to 6,000 households with goal of having</li> <li>• Conduct an open web-based survey open to all (with separate results from statistically valid survey).</li> </ul>	<ul style="list-style-type: none"> <li>• <b>937</b> completed statistically-valid surveys</li> <li>• <b>16.8%</b> response rate; +/-3.2% margin of error</li> <li>• <b>~750</b> responses to open online survey</li> <li>• <b>Survey report of results</b> available <a href="#">online</a></li> </ul>
<p><b>Longer Term – Result of Plan Update</b></p>	
<p><b>Build community capacity</b> to increase understanding and knowledge about the plan and participation of people who will be part of the community civic process and become future community leaders</p>	<p><i>N/a for Phase 1 &amp; 2. In the future the city and county will:</i></p> <ul style="list-style-type: none"> <li>• Monitor community engagement</li> <li>• Monitor good governance metrics and indicators</li> <li>• Develop participation on boards and commissions, etc.</li> </ul>

### ***Outreach Efforts During Phases 1 and 2***

- **Culturally-Sensitive Engagement** – Staff and decision-makers seek a meaningful engagement process with Boulder’s immigrant communities and culturally-sensitive venues and processes. The approach focuses on one-on-one conversations with community leaders and spokespeople, building on their knowledge and trust within the community; working with bilingual partners at events or “pop-up” meetings using comment forms in Spanish and English; partnering with Intercambio to get input from immigrant students in English classes. Detailed comments are provided in Part 2 below.
- **Outreach with Civic, Businesses, and Community Groups** – Several meetings have occurred to update civic, non-profit and community groups to talk about the update process and hear input. Groups include: PLAN Boulder Board, Boulder Chamber Community Affairs Group, Urban Land Institute, Boulder Housing Partners, Boulder Tomorrow, and Boulder Area Realtors Association. Invitations for staff to attend meetings of any interested organization will continue throughout the update. Detailed meeting summaries are provided in Part 3 below.
- **Pop-Up Meetings** - “Pop-up” meetings in conjunction with events and at gathering places occurred around town in August and September. Their purpose was to provide information, increase awareness about the plan process, invite people to engage, and ask initial questions about what people love and consider to be issues facing the community. A total of 13 pop-up meetings (including 3 with bi-lingual staff) were held at recreation centers, farmers market, grocery stores, Eben Fine Park and other events.
- **Youth Engagement** – Some of the pop-up meetings and other events have been geared for younger people in the community – children, youth, and students. The Youth Opportunities Advisory Board (YOAB) and Growing Up Boulder are partnering with the planning team. A team of YOAB students is working with their peers in Boulder High Schools to gather input about issues facing teens in Boulder that may inform the BVCP update. The students will present their findings to staff in December. Additionally, younger Boulder residents provided artwork depicting their ideas about what they would like “Boulder to be like in the future” available on the project website.

### ***Feedback from City Boards and Commissions***

Since October, the BVCP team has been attending meetings of other city boards and commissions and requesting feedback on the foundations works products, community engagement activities, and topics of focus for the update. An abbreviated summary of each meeting is provided below. Detailed meeting summaries are provided as Part 4 below.

- Sept. 11 **Youth Opportunities Advisory Board**- YOAB engaged in an interactive map activity followed by small group discussions on what is working well in Boulder and issues that need more attention.
- Sept. 28 **Parks and Recreation Advisory Board**- PRAB’s discussion focused on community engagement including outreach to specific populations, clarifying how input will be used, and closing feedback loops.
- Oct. 5 **Downtown Management Commission**- DMC’s discussion addressed the need for targeted outreach to under-represented groups and the use of 3D mapping technology in the

2015 update.

- Oct. 7 **Landmarks Board**- The Landmarks Board meeting went late into the night, and as a result the board provided only limited feedback on the BVCP.
- Oct. 7 **Environmental Advisory Board**- EAB discussed specific ways that the BVCP could be improved, including ways for making it clearer and better-integrated with master plans. EAB also provided feedback on outreach strategies and topics of focus for the update.
- Oct. 7 **Boulder Design Advisory Board**- Due to a full agenda, this update was provided via memo, and the presentation to BDAB was rescheduled for December 9.
- Oct. 12 **Transportation Advisory Board**- TAB discussed community outreach strategies for the update, including the strategic use of social media and pop-up events as tools for reaching people who might otherwise not engage. The discussion of focused topics emphasized transportation and transit, and the opportunity to use BVCP outreach to better understand community desires on these topics.
- Oct. 19 **Human Relations Commission**- HRC emphasized the importance of addressing issues related to poverty, homelessness and equity. The board also provided comments and suggestions for conducting targeted outreach to under-represented groups as part of the update.
- Oct. 21 **Boulder Arts Commission**- BAC discussed ways that the BVCP could help support the growth of the arts community in Boulder. The board suggested ways to improve community engagement that build upon the recent successes of outreach efforts for the Community Cultural Plan.
- Nov. 16 **Open Space Board of Trustees**- OSBT discussed local food as an issue that could be further defined as part of the BVCP update, and offered specific feedback and questions related to the CU South property.
- Nov. 18 **University Hill Commercial Area Management Commission** – Board members discussed how housing issues on the Hill (e.g. over-occupancy by students, loss of families, mix of owners and renters) affects the commercial area and expressed interest in exploring this further in the update.
- Dec. 2 **Library Commission**- Due to a full agenda, this update was provided via memo, and the presentation to LC will be rescheduled for a future meeting in Q1, 2016.
- Dec 9 **Boulder Design Advisory Board**- The presentation to BDAB will occur after this memo has been submitted to City Council and Planning Board.

Note: Staff also met with Boulder Housing Partners, as noted under Community Groups.

### ***Local Listening Sessions***

In November and December, the city and county hosted a series of local community “listening sessions” in six locations around the community to share concerns, questions, and ideas related to the update of the Boulder Valley Comprehensive Plan (BVCP) and services and programs. Sessions include an open house with a variety of information on a range of city programs and projects from many departments. These are followed by a short BVCP presentation and round table discussions.

Attendance at the sessions has been robust, ranging from 65-130 attendees per session. People have expressed appreciation for the project information as well as the opportunity to share their ideas and concerns about the areas they live and work. The round table discussions have focused on a range of topics including but not limited to: affordable housing, neighborhood livability, transportation, parking, density, climate and energy, focused land use topics (e.g. CU South, Twin Lakes) and future options. The completed summaries from the sessions and discussion groups can be found on the project website. Some summaries are still in progress at the time of this memo production.

It is anticipated that additional sessions focused on specific geographic areas in the city will be held in the next phases of the update and may help inform subcommunity specific policies for the plan.

***Local Listening Sessions***

<b>Central Boulder / University Hill</b>	<b>Mon, Nov. 9</b>
<b>North Boulder/ Palo Park</b>	<b>Weds, Nov. 18</b>
<b>South Boulder</b>	<b>Mon, Nov. 30</b>
<b>Southeast Boulder</b>	<b>Wed, Dec. 2 .</b>
<b>Gunbarrel /Area III</b>	<b>Monday, Dec. 7</b>
<b>Crossroads / East</b>	<b>Weds, Dec. 9</b>

***Boulder 2030 Kickoff Event and Outreach Opportunities***

The city and county held a kick off event in August at Chautauqua Park. The event allowed the city and county to gather ideas from the community; explain the history and purpose of the Boulder Valley Comprehensive Plan (BVCP); share the foundational work in progress for the 2015 BVCP Update; and answer questions about requests for land use or planning policy changes. About 225 people attended and provided a wealth of ideas, as noted in the summary. Detailed notes from the Boulder 2030 Kick Off event can be found on the project website under [Boulder 2030](#) .

Initial input was gathered through an online poll and comment sheets from events, pop-up meetings, other community events to inform the focus areas of the update. This input is gathered and available on the project website under Boulder 2030 and include hundreds of responses to “What people love about Boulder” and “What should be the update areas of focus”.

***BVCP Videos - Updated***

The city hired Boulder-based Balcony Nine Media to produce the first few videos in the planned series of videos describing planning and planning processes in Boulder to be shared throughout the update process. Draft versions of the videos were shown at the August Kickoff event, and following feedback about their tone and content, have been subsequently revised and finalized. The “Our Legacy: Boulder Past and Present” video will help educate community members about important planning decisions that have shaped Boulder today. The “Our Future: Boulder 2030” video will serve to describe the comprehensive plan and the importance of community members participating in the update process. It is still intended that future videos to support understanding of the planning and development review process would be useful on the planning webpage.

**Part 2 - Culturally-Sensitive Outreach and Engagement**

A high priority of the comprehensive plan update is to reach constituents who may not normally be involved in the planning process including immigrant communities. In Boulder the primary immigrant communities include Latinos from Mexico and other South and Central American countries, Nepalese, Hmong, and Russian immigrants.

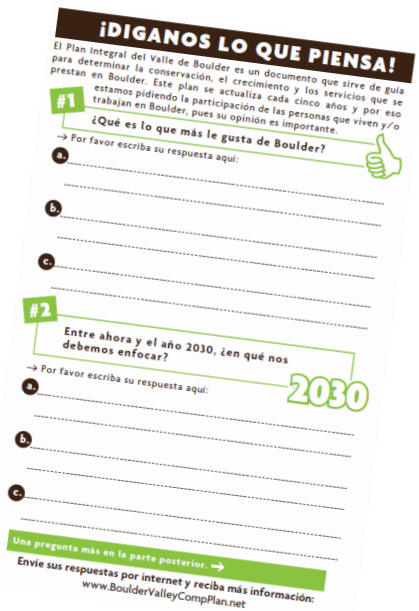
The city and county have committed to having a creative and responsive process, providing quality information and seeking input and dialogue. Staff and decision-makers seek a meaningful engagement process with immigrant communities and aspire to develop culturally-sensitive venues and processes. The approach focuses on one-on-one conversations with community leaders and spokespeople, building on their knowledge and trust within the community. This is being accomplished working with community partners including the Latino Task Force, Intercambio and city family resource staff.

Culturally-sensitive engagement takes into consideration:

- Some people may not be comfortable coming to big open meetings because of language barriers, work commitments and attire, family commitments, expectations, communication styles or other reasons.
- With some communities it is necessary to start conversations with organizations and individuals who have the trust of that community.
- Electronic and online outreach methods do not work as well for the Latino and other immigrant communities. People won't take the time to go through long and complicated surveys or questions online or they may not have the skills.
- Outreach needs to focus on questions and topics that are of concern to the immigrant community. These topics are likely not the same as for the community as a whole or may be more focused in the near-term. Topics of concern are likely to be around housing, transportation, safety, affordability, ability to open a business, etc.

Engagement with immigrant communities includes:

- Working with leaders or spokespeople, recognizing that this is the preferred approach for immigrant communities.
- Ensuring that a range of leaders and spokespeople are contacted so that it isn't just a small number of people speaking for a whole community.
- Working with leaders in organizations to frame questions that will be meaningful to the participants, meaningful to inform the update, and are not biased or leading.
- Pop – up meetings at places where people gather ( i.e. Walmart, Eben Fine Park)
- Translating key questions or some basic materials but not all materials. Some responses may need to be translated from Spanish to English.





### What People Are Saying

Individuals shared their views on comment forms about what they love about Boulder and what they see as important to address for the future. Verbatim responses from the comment sheets have been translated from Spanish and are included below and in the full comment sheet summaries online.

Common themes about what people love about Boulder are around safety and lack of violence but also the natural beauty. People appreciate access to services, parks, and good schools. Also frequently mentioned is that the people are friendly and come from a many places.

*“It is a great city with very little violence. Lots of nice and friendly people. Lots of places to do outdoor activities, mountains, biking, you can walk without feeling scared, day or night. I love Boulder.”*

Potential areas of focus center on affordable housing, transit access and affordability, activities for youth maintaining safety and maintaining services and programs for Latinos.

Other important issues were discussed in conversations with individuals as well as Human Services and Family Resource Staff members. Areas of concern arising in discussions include:

- Affordable Transit, Community Eco-Pass and bike infrastructure – Finding ways to decrease transportation costs would be an area of extreme impact to ease families’ financial struggles. Community eco-pass would be very helpful, especially for retired people who may have had passes through their employer but no longer do. Better transit for in-commuting as Boulder is a business activity and center. The city needs workers and we don't want them to have to come from other communities – need to increase ability to take alternative transportation. Promote more cycling especially at low income housing sites as a viable way for youth to get around the city.
- Affordable Rental Housing - Families are leaving Boulder due to high cost of living, scarcity of affordable housing, and rent increases. People struggle to cover basic needs: Cost of living because of housing- do I pay the rent or do I pay an after-school program, food? Basic needs. Policy - certain areas around documentation status - don't reflect the level of need for the whole family - documentation mixes within families. Even with working requirements.
- Living Wage - There is a trend that families qualifying for low income housing don't transition out by increasing their income. This limits the opportunities for others. A city-mandated living wage might help.
- Child Care – The impact of child care costs to middle and low income families is very significant. At the end of the day middle income households become low income because so much of the income goes to child care. Perhaps there could be incentives to businesses to help or increase ability to offer child care on-site.

*“Create a community where people are more connected. Strengthen neighborhoods so that there is a sense of being neighbors. Improve cross-cultural relations.”*

- Gathering Places - There is a lack of inviting multi-cultural gathering places where Latinos feel welcome. The Boulder that is promoted is not as welcoming (Pearl St., Farmers Market). It would be good to create places that people can freely gather. Elks Lodge is one of the only places. People go to Longmont. People seek spaces that remind them of home – e.g. plazas with vendors on the streets. Increase ability for people to sell food on the street or in open areas without having to go through so much permitting and expense. Ethnic grocery stores are limited - stores that have products from home - Spanish or Latino markets. It would be better if people did not have to leave the city to shop. How can the city protect certain businesses in certain areas - micro loans and ability to sell?
- Youth Employment – Programs are needed to help the youth transition to employment. They will be part of the coming workforce. Due to ethnicity, they are not welcomed. They live here and they may have difficulty finding work, but fill the service industry gap. We want them to be engaged, not disenfranchised at a crucial time to capture the talent and provide a place for them to work. Perhaps ways to work with small businesses that might see youth as ambassadors. This could be a sustainable way to funnel money and capital into the local immigrant community. Suggested programs include job readiness trainings, training about speaking, dress, how to be adept in the business world. This could be modeled on the bridges out of poverty program but for kids or with neighborhoods.
- Service Jobs - As the city grows and adds people, those people need services and immigrants are likely the ones to fill certain service needs. The city could partner with other entities (e.g. CU) to welcome them and give them a basis to be successful. Build on programs that help people have a good foundation to move out of poverty. These workers are essential to the economy; they should be welcomed and assisted. An example is like Intercambio to support education.
- Employment- There are many immigrants filling the gaps in services and they are likely to change jobs frequently. Many are over-qualified for service jobs but there are limited jobs the next step up. Other jobs require more specific higher level skills. Many of these jobs have been pushed out and people have to travel long distances if they want to transition upward.



**Comment Form Responses**

**What do you love about Boulder?**

It is a calm and fun town
For me everything is very good for now. In Colorado we are safe.
It is friendly and harmonious

I very much like to live in Boulder because there is a lot of nature, we can go on our bikes and there are lots of places to walk and look at nature.
It's a united city and a very safe place, no violence.
It helps Latinos.
It is a great city with very little violence. Lots of nice and friendly people. Lots of places to do outdoors activities, mountains, biking, you can walk without feeling scared, day or night. I love Boulder.
Because it has well-founded ordinances, and also because it help the Hispanic community
There are good places to walk, ride your bike. Boulder Creek. The public libraries. I love it here. Focus on youth and children.
It is not so dry and also I like the nature and everyone is so happy here. That is why USA is the best country.
I like living here because there are many resources available to the community and in my opinion the best schools for my children. I have lived in many cities and I have always returned here.
Nature is respected, we recycle and we compost. It is a beautiful city.
I think Boulder is the best city in all of Colorado, it is safe and has great schools.
It is well organized, pretty and very safe.
There is a lot of security (it is very safe)
There are many places to walk and be in nature. I love living here.

***Translated from Spanish from participants at the Cumbre de Mujeres, a yearly conference for Latina women and youth held at CU-Boulder.***

I like the nature and that the city is progressive.
Ecology (clean, taking care of nature). Bilingual schools. Peaceful (not too much racism against Latinos).
The size of the city, how peaceful it is, how safe it is and quality of life. It's natural beauty.
I like that the streets are clean, that there are many people on bikes, there are different groups for women.
The outdoors, the way of thinking and wanting to help, non-profit programs that focus on helping Latinos.
Everything is close and easy transportation. Lots of emphasis on being healthy.
My friends and the mountains.
The creek and the mountains.
Pearl Street (pedestrians), lots of restaurants and stores, mountains and healthy places.
The mountains and the community.
How clean the city is. The mountains and environment. Transportation.
Boulder is a warm/welcoming place and everything is easy to get to.
The environment, how safe/secure it is.
That people are friendly and receive everyone as an equal, the quality of life, the security/safety in the city.
The mountains, the people, the energy.
The people, safety/security and cleanliness, opportunities for all.
A very healthy environment, lots of resources available, people are very nice.
Its people.
The mountains and nature, it's a great community.
A culture of being healthy, green areas and parks, a culture of being active.
The amount of parks, lots of cultural opportunities. Access to research agencies, the quality of life. Very

nice people and a healthy community.
English classes, help to parents that want to help their kids so they don't smoke marijuana, learning the pros and cons.
The culture and spirit of people to do volunteer work and help others.
Nature; people choose to live here and there are people from all over the world, for a small city there are lots of things to do, events opportunities.
Boulder is a beautiful city, I love the mountains. I love how people are so nice and simple. Boulder is a nice city that invites one to reflect and to live fully.
Diversity, healthy lifestyle, beautiful surroundings.
What I like the best of Boulder is that there are many cultures.
The creek, the mountains, everything.
People are very nice, the environment.
Its' regulations.
The art, open space and the stores and free events.
I like to see Mexican products at the grocery store; I like that there is a Walmart where everything is cheaper; I like that there are many parks for families.
I like the best: its peacefulness and safety, my job at the UMC and the buses.
It is peaceful, beautiful.
I like it is clean, organized and you feel safe on the street.
Green areas, open space, the beautiful views, inclusive people.
It is beautiful and I like the size, how people are friendly here, the respect for nature.
I like that so many people use bikes, and that we have people like you that care about the community.
The Boulder Reservoir, the bike baths for mountain biking.
Nature, good paths for those on bikes and on foot, the culture and friendliness of people.
I love open space, I love the cultural offerings and the pedestrian areas like Pearl Street.
The natural beauty, a friendly city, its people.
The parks, mountains, downtown, it is safe.
I think Boulder is a bit better in applying the rule of law.
The downtown, the library. Resources in Spanish for Latinos (Amistad, Intercambio, Mental Health Partners, etc.). The landscape and views.
I like it is a multicultural city, people from all over the world. I like that the mountains and nature are close.
It's a very pretty city. I like the university and the opportunities. That the Hispanic community is growing here.
I like the respect for pedestrians; that the green areas are cared for and preserved; the importance placed on health, eating healthy and exercising.
The parks, the mountains, the walk paths.
The parks, nature and that there isn't much smog; the mountains; a beautiful view and no trash scattered around.
It's a tight community.
There is a lot to see, it is friendly, the activities.
The beautiful landscape and the diversity.
Open space and the connection the Latino community has.
Culture, schools, diversity, education level.
Parks with games for kids. Free recreational activities like the bee festival, activities at the library, etc. It is very safe, not much violence.

The city is very cultural and I have learned so much from meeting people of other places. I like nature and in particular the paths to go up the mountains. Schools and opportunities.
I like it because it is a very safe and not noisy place. A beautiful touristy place because there is a lot to do, there is always something.
Good people.
The roads are for various uses, bikes etc.
Green spaces, diversity, community agencies.
I like everything because it is natural, nature is protected.
It is a city that opens its arms to people from all cultures, a city that cares about recycling, gives a good example, promotes physical exercise and activities.

Latina youth at the conference also provided feedback about what they like about Boulder. Their responses include: schools, friends, food, beautiful views and mountains, opportunities, and natural areas.

**Between now and 2030, what are areas that need focus?**

More sports for children and parents, family resources and a safer space for people.
Organizing open positions better, by specialty.
To keep up maintenance of green spaces like parks and recreation centers and make sure this remains a safe place for everyone.
That our roads are always under construction.
Office jobs accepting more Hispanics. Getting closer to God
Recycling, caring for nature, children's education. To be better human beings and help those who needed it, in particular in educating all children.
Keep it up, keep helping (the Hispanic community)
I don't like that marijuana is so accessible.
I want it to stay the same
Keep it up, every time the community needs help, the city has helped.
The environment
More activities for youth and more accessible rental housing
Widen the roads; Improve public transportation
Take better care of our youth
More activities for the whole family.

***Translated from Spanish from participants at the Cumbre de Mujeres, a yearly conference for Latina women and youth held at CU-Boulder.***

Focus on improving public transportation. Focus on including all communities.
Improving schools. Ecological: not so many cars. Have more resources of Latino community.
Controlling growth, maintaining and improving open space. Integrate the Latino and Anglo communities.
Keep caring for the environment, more programs for teen education, more programs for families.
More programs to help Latino community, programs to safeguard nature, more schools with access for Latinos.
More affordable and low-income housing for elders and immigrants and people with disabilities. Affordable transportation for immigrants that do not drive, elders and people with disabilities. Improve

education and mental health and therapy for people with disabilities.
Have a group that helps people when they have problems with the police. To be able to make a complaint to the manager without fear.
More bilingual availability (workshops, resources, etc.)
Make housing less expensive! More spaces for Latinos (both restaurants and also parks). A less pejorative place for Latinos.
Public transportation for elderly.
More programs aimed at Latinos.
Security and housing.
Focus on kids and youth, need to make sure people are respectful and there is equality for all.
Preventing contamination.
Yoga and meditation classes, festive events for the community.
More parks for exercising, more workshops and talks about emotional intelligence.
Offer affordable homes and neighborhoods. Translate materials on public events into Spanish. More cultural events for Latinos.
Keep caring for the environment; focus on health, on helping immigrants.
The environment, health/healthcare.
Don't divide people based on origin; gun control; be more cohesive as a community.
On youth and education; affordable housing to rent or buy; generate employment.
Focus on inclusivity and diversity, more opportunities for Anglos to learn Spanish, more participation of Latinos in decision-making at the city.
Helping residents become citizens, so they can vote.
I think we need to focus more on technology.
Create a community where people are more connected. Strengthen neighborhoods so that there is a sense of being neighbors. Improve cross-cultural relations.
Keep it beautiful, clean and in order. More affordable housing.
Raising strong, resilient and powerful daughters, empowering Latina women, assisting families with immigration issues.
More education for parents to be close to their kids.
Education for parents and children.
Keep up the regulations and also programs that provide assistance.
More free events for the community.
Focus on translating materials sent before the elections, reduce the cost of renting in Boulder (it's too expensive), build more affordable homes for low income families.
More employment opportunities; more cultural education, involving youth in politics, health, relations, etc.
Work on making it a more friendly place. Cross-cultural education, community services that are intercultural.
Be more open to "growth" of the city. Open more movie theaters and movie forums to discuss the movies.
Getting people more involved.
Keeping clean the water at the reservoir, more paths for bikes, that people respect cyclists.
Affordable housing for young professionals, Affordable rent for one-income families. Make more bike lanes on streets so bikes don't have to invade sidewalks/pedestrians.
Affordable housing, avoid urban sprawl and develop business centers instead of more shopping malls, more intersection among cultures, inclusion.

More integration and community participation. Affordable housing.
Don't build tall structures so we can all see the mountains.
Improve commercial structures. Have true affordable housing for the less well off.
Make the city safer. Help with immigration and education for immigrants.
More information on security, keep it safe. Widen the roads.
Education, family, freedom.
No more marijuana consumption, keep up dual language instruction in schools, focus on healthcare.
Focus on the potholes and removing snow.
Fix the potholes and remove snow when there is too much.
More programs for Latinos.
Community outreach should be bicultural to make people aware of county benefits. On immigration help create awareness, advocate. More meetings in the community to help them be a stronger community together.
Focus on families and support for those who live in poverty. Improve housing and regulations for those who live in mobile home parks.
More inclusive of Latino community.
Transportation, lightrail train to Denver. Cultural integration. Traffic, reduce bike lane on Folsom.
More bilingual and multi-cultural services. Programs for youth and students.
Educate cyclists, they often don't use the bike lanes. RTD is too expensive. I want a Savers and a Dollar Store!
More affordable housing, it is too expensive. Lower taxes, please.
Make sure there is no vandalism and everything stays clean. Please keep all the activities.
RTD for all!
Focus on educating cyclists so that their road safety is ensured. Also RTD for all.
Develop education/learning programs.
Keep taking care of nature and the environment, and animals.
Care for natural resources, keep it up. Keep motivating the community to eat healthy and exercise.

Promote more conversations between Latinos and other immigrants and the Anglo community, including people in leadership and/or government roles.
More focus on programs to serve the Latino community.
There are many elders who are immigrants or disabled and they have no resources to help them. They cannot work so they cannot afford housing, transportation or health resources.
More collaboration among the agencies all over the county.
More promotion of Boulder in Denver.
Lafayette recently opened a woodshop where they work at night and make too much noise.
More postboxes to drop of letters at.
I wish there was no more racism against immigrants.
Thanks for all the efforts the City is making to include Latinos.
More information so more people, women, can attend these sort of events.
Train all staff that works with the public on being more courteous with people from other nationalities, by accepting other people as they are they can be of more use when they are asked questions.
Comprehensive sexual education in all schools, including St Vrain.
The city and BVSD need to have a strategy for bilingual education and support for Spanish all the way from elementary to middle and high school. What you have now has no connection or following—for example, the kids from Uni Hill don't have more access to be able to attend Casey. Do an expo of

organizations, clubs, meetups in Boulder.
More community celebrations.
That regular people be accepted in a way that is easy for them to integrate into the community.
I'd like to see more programs for the Latino community.
More of these types of events (Cumbre) for women, children, youth, men, families. A bi-cultural, non-profit community center
Find ways to involve the Latino, hard-working community. We are stuck working and working to provide the basic needs to our family. More afterschool programs for children and youth. Help and emotional support.
Boulder has a growing Latino community and we need help.
Thank you for everything this city offers!
More information on rights and responsibilities of residents.
Thanks to the City of Boulder for always taking so much care of the city and for asking our opinions on how to improve it.

Latina youth at the conference also provided feedback about what they like about Boulder. Their responses include: schools, friends, food, beautiful views and mountains, opportunities, and natural areas.





### ***Part 3: Meetings with Community Groups***

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

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

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

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

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

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

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

**Staff:** Lesli Ellis, Courtland Hyser, Caitlin Zacharias, Lesli Ellis, Jean Gatzka

**Presentation Topics:**

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

**Discussion Topics:**

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

**Follow up:**

- Develop prepared materials to explain the process and connection between the comp plan and code / site review – especially how PB can enforce the comp plan vision.

- Clarify plan adopted by ordinance, strength and areas of influence.
- Page numbers needed on fact sheets. Ave. density – add (in North Boulder)

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

**Attendees:** Gavin McMillan and team

**Staff:** Lesli Ellis, Caitlin Zacharias

**Presentation Topics:**

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

**Discussion Topics:**

Questions

- Are we addressing city-county relationship?
- Implications if ballot initiatives pass?
- How will plan address neighborhoods?
  - (Programmatic- neighborhood liaison).
  - The 10 subcommunities could set up neighborhood planning well
- Why is this plan bigger than normal?
  - (This time around- it’s considered to be a vehicle to address big issues- growth, design, etc. Consultant report identified room to improve the plan, make it user-friendly)
- How did focus areas emerge?
  - (Topics have evolved from conversations with public, various boards, and recommendations from consultant report. Also, the community saw the topics at the Boulder 2030 Kickoff Event, and we’ll be going through comments on them).
- What can we do about jobs/housing balance?
  - (Some options: could add more housing potential and decrease jobs potential)
- How many cities of 100,000 have in-commuters of 60,000?
- Can there be a better integration of transportation and infrastructure? It would be great for city to look at how growth will impact the city and consider how it will impact basic city services.
- There need to be incentives for transportation (c.f. MAX Line in Fort Collins)
  - There is a plan for BRT on East Arapahoe
- We need to be proactive (cannot rely solely on private sector)
- How does resilience effort play into this?
  - We have a Chief Resilience Officer, funded by Rockefeller, who is looking at the plan and forming recommendations for what we can do to be a more resilient community.
- To what extent does plan look at locations of employment and link these to transportation connections?
- How is city involving business community and employees?

What ULI would like to see in the plan

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

**Follow up: none noted**

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**Boulder Chamber – Community Affairs Group – October 8, 2015**

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

**Staff:** Jean Gatza, Courtland Hyser, Lesli Ellis

**Presentation Topics:**

- Update process
- Focused Topics
- Community Engagement

**Questions and Feedback:**

- Questions about aging population - is it really happening in Boulder? State demographer presentation
- Reconcile economic vitality strategies with jobs and population projections and analysis. Don't approach jobs:pop as opposites or one vs. the other – offer options to phase growth and transitions. Avoid using the term “excess” for job capacity, because that is not accurate.
- Would support and encourage subcommunity or area planning to better define goals but not as a limit to moving projects forward or a defacto moratorium.
- Arts liaison – good attention to investments in cultural assets and public art. Community should be investing in cultural vitality.
- Trends – more push back regarding change in neighborhoods – address full comp plan – capacity in neighborhoods. How we look at land use (e.g., transitional areas vs. blocks) affects how we move forward. Future land use and zoning- Would like to see more blending at the margins of areas (not zone with sharp lines and very distinct colors – more like watercolors: blending at the margins with transitions of uses between different districts).
- We should be considering a 50 year planning horizon – not 15.
- Consider form-based plan/code for whole city, not just Boulder Junction.

**Follow up:**

- Send links to online survey when available.

- Group requested that we schedule future presentations with them in later phases of the project.

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**Boulder Housing Partners Board of Commissioners**      October 12, 2015

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

**Staff:** Lesli Ellis, Courtland Hyser, Caitlin Zacharias

**Presentation Topics:**

- Update process
- Focused Topics
- Community Engagement

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

**Questions and feedback from BHP:**

- How will staff engage BHP on affordable housing issues?
  - *Staff is engaging many of the city boards, and will reconnect with BHP they start to develop BVCP options and analysis that relate to affordable housing. Options will reflect an extension of some ideas that emerged during the Housing Boulder process and that were flagged as part of the analysis going forward.*
- It would be great to collaborate with the board and BHP staff around focused issues that make use of BHP's expertise.
  - *Topics for discussion with BHP could include jobs/housing mix and locations particularly suitable for housing (e.g. are there types of housing the Boulder Valley needs?)*
- How accurate were previous projections?
  - *Changes have taken place over time and new plans have emerged (e.g. Boulder Junction), so it's hard to trace back in time their accuracy. Projections regarding growth rates have been accurate overall, but it's important to note that the purpose of the projections is to gauge the impact of current policies extended out to the future, not necessarily to predict what growth will actually occur as those policies change over time.*
- Are master plans or the comprehensive plan the guiding document(s)? How is it resolved if a master plan is updated one year after comp plan update?
  - *The comprehensive plan is the guiding document for other plans, including master plans.*
  - - *It is important that the BVCP is also aligned with the master plans, so as a master plan is updated, the summary of that master plan is included in the comprehensive plan. During the mid-term or 5-year update (whichever comes first), policies from the master plans get integrated.*
- Do projections reflect a maximum capacity, or do they represent a certain percentage of full build-out?
  - *The projections do not assume that all properties will redevelop, but rather that a percentage of them will.*
- From BHP perspective, syncing the land use map with BHP housing related goals offers a distinct opportunity for partnership.

- What is the role of BVSD, CU, and similar organizations in the update process?
    - *Staff collaborates with them on growth, data, and projections.*
  - What steps are the city and county taking to engage the Latino population, and what are the goals for that outreach?
    - *A community engagement plan is available on the project webpage that details the outreach strategy. The outreach strategy for the Latino population has been developed in partnership with the Latino Task Force of Boulder County. The strategy is based on conducting targeted outreach at pop-up events and other meetings, such as the Latina Women’s Conference this past weekend.*
- 

**Boulder Area Realtors Association - Nov. 4, 2015**

**Attendees:** BARA Members

**Staff:** Ellis, Hyser

**Presentation Topics:**

- Update process
- Focused topics
- Community Engagement

**Questions and Discussion Topics:**

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

- *Staff response: No, the BVCP focuses more on high-level policy issues. There have been recent decisions on the short term rental issue, including a ballot initiative.*
- 

**Boulder Tomorrow** - Nov. 9, 2015

**Attendees:** Boulder Tomorrow Members

**Staff:** Ellis, Hyser

**Presentation Topics:**

- Update process
- Focused topics
- Community Engagement

**Questions and Discussion Topics:**

- BVCP structure and use:
  - How detailed does the plan get? How “comprehensive” is it?
    - *Staff response: The plan provides high-level policy guidance on a wide variety of topics. More detailed strategies on specific topics are typically addressed by master plans.*
- Focused topics and specific issues:
  - Infrastructure issues need to be considered alongside growth decisions. For example, if Boulder grows enough, it will need a new wastewater treatment plant.
  - Are topics like height limits and tiny houses still on the table for consideration?
    - *Staff response: yes.*
  - Prior to 2005, there was no Economic chapter in the BVCP. This group was instrumental in the creation of that content.
- Community Engagement
  - Will staff return later in the update process when options and alternatives are known?
    - *Staff response: yes.*
  - What are the best ways for this group to be involved in the process moving forward?
    - *Staff response: Attend public hearings, meetings and events, invite staff back to present to the group, write letters to city council and planning board.*
  - Is community engagement for this project being handled in-house?
    - *Staff response: Much of it is, but we have also hired consultants to help with specific aspects of the process such as public events and the BVCP survey.*
  - What is being done to reach out to the business community?
    - *Staff response: We have been presenting to business organizations, such as the Chamber of Commerce and the Boulder Area Realtor’s Association. In the future we will also make an effort to reach out to employees in addition to organizations.*
  - Would like to see it confirmed that employees who work in Boulder also have a valid stake in this planning process, and that employee input is as valid as resident input.



#### **Part 4: Board and Commission Meetings - Phase 2**

Since October, the BVCP team has been attending meetings of other city boards and commissions and requesting feedback on the 2015 update to the Boulder Valley Comprehensive Plan. Except where noted otherwise, presentation topics included the update process, foundations works products, community engagement activities, and topics of focus for the update.

Meetings occurred as follows:

1. Youth Opportunities Advisory Board – Sept. 11, 2015
2. Parks and Recreation Advisory Board – Sept. 28, 2015
3. Downtown Management Commission – Oct. 5, 2015
4. Environmental Advisory Board – Oct. 7, 2015
5. Landmarks Board – Oct. 7, 2015
6. Transportation Advisory Board – Oct. 12, 2015
7. Human Relations Commission (HRC) – Oct. 19, 2015
8. Boulder Arts Commission – Oct. 21, 2015
9. Open Space Board of Trustees – Nov. 15, 2015
10. University Hill Commercial Area Management Commission – Nov. 18, 2015
11. Boulder Design Advisory Board – Dec. 9, 2015

Key Themes from questions and feedback from the boards included:

- Questions and suggestions about creative and targeted outreach: aging population, immigrant community, engagement of under-represented groups as well as how input will be used, and closing feedback loops.
- Interest in use of 3D mapping for this project
- Discussion of potential focus topics emphasizing transportation, poverty, homelessness, equity, arts, local food, redevelopment, jobs:housing balance and CU South.

Detailed summaries from these meetings are provided on the following pages.



**Youth Opportunities Advisory Board (YOAB) – September 11, 2015**

**Attendees:** ~13 high school students

**Presentation Topics:**

1. Brief high-level background on government and the comprehensive plan
2. Interactive map activity as summarized below.

**Map exercise:**

- Favorite places (and why):
  - Parks & Open Space:
    - Chautauqua, NCAR: hiking opportunities
    - Green Mountain Memorial Park: easy walk from school
    - Scott Carpenter Park: child-friendly
    - Iris Gardens – beautiful and good to have gardens in the center of the city
    - Foothill Community Park: close to homes
    - Sanitas Trails: good hiking
  - 29<sup>th</sup> St Mall, Pearl St Mall: great to walk around, so much to do
  - CU: exciting
- Areas of concern (and why):
  - Neighborhood by Foothills Community Park: too dark at night; mobile home community has unpaved streets
  - Community by 34<sup>th</sup> and Valmont: high crime
  - Area near New Vista High School: dark at night; lots of drunk college students make high school students feel uncomfortable walking alone at night
  - Arapahoe Ridge High School: not a walkable area near the school if you want to walk and get something to eat for example
  - Hillcrest/Leggett/Valmont Reservoirs: industrial area near there never seems to have any activity. What's going on there?
  - Bus shelter for neighborhood by homeless shelter feels unsafe; difficult for younger people to take the bus to/from home
  - Traffic and parking around Boulder High is really difficult (but acknowledge that more parking lots isn't the solution; frequent transit is good but not always convenient)
  - 29<sup>th</sup> Street area is ok but doesn't have the same "Boulder look and feel" as Pearl Street

**Discussion groups:**

- What is working in Boulder:
  - Bus system: routes are good if traveling on Broadway/Downtown Boulder, Skip (central, works well), good for environment, typically on-time
  - Rec centers, Parks (cleaner than used to be, lots of them, Valmont Bike Park)
  - Open Space: rad, keeps us outdoors
  - New Bike Lanes: Baseline/30<sup>th</sup> -> physical barriers are good

- Tourism: appealing, physical beauty
- What isn't working in Boulder:
  - Bus system: headways on certain buses are too far apart, not frequent enough times, routes, accessibility of stops, wait times are excessive on less-traveled routes
  - EcoPass: certain neighborhoods offer them, others don't
  - Folsom: traffic (due to switching down to one lane); parking is really hard/hazardous
  - Public restrooms and other amenities in parks: North Boulder, Eben G Fine park, Scott Carpenter (only port-o-potties)- restrooms not kept up; water fountains often don't work
  - Parking (everywhere):
    - Broadway near CU: traffic when students are back in session
    - Pearl: parking
    - University Ave: parking, bike lanes, reverse-angle parking -> all make for a condensed, hectic experience
  - Parks:
    - take up space and water, sprinklers turn on randomly, need cleaning and upkeep
    - Water and energy consumption to keep up parks seems excessive (especially when sprinklers go off if it's rained)
  - Snow Plowing: need more attention to sidewalks, especially routes along bus stops, (makes it hard to get to school)
  - Pearl Street: we want tulips (why kale?)
  - Bathrooms: more gender-neutral bathrooms everywhere
  - Water fountains: more public water fountains (at trail heads, Pearl St, etc.) update them so they work

**Follow up:**

- Allison Bayley will work with students to figure out the best way for them to be involved (e.g. perhaps through peer small group discussions).
- 

**Parks and Recreation Advisory Board - September 28, 2015**

**Feedback & Questions:**

- **Community Engagement:** Include youth, immigrant community; clarify how input will be used; have feedback loops so people can see what input has been received and comment or supplement with additional information or ideas.
- Clarify continuing role, involvement of Parks and Recreation staff.

**Follow up:**

- Send information about future engagement opportunities and meetings to PRAB members in a form they can send to others.
-

**Downtown Management Commission - October 5, 2015**

**Feedback:**

- **Targeted Outreach:** aging population, immigrant community. What are we doing to engage under-represented groups?
- **3-D mapping:** They are excited to see the city making use of this technology. How could it could be used to facilitate conversations about community character and character-based planning? Character-based planning is needed in Boulder and is something that has been absent from previous planning efforts. Are we committing to doing that as part of this update?
  - Staff responded that we are headed in that direction with this update, but are only starting to make use of these tools and initiate these conversations. We expect to make progress on the topic of community character, but additional work will likely be needed in future updates as well.

**Follow up:** None identified.

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**Environmental Advisory Board - October 7, 2015**

**Feedback:**

- As the consultant (Clarion) noted, the **plan doesn't do a great job of integrating with the master plans and it needs to be more strategic** (e.g., how we address transportation plan and climate impacts and related issues). **It doesn't seem to be integrating across themes and departments.** Comp plan should be a tool to accomplish goals in motion. Use it to **move existing plans forward.**
- Comp plan needs to **clarify tactics vs. ultimate objectives** (e.g., job growth might not get at in commuters or other impacts). Could create a model to show how certain benefits can impact each other (e.g. reduced car traffic reduces emissions but perhaps also reduces quality of life).
- **Fact sheets** are interesting, but we might want to clarify what is meant to be learned from them. **How are they intended to affect decision making?**
- Clarify the tactics and strategies behind the outreach. Add **start up community** as a group **for outreach.** Clarify how we're including **underrepresented population.**
- Struggling with vision aspects and how we're messaging out such a broad effort and letting people know what the plan is and **how their feedback will be used. What does the comp plan mean to me?** Think about a tiered management – appropriate for different ways to communicate depending on the audience.
- Topics – The list in the memo seems like the right list, but the last five years, the issues have changed a lot. The plan should advocate for different issues – if municipalization fits within the vision of the community and reflect the community's vision.
- Community engagement can result in symptomatic feedback versus getting it from teams of local experts, e.g. community planners.
- Since all is related, determine what is most important and will get the highest results.
- **What is in the 2010 plan that's not working?** (metrics will be used going forward to better understand this)

- Are the forecasts facts? (no – they can be changed, and are assumption driven)
- Get **neighborhood strategic feedback** – synthesize to different neighborhoods – feedback that matters to them. Neighborhoods can distribute fliers for free.
- Chautauqua area – there might be specific incentives to do specific things. Might like to host a “meeting to go”
- **Reach out to employees** – Employees and managers have different perspectives. See if major employers can communicate with their employees through the network.
- Democracy should be a dialogue, so if people are against all proposals – they should say what they are for also.

**Follow up:** Please bring the issues of purview to the EAB to the next meeting.

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#### Landmarks Board – October 7, 2015

##### Feedback:

- The Landmarks Board heard a presentation on the BVCP, but due to the lateness of hour at the meeting, the board declined to comment.
- 

#### Transportation Advisory Board - October 12, 2015

##### Feedback:

- Community Engagement
  - Figure out a way, possibly through the project website, to proactively share the **video-based content** that is produced for the BVCP (such as Channel 8 content).
  - Use more **social media** (Twitter, etc.) for the update going forward. Strive to create a steady stream of content.
  - Support the use of **pop-up events** to reach people who otherwise wouldn't engage in the update.
  - **3 D tools for visualization** will be useful for communicating to non-technical participants– use tools such as City Engine to increase understanding and engagement.
  - **Surveys** do have a social bias wherein people are prone to provide what they believe to be the “right” answer instead of their actual opinion. Hopefully this planning effort accounts for that.
- Focused Topics
  - At the **upcoming listening sessions** in Nov./Dec., it would be helpful to better understand the community's commitment to multi-modal goals and mode shifts (e.g., Transportation Master Plan (TMP) action items). Get at **tradeoffs** related to options. Find out how committed is the community to the connectivity goal, and what should the BVCP say about it?
  - The Renewed **Vision for Transit** adopted as part of the 2014 TMP should be carried into the BVCP update.

- Land use and transportation are intertwined. Analysis of land use options should include **transportation indicators**.
- Foundations work
  - For the Fact Sheets, it would be good to distinguish Community Transit Network (CTN) vs. RTD bus transit, because the level of service and frequency are not equivalent. It would be more illustrative regarding access to separate the two for the “1/4 mile to transit” statistic.
  - For future Trends Reports, etc., the city should move toward a **metric other than vehicle miles traveled (VMT)**.

**Follow up:**

- TAB expressed an interest in a follow-up presentation in early spring when BVCP options/alternatives have been identified.
  - One board member invited staff to the Center for ReSource Conservation for pop up or other engagement.
- 

**Human Relations Commission - Oct. 19, 2015**

**Feedback:**

- How are you connecting with seniors?
  - Has been suggested that BVCP team go to retirement complexes, attend the senior advisory committee, and piggy back on to Meals on Wheels or other lunches with **seniors** present.
  - Other suggestions include: Rainbow Elder (LGBT elder group. Contact Boulder County staff member Nancy Grimes)
- What data are you using to identify **poverty statistics**? How does it help inform the project? Can poverty be used as a lens through which to evaluate other focused topics?
  - Mostly US Census that can be isolated by tract and part of the community.
  - Yes, the first step is to identify the issues, trends, and conditions and help the community and decision makers understand different trends. That’s what the foundations work accomplished. Now that we have more information, the next steps would be to identify **possible policy options** and means for analyzing options, possibly considering **poverty as a criteria** for analysis.
- Hopefully people will ask more about poverty and want to address as part of the plan. Some discussion on whether it would be more appropriate to add poverty as its own focused topic, or integrate it as a consistent theme across the other focused topics.
- **Homelessness** is a big issue. How will the plan address (e.g., proper shelter for people)?
  - The plan does not get to the same level of detail that some of the strategic and master plans do (e.g., Plan for Homelessness or Human Services Plan), but it should be coordinated with those efforts.
- How are you identifying and **reaching out to different underrepresented groups**? Make sure you reach out fully to all the groups.
  - Census data is helping to identify.
  - Plan team has been working with certain groups (e.g., Latino Task, Intercambio)
  - Other suggestions include:

- Out Boulder
  - Latino Chamber of Commerce (to identify minority businesses)
  - Organizations that represent and do research on poverty issues
  - Intercambio (Jean has been working with)
  - Immigrant Advisory Board
  - Circles Campaign
- Has the city discussed impacts of companies like Google coming to town?
    - Yes, council has received a lot of correspondence and had conversations about impacts of large employers on housing and is further revising impact fees and a linkage fee so that businesses will help pay for needed housing.
    - You mentioned that the **projections** showed that there's greater capacity for jobs than for housing. How is this determined? The projections assume that existing zoning remains in place in the future, so the higher capacity for job growth stems from an existing condition of unused development capacity in commercially-zoned areas, whereas existing residential areas do not have as much untapped capacity.
  - The housing criteria (BHP) are flawed. There should be more discussion about the **process for qualifying for affordable housing** as a competitive process rather than the "first come first served" model. The BVCP should address at a high level who the housing programs should serve (e.g., people who are currently renting should not get displaced). Also the process is weighted against undocumented people (who are displaced when new buildings are constructed).
  - Consider **asking people specifically about diversity** during BVCP events, possibly integrated with aging or other related topics.
    - That could be a possibility in future phases. The first set of events and pop ups asked people more open ended questions about what they like or would like to see changed about the community.
  - Has the planning team considered hiring people to assist with **getting the word out to and hearing from under represented populations**?
    - At this time, the team is working with in-house resources (e.g., for translation), but if it's seen as a greater need for later phases the team could look into hiring some people.
  - Jobs, transportation, housing, and parking are particularly important issues to neighborhoods.

**Follow up:**

- The board showed interest in scheduling another BVCP presentation in the spring.
- 

**Boulder Arts Commission - Oct. 21, 2015**

**Feedback:**

- Commission is glad to see an Arts and Culture section in the BVCP update
- Community Engagement:

- Arts is a relatively “new” topic for Boulder and needs further discussion. Recommendation to do a **forum as part of the BVCP update** to talk specifically about arts and culture. (Used for upcoming project and was very successful)
- Arts at neighborhood meetings (subcommunity meetings) including the county
- Go to where groups meet.
- Potential groups to connect with are:
  - One Action: focuses on equity for and inclusion of immigrants (Kristen Wilson, Executive Director)
  - Youth: meet them in schools
  - YWCA (works with Latino teens)
  - Churches
    - Your English school (on back side of Pathway Fellowship church) – involves many cultures together to improve English skills
    - Catholic churches
  - Connect with community leaders
- What are the groups that will be key in the city? With the population aging and more future capacity for jobs than housing, who will the workforce be? Latino population is growing faster than non-Latino population. They need to be engaged in conversations and included in focus groups.
- Land use
  - Boulder doesn’t have sufficient **space for performing, visual, and traditional arts**, among others
  - Can we change land use – commercial? What types of land uses allow for the types of spaces artists need?
  - How do we keep artists here?
    - How can we create and support affordable housing for artists, e.g. live/work units, and affordable artist workspaces?
    - Affordable work spaces are a land use issue
- Bring Boulder alive through art, including public programs, to make this city and region “of and for the arts.” The arts can change the paradigm of Boulder and Boulder County.
- Housing/land use is a big issue
  - The city is constrained for future growth, and people who work here also need to be able to live here.
  - Boulder needs to change zoning and policies to allow for affordable housing solutions, such as tiny houses

**Follow up:** none noted.

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### Open Space Board of Trustees – November 16, 2015

#### Presentation Topics:

- In addition to the regular topics, staff addressed the approach to changing land use designation on CU South property after site analysis.

#### Feedback:

- How will process affect commencement of **flood abatement on CU property**? It will precede it.
- **Local food** – fair amount of acquisitions are targeted toward local food. What is long range or quantitative goals related to food? Would be useful to have sense of

what we're measuring ourselves against. Farms are expensive on a per acre basis (often include structures also). Don't feel like board has clear sense of long range vision of how much food we can grow, or how much we need to spend. Can quantitative sense to be put into that? That was one of the requests (metrics) as part of the council retreat last year. What's the target – how do we know if we've gotten there. In order to increase the range and season of food, we need greenhouses, etc. Would be good to have goals better stated – and possibly revisit the policy again.

- **Annexation** – may be 2017 or later – Is it part of the flood related annexations? No.
- At what point would we change the flood modeling for South Boulder Creek? When does that come into play? Will need to check with utilities department and respond.
- **CU South and annexation** – Annexation and initial zoning. Does CU need city to annex in order to do the development they want to do? No, could be done in the county, but CU would like to work with the city and do master planning for the site.

**Follow up:**

- None noted.

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**University Hill Commercial Area Management Commission - Nov. 18, 2015**

**Feedback:**

- Housing:
  - The **character of the neighborhood is important for the Hill.**
  - Affordability is an issue. CU has a finite amount of housing, which pushes students to over-occupy in order to make it more affordable.
  - Student housing is a big topic, as well as housing for faculty, staff, and grad students.
  - The Hill used to be a community with faculty and staff. It had a community feel to it.
  - **Changes in neighborhood impact the commercial area, as the neighborhood is the consumer base.**
  - Grad students are looking to Louisville and Lafayette as alternative areas to seek housing.
  - It's very difficult for families and grad students to find a place to live.
  - What kinds of solutions are being discussed as part of the comprehensive plan with respect to the Hill?
    - *Staff response: there are a range of potential solutions, which could include changes in land use as well as the rate, type, and amount of growth. These types of changes will be considered in the context of areas of stability and areas of change.*



- What do you see as possibilities for the Hill commercial area? It is currently surrounded by low density residential. One recommendation could be to increase density for housing.
- The city is now looking at occupancy limits. This has ripple effects that should be considered. The codes, if allowed, will be even more restrictive on the Hill.
- There is an opportunity to try out mixed use in the commercial areas. **A diversity of residents is needed.**
- Real Estate:
  - There is an issue with people buying up houses and flipping them at a higher cost. Some may be flipping houses to then sell them to those who will move here to work at Google.
  - Real estate is now out of reach for 99% of Boulder.
  - (Anecdote regarding two properties on the Hill): A family purchased two houses on the Hill and rented them out for high occupancy. Due to recent attention to over-occupancy enforcement, the home could have a 25% markup if rented and over-occupied, but now it may remain a single family home if a family moves in. This won't foster economic diversity, but it would create generational diversity.
- Commercial:
  - **The Hill reinvestment strategy:** focus on commercial but with a focused approach on housing and affordability
  - The commercial entities on the Hill are crying for customers
  - There are two key components: Economic Vitality (supported by year-round customers) and Quality of Life (a diversity of residents)
- Not a binary “us versus them” situation (students vs. non-students). Things are out of balance due to market focus.
- Areas of stability and change:
  - With regards to areas **of stability and areas of change: the Hill is a combination of both.** It is physically stable and has a lot of protected buildings. But there are areas of potential change. For example, are there a lot of opportunities to increase density on the Hill?
  - One recommendation is to carve out part of the Hill where students live and increase density there, e.g. through cooperative housing.
  - What areas of Boulder are the most dynamic?
    - *Staff response: there is limited vacancy. Existing areas that are potentially appropriate for density can generally be found in commercial and industrial areas. It is important to talk about character in those discussions around density.*
- Housing types:
  - New trend for microapartments presents issues with respect to equity.
  - North Boulder affordable areas: nice mix of smaller units (800-900 SF) and larger
    - *Staff response: NB: The comprehensive plan is higher level and may not get to that level of specificity*

**Boulder Design Advisory Board (BDAB) - Dec. 9, 2015**

**Feedback:**

- Existing Conditions
  - Research is needed regarding how much development we've gotten over the past few years. We should measure this in multiple ways, including gross floor area (GFA).
  - We have as many people as jobs in Boulder; about two jobs for every household.
- Community Engagement
  - What's the process for filtering and weighting the public input? Typically, a few vocal interests tend to dominate the discourse. The survey and listening sessions have confirmed the current direction overall. The results also provide some granularity by subcommunity.
  - We do a lot of outreach, but most people don't really pay attention until something is built. Several years can pass between the outreach phase and when something comes out of the ground. The underlying process tends to be forgotten in the meantime.
  - The neighborhood liaison position could help improve neighborhood-level engagement, but it's a big job for one person. Ideally, each neighborhood should have their own staff point-of-contact.
- Plan Development Process
  - The plan development process seems a little backwards. Planning staff create projections based on current policy, and then use that as a foundation for the planning process. The role of the plan should be to set the vision, and then the zoning and policies fall in place consistent with that vision.
    - Staff Response: the plan does lead change. The projections are intended to help quantify the impact that existing policies will have on the future. We do not assume that the projected future is a "given"; it's really just a starting point for community conversations about what does or doesn't need to change.
  - Discussion of how the Transit Village Area Plan (TVAP) is an example of other plans responding to opportunities and policies that were set earlier by the BVCP.
  - The city is getting close to its development capacity, and yet regularly says no to annexation requests.
  - Is the BVCP is more about reacting to current issues, or about setting a vision for the future?

- Staff response: It does both. The plan sets the vision, but part of the rationale for updating it on a regular cycle is to keep it current and relevant.
- Growth and Development
  - How to balance the jobs-to-population ratio, given community concerns about new development? If people want residential growth to balance out the ratio, are they willing to accept the new development that comes along with it?
  - How many dwelling units would it take to “balance” the jobs that we already have?
  - Staff response: It depends on how we define “balance”. A typical jobs-to-population ratio in other communities might be closer to one-to-two, or one job for every dwelling unit, but that doesn’t mean that Boulder needs to have the same ratio. Boulder is an employment center, and the BVCP has policies promoting that. The five-year update is an opportunity to determine if policies need to be updated or changed.
  - General discussion of the Residential Growth Management System: what it is and how it works.
  - The plan should quantify and illustrate development for people. For example, use photos to illustrate concepts such as what a 2.0 floor-to-area ratio (FAR) actually looks like.
- BVCP Survey
  - General discussion of the survey and what the results are telling us.
  - Would like to see the BVCP recommendations reflect the survey results, which show that 85% of people support mixed use, and only 10% oppose it. Those opinions don’t necessarily reflect the decisions that are made by BDAB or city council.
- 3-D Modeling
  - General discussion and questions about the CityEngine software, how it works, and its capabilities.
  - CityEngine would be a good tool for envisioning what a sustainable city really looks like.
  - Would also be a good tool for modeling scenarios, such as what the city would look like if it added more people to bring the jobs/population ratio into balance.
  - BDAB is especially interested in using CityEngine to see what development proposals look like when they are dropped into the model. Would want to see this in both the current context (existing condition) and the future buildout condition.

**Part 5: Joint City Planning Board / Planning  
Commission Summary  
September 17, 2015**



Attendees

**Planning Board:** John Gerstle, Leonard May, Crystal Gray, Aaron Brockett, John Putnam, Elizabeth Peyton, Brian Bowen

**Planning Commission:** Lieschen Gargano, Michael Baker, Daniel Hilton, Doug Young, Natalie Feinberg Lopez, Pat Shanks

**City Staff:** Susan Richstone, Lesli Ellis, Courtland Hyser, Jean Gatza

**County Staff:** Dale Case, Pete Fogg, Abby Shannon, Steven Giang, Rick Hackett

BVCP Presentation

*Staff presented updates on work-to-date on public outreach, foundations technical analyses, potential focused topics for the update, and next steps in the process.*

**Questions and Comments by Topic:**

*Community Engagement*

- Survey – do participants have to turn it in for results to count? *Yes.*
- Will statistically valid results be separate from opt-in online survey? *Yes.*
- How is community feedback going to be collated? *By theme and by source. Summaries and originals will be available on the project webpage.*
- How will community feedback inform next steps? *Summary by themes- to ensure we have everything on the list that should be for focused topics. Staff is preparing a summary of the feedback loop as requested by the Process Subcommittee and will share with the boards and community.*
- What efforts are being made to reach out to immigrant communities? *Staff shared a list of ways that the planning team is focusing on face-to-face communication with immigrant community representatives and leaders. Staff are partnering with the Latino Task Force to conduct a few pop-ups in town. Also partnering with Intercambio on outreach and to conduct focus groups with Spanish speakers.*
- What is staff learning from outreach to immigrant communities? *Feedback shows a lot of excitement about Boulder- it's safe and people love the neighborhoods and parks. Concerns include affordability, places for youth to congregate.*
- The Latino community tends to emphasize family, based on experience with outreach for other projects. Other topics rated of high importance include access to education and jobs.
- Make sure all players are at the table (including CU).
- Fabulous start on engagement.
- Is there outreach to non-digital users? *yes*
- Boulder Housing Partners (board) would be good to reach out to.
- Kickoff Event was phenomenal. It had familiar faces but also new people. One suggestion: give people pointers on how input will feed into process. This will help people feel more involved. *(Note: staff is working on creating a graphic/display board for this.)*

- Can staff provide meeting minutes from the process subcommittee? *Yes, these are posted on the website and can also be provided via e-mail.*
- Get school kids involved. They also report to their parents and tell them to follow through- to complete the survey, for example.
- Are we reaching out to areas of county that may be annexed? *The survey is going to unincorporated areas of the county, including Gunbarrel.*

#### *Foundations Work*

- Update the Community Profile to align the dates that are used for employment numbers (2014 year-end numbers are also presented as “current” 2015 numbers).
- Can the projections model show zoning build-out capacity beyond 2040? *Yes, in the case of employment the model shows that zoning capacity will be reached after 2040.*
- Does the count for dwelling units include OAU and ADUs? *No, they are not considered additional dwelling units.*
- When is dwelling unit build-out projected to occur? *A few years before 2040.*
- The information shows that CU is going to build 1,000 units - when and how do you know this? *Staff works with the CU campus planners, who give assumptions and numbers based on master planning, and that’s what they project out. The report does not reference specific timelines for their projects, but they are within the 2040 timeline.*
- Do the projections include the increase in students and staff at CU? *Yes. By 2030 CU expects enrollment to be approx. 36,500 students. Future employment as a result of CU growth is also accounted for.*
- Why not present a time series of greenhouse gas emissions? *The Trends Report uses data generated from Boulder’s Climate Commitment. That effort uses 2005 as a baseline year, 2012 as a comparison year, and serial data isn’t available.*
- Vehicle Miles Traveled: why does the projection start in 1990 instead of present day? Is either number showing actual VMT we’re experiencing? *The graphic shows VMT from 1990 to 2014, and projects VMT beyond that. The area showing “Projected VMT a Regional Rate” shows what VMT would have been had it grown at the regional rate rather than under the TMP objectives.*
- To what degree does the data deal with county portions of the planning area? *In some cases the report use city or county-level data depending on availability. It’s harder to provide detailed data on demographics for Area I, II, III because it is not a common geographic unit for which data is collected.*
- Do some of the county staff have comments on county data? *County staff present at the meeting expressed that the projections they’ve seen are satisfactory.*
- Is the university captured in our employment data? *Yes, but it would require additional analysis to isolate that number. The employment projections map shows where projected jobs would go.*
- Are students captured in residents projected? *Yes.*
- It’s an issue that CU is projecting more students than dwelling units at the University. This issue should be highlighted because the city doesn’t control the impacts. *CU plans to house freshman. The city and CU are always in conversation about housing keeping pace with students.*
- Trends report is great, information dense. Every sentence has new and interesting content.

- Interesting that we have STEM jobs. Consider reworking the section about the “creative class”, to take out the designation of “creative”.
- The traffic data seems counterintuitive. It seems traffic is increasing, but the data does not show increase in travel time on major corridors. Most people feel traffic is really bad. Staff *acknowledged that there are differences on this topic between what the data shows and what people perceive to be true. Additional follow up with Transportation may be necessary to explore these differences further and to determine if there is any additional information that should be incorporated.*
- Consider holding a public forum on traffic. People’s memories are short and their impression of that traffic is getting worse may harken back to post-recession traffic levels rather than what they experienced prior to the recession.
- If we’ve measured traffic on arterial streets for many years and the data shows no appreciable increase, could it be that traffic is using more local streets and diffusing out, and therefore actually is on a higher level overall?
- Trends report is excellent, as are the fact sheets, especially Area III.
- How do fact sheets relate to neighborhoods? *As the planning team goes out and does listening sessions at local level around the community, these will be great resources to show people. The planning team has heard comments that the data could be more granular which could inform policies in the plan. Right now, the team is using them for discussion to help people understand current conditions.*
- When data is presented on VMT, greenhouse gas, water use- it’d be great to have it per capita and total. *This work may be underway as part of the climate commitment team.*

#### *Focused Topics*

- Consider adding “diversity” as a focused topic.
- How will arts and culture be integrated with the focused topics? *The Community Cultural Plan is close to being finished and can provide guidance on this topic.*
- What about things like area plans and subarea plans? Do these belong in the neighborhoods and character topic?
- Regarding the growth management topic: “reducing vehicle congestion” is too focused on cars. “Enhance mobility” might be a better way to say that.

#### *Other Questions and Comments*

- At what point do we talk about how the comp plan affects land use regulations? *There are four approval bodies.. While it is not a regulatory document, City Council adopts the BVCP by ordinance. There has been some interest in giving the plan more teeth. There is some ambiguity in how the plan relates to zoning, as it was never intended that the land use plan be treated as a regulatory document. The plan should have some flexibility, but should also provide guidance in how it’s connected to zoning.*
- So many people say the comp plan is a visionary document. Can it be more transparent, more live (not just a pdf online)?

- The site review criteria have gaps in them, and don't connect to comp plan. Looking for action items that can translate to site review criteria, but this may not be part of comp plan update, per se.
- Try to avoid using loose wording like "sensitive infill development." Let's get policies in the plan that aren't "Christmas tree" policies.
- Counterpoint: the plan is an aspirational document that is not reflected in code.
- What are aspirations that we can implement down the line between the city and county and when will these boards get to talk about them? Big ideas, such as organic farms, or a carless city?
- A lot of Planning Board and Planning Commission members are interested in having an aspirational, vision-based conversation.
- Energy code: should there be a discussion of that?
- There's a big difference between typical codes and a net zero code.
- Could consider Energy Use Intensity (EUI) in this conversation.
- The city has adopted aggressive targets for 2050, but what are the goal posts along the way?

## Attachment E

### BVCP Phase 3 – Areas of Focus Approach and Analysis

Areas of Focus are the bigger topics to address through Phase 3 that may modify the land use plan or policy direction of the BVCP. The focused topics below reflect input from:

- Previous meetings with the four approval bodies;
- Community engagement from Phases 1 and 2;
- Results from the survey and focus groups; and
- Research from the Trends Report and other foundations work.

#### 1: Renew Vision and Core Values

**Proposal: Update the core values to reflect input from the survey and community.**

##### What’s does the 2010 Plan Say?

The plan sets forth a series of long-standing community values and aspirations for the future of the Boulder Valley that demonstrate the community’s commitment to sustainability and meeting its environmental, economic, and social goals, as noted to the right. The survey asked respondents to identify if any additional core values should be emphasized by the plan. It also asked whether any of the existing values need clarification/modification. Finally it asked respondents to prioritize values in greatest need of increased attention.

##### Survey Results and Community Input

Respondents generally agree that the plan’s values are consistent with community values. One open ended comment said, “If we can accomplish (the list) above, would be truly amazing. Let’s try.” Additional written comments suggested that the values be renewed to add the following:

- Resilient, prepared community
- Safety, as basic community value
- Diverse community (age, incomes, ethnicities, etc.)
- Well maintained infrastructure (and assets)
- Educated community / University role / community as progressive leader
- Acknowledgement of historic roots and established neighborhoods and places
- Managed, limited growth
- Representative and responsive government - “good governance” concept
- Arts and culture (as a separate concept, not bundled with welcoming and inclusive)
- Wildlife and cohabitation of people and wildlife
- Strong partnerships (e.g., city and county with University of Colorado, Naropa, Boulder Valley School District, RTD, Boulder Community Health, business community, neighborhoods)

Additionally, values possibly in need of clarification include:

#### BVCP Core Values (p. 9, 2010 Plan)

1. Sustainability as a unifying framework to meet environmental, economic, and social goals
2. A welcoming and inclusive community
3. Culture of creativity and innovation
4. Strong city and county cooperation
5. A unique community identity and sense of place
6. Compact, contiguous development and infill that supports evolution to a more sustainable urban form
7. Open space preservation
8. Great neighborhoods and public spaces
9. Environmental stewardship and climate action
10. A vibrant economy based on Boulder’s quality of life and economic strengths
11. A diversity of housing types and price ranges
12. An all-mode transportation system to make getting around without a car easy and accessible to everyone
13. Physical health and well-being

Applying a sustainability framework to decision-making in Boulder means considering the issues of environment, economy, and social equity together... At the intersection of all these areas is the community’s ability to meet its needs now and in the future.



- “Compact” community (i.e., explore whether there may be a better word or description of Boulder’s physical shape)
- “All mode transportation system”
- Climate action (i.e., add in the more current language and values from the climate commitment and clarify city’s role)

### Approach and Timeline

In early 2016, the planning team will use the results of the survey, input from community, and feedback from the four approval bodies to suggest modifications or clarifications to the vision/core values of the plan (Introduction and Section 1). These modifications then can be used to assist with evaluating other possible changes.

- Initial options – Public input (February/March); Four bodies (April)
- Approved draft (June)

## 2: Add Climate, Energy and Resilience

**Proposal: Work with the Climate Commitment and 100 Resilient Cities (100RC) strategy teams to strengthen BVCP policies related to climate action, energy system transformation, and resilience.**

Boulder’s Draft Climate Commitment, currently being reviewed by the community and scheduled for consideration and adoption by Council in 2016, defines a path to deep reductions in Boulder’s greenhouse gas emissions. Guided by the goal of reducing emissions 80% by the year 2050 (the level of reduction necessary based on current climate science), the Climate Commitment framework defines three key action areas: Energy, Resources and Ecosystems, with a central component being significant transformation of our energy system. This transformation, as well as other aspects of the climate commitment, will require shifts in city policies related to land use, building codes, transportation and other systems. The 2015 BVCP Update provides an opportunity to assess current and future policy and action priorities for achieving Boulder’s climate action goals.

At the same time, resilience is an important concept emerging in the planning world as the impacts of a changing climate and other stressors become more acute. These impacts have become an increasingly important area of focus for the city as the recent wildfires and September 2013 floods have resulted in widespread damage and illustrated the necessity of strengthening community resilience. Through the city’s participation in the 100 Resilient Cities program, the 2015 update provides an important opportunity to better understand how resilience principles and concepts can be incorporated in the BVCP.

### How does the plan address climate, energy and resilience?

Boulder has been working to reduce its climate impacts since the early to mid 2000s, and the goal of reducing greenhouse gas emissions is reflected in the 2010 BVCP. However, the level of emission reductions called for in the October 2015 draft of Boulder’s Climate Commitment establishes a significantly higher bar for action, requiring more than just improved energy efficiency in buildings and greater energy conservation; it calls for a fundamental transformation of Boulder’s energy system, including a target of 100 percent clean, renewable electricity. These goals are not reflected in the current BVCP.

The 2010 BVCP also does not use the term “resilience” or “resilient.” However, while the plan hasn’t used the term, much of the planning and actions over the past few decades (e.g., floodways and greenways planning, open space in the foothills, planting diverse tree species, establishing a budget reserve) has made the community more resilient and ready to bounce back in times of emergency. The 2013 flood especially elevated awareness about the need to be adaptable and resilient at the local level. Additionally, the 100 Resilient Cities grant has brought new resources to enable the community to evaluate the plan and recommend how to make it more resilient, leading to more resilient outcomes.

### Survey Results and Community Input

The Boulder community has consistently supported city-led action to reduce greenhouse gas emissions, expressed most recently by overwhelming support for extending the city’s climate action plan tax as well as in the responses to the BVCP survey. While no specific questions in the survey asked about resilience, a few respondents noted that the plan should include resilience as a concept. A climate and resilience survey about a year ago suggested that most people in the community do not understand the concept of resilience, so additional awareness and information would be helpful. Participants in listening sessions have mentioned interest in resilience.

### Proposed Approach

The city’s interdepartmental Climate Commitment team will partner with the BVCP team to conduct an assessment of the 2010 BVCP and identify areas where updates could be made to better reflect the more aggressive goals of the October 2015 draft Climate Commitment and key areas of action. This work will also be informed by the grant-funded analysis being conducted in early 2016 around the concept of “whole energy system transformation” (i.e., the necessary transition toward clean, renewable energy sources for electricity, heating/cooling, and transportation). This work is looking at different development typologies to identify alternative pathways toward deep decarbonization, helping identify potential implications for land use and development. This work will further inform the assessment of current BVCP policies and suggest areas in which policies could be added or strengthened.

Through the 100 Resilient Cities (100RC) program and working with the city’s Chief Resilience Officer (CRO), the planning team will assess the BVCP through the lens of resilience, affirm what resilience means to Boulder in this context, and integrate resilience principles and policies into the BVCP (in this update and/or for forthcoming updates). The 100RC program will cover the costs to have HR&A Advisors, the 100RC Strategy Partner for Boulder, analyze the plan and co-lead an interdisciplinary working group to advise the city and county on identifying content and processes to incorporate resilience into the plan. The working group will be lead in conjunction with the planning office and the CRO.

HR&A is a planning consulting firm that has been supporting other 100RC cities, including Norfolk, Virginia; New York City, New York; New Orleans, Louisiana; El Paso, Texas; and Boston, Massachusetts, and worked with both New York City and Norfolk to integrate resilience principles into their long range plans – OneNYC and PlaNorfolk. HR&A and an interdepartmental working group will produce the following through early spring:

1. Assess key initiatives and opportunities through review of existing plans, documents, and processes;
2. Recommend an approach to integrate resilience into the city’s Sustainability Framework;
3. Conduct an analysis of resilience and how it’s currently addressed within the BVCP (i.e., how resilient is the plan and what resilient outcomes does it achieve?); and

4. Develop a plan to integrate resilience content and processes into the BVCP.

Integrating resilience into the BVCP may result in the following tangible outcomes:

- Refined sustainability framework and plan to include resilience: The concepts of resilience, sustainability, and long term planning are generally complementary and closely aligned. This effort will identify common ground, ways to address any gaps or conflicts, and how to integrate resilience concepts.
- Broadened resilience thinking in sections of the plan: As the plan is updated to integrate other master plans and concepts, there is an opportunity to integrate resilience, for instance in the Built environment section, land use policies could be considered that reduce buildings' exposure to floods and wildfires by restricting development in these vulnerable areas and/or prescribing standards that require buildings be made of materials that are less susceptible to wildfires or design measures to mitigate against flooding. Additionally, in the Safety and Community Well-being section, the plan could leverage enhanced public engagement and contemplate ways to continue beyond the plan, particularly to engage vulnerable populations, students, youth, or residents who may not typically participate. Finally, recommendations for resilience strategies could be addressed more at the local level (e.g., as part of the sub community policies that are developed for the plan).

**Timeline:**

This work will commence in January 2016 and be completed by the beginning of the second quarter. The planning team is in the initial stages of the project with HR&A. A City Council Study Session will be scheduled in the first quarter of 2016 to discuss Resilient Boulder's emerging program areas (including integration into the BVCP as well as with the city's Climate Commitment work).

### 3: Address Jobs:Housing Mix/Balance

**Proposal: Develop options for adjusting the land use plan to improve the balance of housing. The options will explore encouraging housing near where people work, encouraging transit-oriented development in appropriate locations, preserving service commercial uses, and converting industrial uses to residential in appropriate locations, as noted in Policy 1.19.**

**What is Current Policy?**

The plan includes policies (1.19, 5.02) in support of Boulder being a regional employment center with more jobs than housing. It also calls for improving the balance of jobs and housing while maintaining a healthy economy which can be accomplished through a variety of means, including converting industrial uses to residential uses in appropriate locations, other land use changes, and focusing on transportation (i.e., improving regional transportation alternatives and mitigating the impacts of traffic).

Growth management policies also address tools to manage the pace and rate of growth (1.15). The city currently uses a number of tools to control the scale, location, type, intensity and timing of new development and ensure that development provides benefits and achieves community goals. Such tools include development standards and the Land Use Code and development fees (including new commercial linkages fees). The Residential Growth Management System tool aims to manage the average annual rate of housing growth, which in the City of Boulder (from year-end 2009 to 2014) has been approximately 0.8 percent per year.

### Trends Report/Projections

According to projections performed this year, in 2015 Boulder has approximately 45,700 housing units, just under 105,000 residents and close to 100,000 jobs. This equates to a ratio of 0.46 housing units to jobs. After the 2000 Plan established a jobs:housing balance goal, land use plan adjustments were made to accommodate more housing. Consequently, the city has been able to maintain a better housing and jobs balance than it might have without adjustments. However, by 2040, projections show that Boulder will potentially have 6,300 new housing units (including 1,825 CU units), 18,200 new residents, and 18,500 new employees. There is less land zoned for future housing than future jobs, so the balance could become more tipped toward jobs (ratio of 0.44 housing units to jobs by 2040).

### Survey Results and Community Input

For the past year, growth has been a major topic of discussion in Boulder. It was at the August community kick off, during local listening sessions, and in online input for the plan. The BVCP survey asked several questions about jobs and employment mix and rates: whether to adjust the overall potential for additional jobs and housing, and whether to adjust the rate of growth for housing and commercial.

Survey responses indicate general alignment with current policies and approaches to maintain or improve the balance of jobs and housing. Respondents thought Boulder should increase (25 percent) or maintain (57 percent) the current potential for additional jobs, and increase (43 percent) or maintain (39 percent) the current potential for additional housing. Of respondents, 11 percent would like to reduce potential for commercial and 12 percent would like to reduce the potential for additional housing. Open ended comments showed nuanced thinking about the future mix of housing and jobs. Quality, design, family-friendly design, and public spaces and views are important factors in how the community addresses the issue, also as further noted below under the housing and built environment topics.

Respondents conveyed that the city should continue to manage an average rate of growth for housing but not add a new growth management rate tool for jobs.

### Proposed Approach and Timeline

The planning team proposes to develop scenarios to improve the future balance of jobs and housing. Initially it does not appear the employment center policies would need to be adjusted, but the conversation and analysis may lead to housing policy changes. The following options could help refine the housing and jobs “balance”:

- A. Prepare and analyze land use option(s) that will improve the future balance of housing. Options would explore converting land uses to residential in appropriate locations as noted in policy 1.19 (e.g., Crossroads area, east side of Boulder). Options might be framed to:
  - (a) maintain the current balance to 2040, (b) improve the current ratio of jobs and housing by adding more housing in place of industrial uses, and (c) other options.
- B. Explore policies and best practices for encouraging different housing types to accomplish middle income housing goals and encourage a diverse mix of housing. (See Topic 4 below).
- C. Further analyze public map change requests from the standpoint of the overall balance of housing and jobs.

Based on survey results, the planning team is not proposing to explore changing the rate of growth for either residential or non residential uses unless requested by City Council.

**Timeline:**

- Initial options – Public input (February/March); Four bodies (April)
- Options and Analysis – Public input (April/May); Four body direction on preferred directions (June)
- Final direction (Draft Plan) – Fall 2016

#### **4: Address Middle Income Housing**

**Proposal: Based on the *Housing Boulder Action Plan for 2015/16*, the *Middle Income Housing Study*, BVCP survey results, and other community input, explore how the plan’s policies and/or land use plan can be adjusted to better achieve middle income housing goals and encourage diverse housing types as appropriate to different parts of Boulder.**

##### **What’s the Current Housing Policy?**

The plan includes a core value of “diversity of housing types and price ranges.” (p. 9). Policies relating to jobs:housing balance are noted above. The Built Environment section includes policies about character areas, neighborhood preservation, compatibility, and mix of complementary uses (p. 28). Finally, the Housing section (p. 49) includes a description of goals and policies regarding affordable (low and moderate) housing, partnerships, choices, diversity, growth and community housing goals. In 2008, City Council established a goal of 450 permanently affordable middle-income housing units. This goal is in addition to the “10 Percent Goal” for deed restricted units serving low and moderate income households. Currently, annexation is the city’s only path to create permanently affordable middle-income housing.

##### **Housing Boulder project/Trends Report/Forecasts**

The Housing Boulder project has explored a variety of programmatic and funding tools, and discussion has generally held that Boulder cannot build its way toward a housing solution, but that land use changes could be one part of improving housing affordability. The *Housing Boulder Action Plan for 2015/16* (approved by City Council in September 2015) identified a few questions and tools to be explored through the BVCP, including any potential land use or policy changes that might help support the housing goals. BBC Research and Consulting is also preparing a *Middle Income Housing Study* that will provide research on Boulder’s challenges, housing products, affordable products, and impacts of middle market development.

As noted above, the city can potentially add 6,300 new housing units (including 1,825 CU units) through 2040 based on current zoning. These units are most likely to be built in Mixed Use or Residential Medium/High districts, not in single family neighborhoods. They are mostly located in Crossroads, Boulder Junction, and along major corridors such as 28<sup>th</sup> Street. (See Projections map and assumptions.)

##### **Survey Results and Community Input**

The survey and focus group results conveyed interest in affordable housing, and contained multiple comments about the increasing challenge for middle income people to be able to afford Boulder – whether they are existing residents in neighborhoods, or potential buyers and renters feeling squeezed because of rising prices, property taxes, or changing neighborhood character. Some of the relevant quantitative results from the survey showed:

1. Of the top three community values in greatest need of attention, “A diversity of housing types and price ranges” ranked as first priority. (63 percent of people selected it as a first choice.)

2. On the question about growth rates, most selected maintaining a system to limit housing growth rate (43 percent) vs. 26 percent who would rather not limit the rate of growth or 15 percent who would rather reduce the rate of potential housing growth.
3. For new development, permanently affordable housing was identified as the most important community benefit requirement (47 percent selected as a top three priority)

Open ended questions and focus group summaries provided more nuanced responses.

- Affordability and inclusivity were recurring themes in the values.
- New housing should be affordable and fit neighborhood character (not big and bulky).
- Perceptions of neighborhoods changing (for the worse) included new “big” houses changing the physical character and social mix of the neighborhood.
- New housing should be more family- and age-friendly and have lasting value. The higher density rental housing being built seems to appeal to younger or single people (e.g., fire pits instead of playgrounds or gardens).
- Design and quality of units, especially high density, is important.
- Continue to limit housing growth rates (certain types especially, such as high end), while providing affordable options.
- Reduce costs and incentivize homes with smaller footprints (e.g., less than 1,200 sf).
- Housing and neighborhoods also need parks, services, and transit.

### Approach and Timeline

In coordination with the Housing Boulder team and the BBC report underway, the suggested approach (in addition to options proposed under Topic 3 above) is as follows:

- A. First analyze types of housing that Boulder is missing, and current land use plan (and zoning) projections; then prepare options to achieve missing housing types (e.g., townhomes, duplexes, family- or age-friendly apartments, live-work, tiny homes, micro units) in areas with potential for new housing including mixed use areas.
- B. Evaluate housing and neighborhood policies for their support of middle income housing goals (in the Housing section) or other housing types not being achieved. Determine how the city may partner to preserve and maintain housing and encourage smaller units.
- C. Recognizing that housing issues are not “one size fits all”, work with the community and neighborhoods to evaluate types, amenities, etc. that may be appropriate (or not) in different places.
- D. Further address housing issues and ideas at the subcommunity planning level (or through area plans)
- E. Analyze the public requests for land use changes in part through the lens of housing the middle goals.

### Timeline:

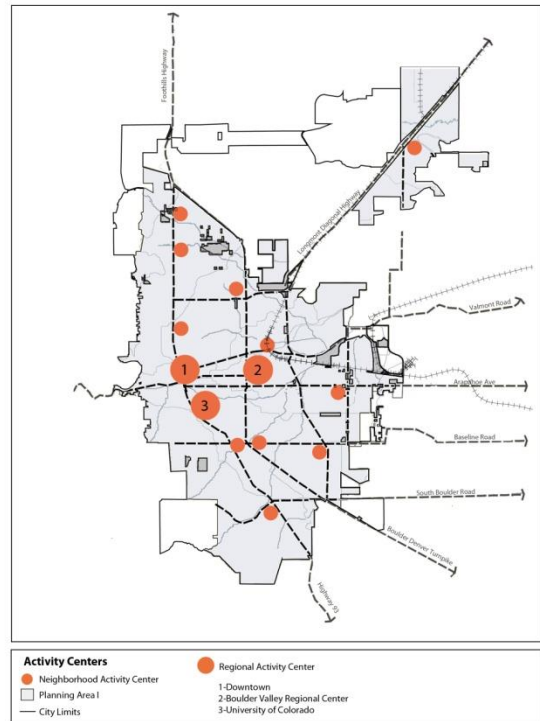
- Review initial BBC study (February 23 Middle Income Housing Study Session) and initial options for housing
- Public review and input in February/March.
- Options and Analysis – Public input (April/May); Four body input on preferred directions (June)

## 5: Refine Built Environment Chapter and Policies regarding Centers, Height

**Proposal: Add illustrations and description to the Built Environment section; update and refine the plan’s “activity centers”; address where to adjust height or mixed use; and address design and community benefit. Analysis may inform next steps related to the ordinance limiting height modifications (approved Mar. 17, 2015 and set to expire in 2017).**

### What’s the Current Policy?

The Built Environment section includes a series of maps and policies regarding mixed use development, activity centers, neighborhoods, design, etc. The “mixed use” neighborhood concept is located throughout the plan but is most clearly articulated in the Built Environment section and policy 2.16. The “activity centers” figure on page 21 shows the location of regional and neighborhood activity centers. The land use categories and plan also guide what type of uses may occur in certain locations.



The City Charter limits the height of all buildings constructed in the city after 1971 to 55 feet (as measured from a low point 25 feet away from a building), although in most areas of the city, zoning limits the height to 35, 38, or 40 feet unless a taller height is approved as part of a Site Review process. In some areas such as Downtown, the Boulder Valley Regional Center (28<sup>th</sup>/29<sup>th</sup> Street shopping area), and Boulder Junction, the Plan and specific area plans anticipate more urban, mixed-use, and walkable development, and thus the zoning permits more intense development in terms of density (number of units per acre) and floor area. In these locations, it is more common to see height modification requests for up to 55 feet if it is demonstrated through the Site Review process that the height and design is consistent with a specific area plan or with the existing surrounding development context. Site Review also requires projects to be of a higher level of quality than by-right developments. High land values and scarce redevelopment sites often encourage property owners to seek height modifications to build to 55 feet.

### Survey Results and Community Input

Survey opinions on mixed use development show that nearly half (47 percent) support mixed use within commercial hubs and along major roads, and another 39 percent think there are tradeoffs and it should be encouraged in carefully defined areas. Few disagree with the concept. The open ended comments suggested more concern about design than mix. For instance, people noted that what is getting built is often unattractive, too high end (exclusive), or generic “Anywhere USA”. Respondents would like it to be more architecturally interesting and reflective of Boulder’s unique identity, place, and scenic quality and address traffic and parking. It should be looked at intentionally (case by case basis, not appropriate everywhere). According to the summary of the focus group discussion by RRC, “The plan should be smart about what needs to go where and keep the overall balance in mind.”

Survey respondents also provided a range of opinions about height, with more agreeing that “buildings up to 55 feet might be OK in a few selected areas of Boulder only if they provide a number of

community benefits...”(34 percent) or if” quality and design is exemplary.” (31 percent), or they are OK in commercial areas if consistent with an area plan (23 percent). Many open ended comments addressed views, particularly downtown and on the west side of town, with some respondents noting that taller buildings in out-of-the way areas (away from neighborhoods, in industrial business parks) might be alright.

### **Proposed Approach and Timing**

The planning team proposes additional analysis on the locations of activity centers and analysis about what mixed use is appropriate where (including neighborhood services and gathering places that support 15 minute neighborhoods and other neighborhood needs). The 3D City Engine modeling tools will support further analysis of massing, scale, and height in certain locations. Options for analysis may include:

- A. Refine the “activity centers” map – framing options from results from the survey, and using the 3D model to further explore questions related to centers and locations for future concentrated activities.
- B. Provide illustrations of intended outcomes for buildings and public spaces in different types of “centers” using visualization tools, photos, and other graphic tools to convey preferred design.
- C. Consider whether certain mixed use centers or provisions for buildings taller than 35/40 feet would be addressed intentionally through an area plan or form-based code approach (as it might apply to the ordinance).
- D. And, other ideas to be explored with the community

Additional options will be developed as staff completes review of the survey results and other community engagement around this topic. Staff would also like input from the four approval bodies.

#### **Timeline:**

- Initial options – Public input (February/March); Four bodies (April)
- Options and Analysis – Public input (April/May); Four body direction on preferred directions (June)
- Final direction (Draft Plan) – Fall 2016

## **6: Add Planning Areas (i.e., Subcommunity Sections) to Address Issues of Local Concern**

**Proposal: Update the plan to include new planning area policies (i.e., for subcommunities).**

### **What’s the Current Policy?**

The 1990 plan established subcommunities – 9 altogether. Area III outside of the city includes most of the city-owned open space and natural areas. The current plan explains the purpose and history of subcommunity and area planning (see the Implementation chapter). It includes criteria for selection for area planning and a list and map of adopted subcommunity and area plans. Area plans are intended for areas with special problems or opportunities that are not adequately addressed by comprehensive or subcommunity planning. After the North Boulder plan that took many years to complete, it was determined that a smaller area planning approach made sense for areas with unique problems or opportunities. Additionally, during the past year, the community has expressed interest in finer-grained planning and more focus on neighborhood issues, but not to the exclusion of comprehensive community needs.



### **Trends Report/Projections**

As part of the foundations work staff created fact sheets, interactive story boards, and other materials at the subcommunity level. Subcommunity listening sessions conducted in November and December are a step toward being able to have conversations about future land use, infrastructure needs, and other topics of interest at the local level. It has been pointed out that the subcommunities might need further refinement if the city moves forward in using them for planning purposes. For instance, the Central Area which encompasses University Hill, Downtown, and most of the historic neighborhoods is very large. Boulder Junction crosses over two subcommunities. And, natural conditions (e.g., floodplains, open space), are not optimally addressed at the subcommunity level. While it may be impractical and time consuming to redefine boundaries for this plan update, it could be proposed for the 2020 plan that the subcommunities be further refined. Additionally, the city could identify further subdivisions within the Central Area.

### **Survey Results and Community Input**

The survey did not contain questions about specific subcommunities but asked about needs and desires within neighborhoods. Neighborhood planning garnered some interest, however most respondents showed more interest in communications and infrastructure improvements. The listening sessions in different parts of the community are ongoing in early December, and early results show some variation and unique ideas among different subcommunities (e.g., North vs. Southeast) that may contribute toward unique policies and plans for areas.

### **Proposed Approach and Timeline**

Community comprehensive plans can include chapters or sections that address planning areas. Planning Area policies might address unique factors in each subcommunity such as commercial options, land use unique factors, areas of relative stability or change, improvements to infrastructure, access to parks and open space, gateways, single family neighborhood preservation, etc. Next steps toward developing unique policies for subcommunities in the plan might include:

- Map neighborhood character areas (stable areas to protect vs. areas of change).
- Ask people what they want to protect vs. change (as in the listening sessions).
- Document where places have common traits and unique characteristics.

### **Timeline:**

The timing would coincide with other area of focus tracks, with additional community engagement throughout spring/summer of 2016, additional feedback from the four approval bodies, and recommendations occurring as part of the third quarter of 2016 and draft plan.

## Attachment F

### Proposed 2016 CU South Study Project Approach

#### 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:

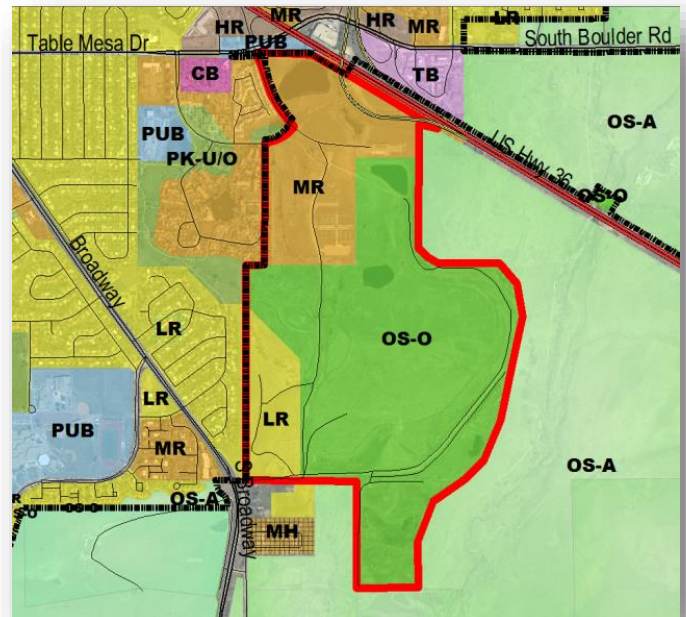
1. Provide a recommendation for changes to the Boulder Valley Comprehensive Plan (BVCP) land use designations on that site; and
2. Provide a framework for future annexation and agreements between the city and CU as it relates to the CU South site.

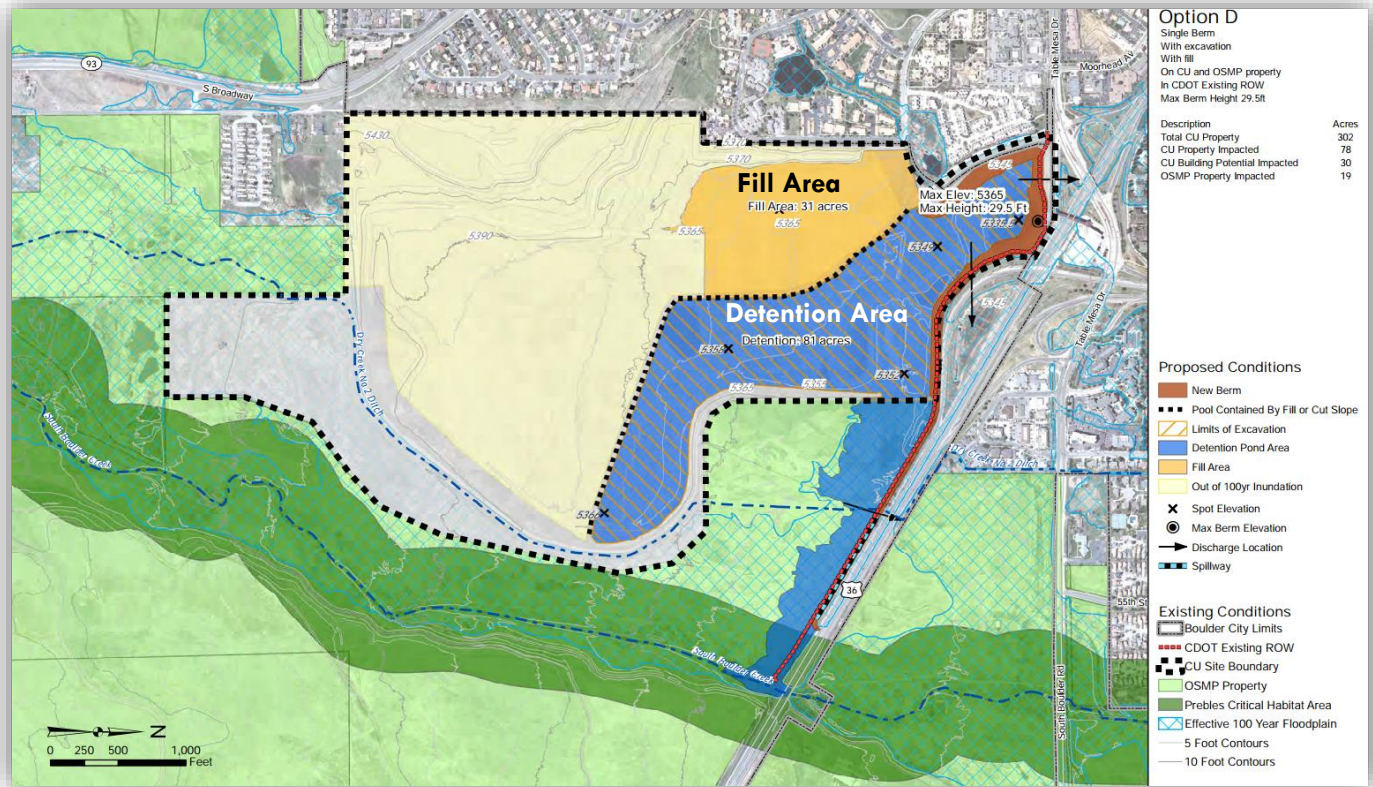
#### Background

The CU-Boulder South property is 316 acres in size and is owned by the University of Colorado (CU). 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.

There are no specific plans at this time, but CU 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.

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 accepted 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).





*Current Preferred Option for South Boulder Creek Flood Mitigation*

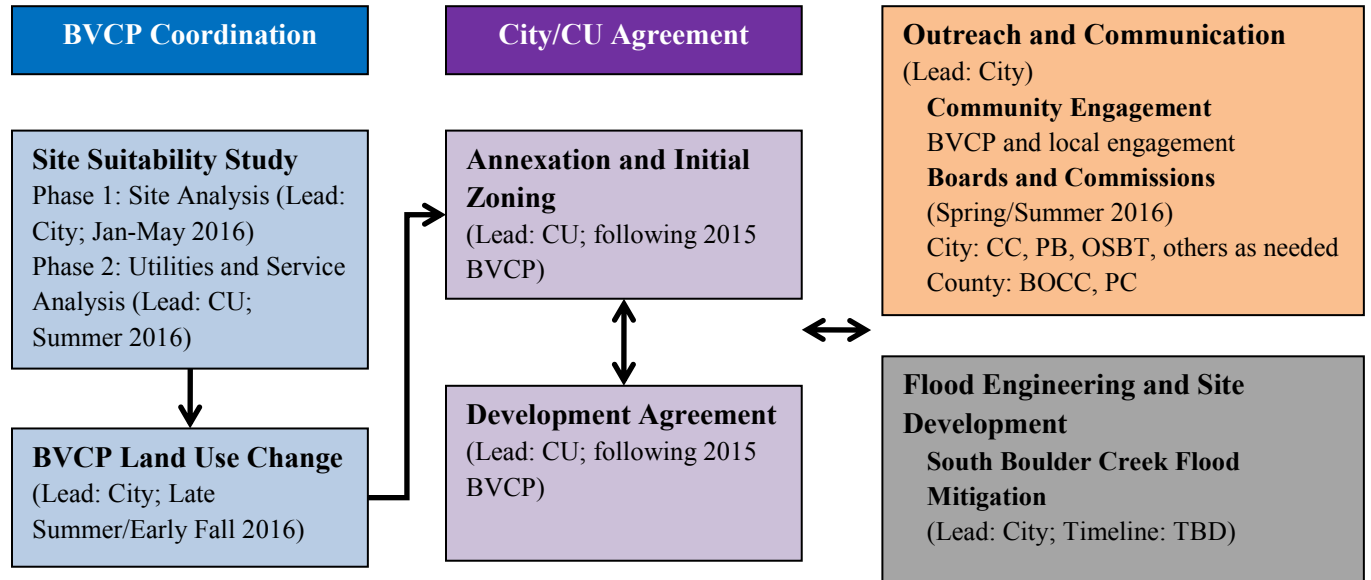
As part of the 2015 major update to the BVCP, staff will prepare a Site Suitability Study to assess view corridors, wetlands, environmental features, topography, availability of city services, and other pertinent information. This study will build on analysis done by CU in 2002 (“CU-Boulder South Conceptual 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.

Staff and consultants will begin the Site Suitability Study in December and January with the collection of relevant data. The city will integrate CU-South 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 2015 major update to the BVCP.

## Proposed 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 would also occur throughout as described below.

### CU South Draft 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.

Staff is proposing a two-phased Site Suitability Study. Staff is still assessing resource needs but anticipates consultant support for several of these scope items.

#### Phase 1 – Site Analysis (Lead: City; Timeline: Jan-May 2016, with ecological analysis beginning in Spring 2016)

The overarching objectives of **Phase 1 (Site Analysis)** of the 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.

The city will lead Phase 1. The Phase 1-specific primary outcome will be a comprehensive assessment of the site in the context of existing and planned city policies, infrastructure and fiscal constraints and opportunities, and other community interests.

Part of the Phase 1 scope will be studying which components of the 2002 Study are valid and relevant to carry forward and where new analysis is needed. The city and CU have also discussed excluding certain parts of the CU South site from detailed analysis where there is agreement that there is no future site development anticipated (e.g., east of the Dry Creek #2 Ditch). The elements of Phase 1 would include, but are not limited to an analysis of:

1. Current policies;
2. Site history;
3. Existing and surrounding uses;
4. Transportation and access for all modes;
5. Utilities (i.e., water, sewer);
6. Flood and drainage, irrigation, water rights;
7. Natural resources, including but not limited to geology and landscape character, hazards, wildlife and sensitive species;
8. Development suitability areas and those recommended for conservation; and
9. An assessment of other future needs.

Phase 2 – Utility and Service Analysis (Lead: CU; Timeline: Summer 2016)

The overarching objectives of **Phase 2 (Utility and Service Analysis)** of the study are to identify: (a) A range of future land use types (with more specificity than the BVCP land use categories) including locations and intensities, and options for future transportation connections and other infrastructure; and (b) city infrastructure and service impacts based on the identified land uses.

CU will lead Phase 2. The Phase 2-specific anticipated outcomes will be identification of a range of future intensities, land uses, and related service needs and impacts to inform recommendations for future BVCP land use changes. Staff anticipates close collaboration with CU on each scope item, with more discussions to define specific roles.

**BVCP Land Use Change Process** (Lead-City; Timeline: late Summer/early Fall 2016; 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. Both phases of 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.

### **Development Agreement (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 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 should integrate with the BVCP engagement process, and may necessitate focused, parallel community engagement. One of the first steps will be setting up a project webpage that acts as a repository of information and schedules. Following the BVCP process, the city should facilitate more site-specific community engagement as needed around future options. Staff anticipates sharing information on the overall process, Site Suitability Study, and draft recommendations with the community throughout 2016.

### **Boards and Commissions (Lead-City)**

The CU South-specific board and commission meetings should sync with the overall BVCP meetings that will occur 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) should receive updates and opportunities for feedback as more details emerge in early 2016. 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 accepted the [South Boulder Creek Flood Mitigation Plan](#), including the recommended option for mitigation on August 4, 2015. The recommended regional stormwater detention facility at US 36 will require use of land owned by CU on the CU South site. The process to obtain use of CU land for construction of the regional stormwater detention facility is currently being determined by city Public Works staff. The results from this process will need to be integrated with the BVCP process laid out in this section.